

Frederick County Planning Commission



December 11, 2024

Bauxite II Data Center
Quantum Frederick Section 1, Lot 302
Site Development Plan

The Applicant is requesting Site Development Plan approval for an 822,620 sq. ft. Critical Digital Infrastructure Facility located on a 111.50-acre Site.

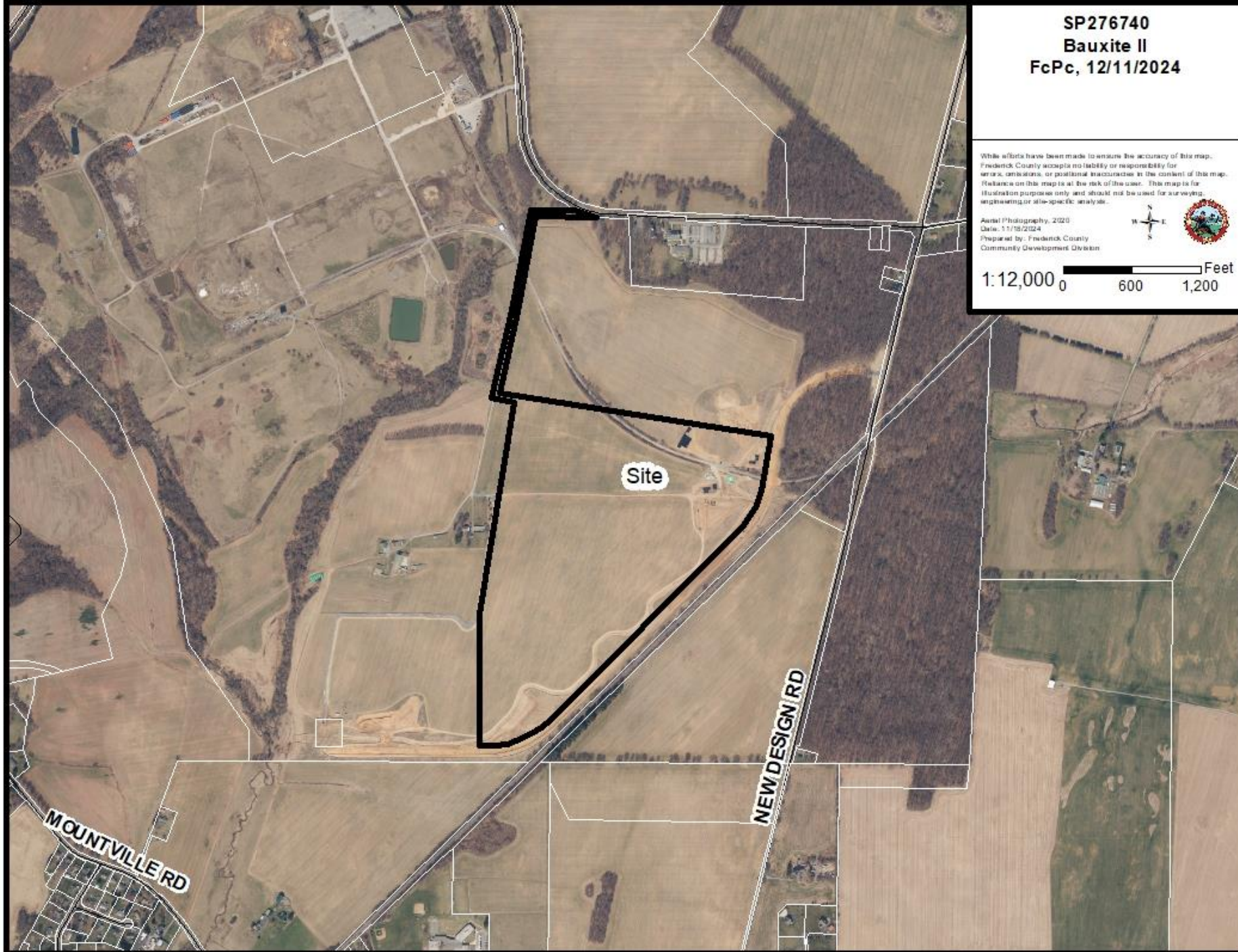
SP276740
Bauxite II
FcPc, 12/11/2024

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Aerial Photography, 2020
Date: 11/18/2024
Prepared by: Frederick County
Community Development Division









1:12,000 0 600 1,200 Feet



SP276740
Bauxite II
FcPc, 12/11/2024

Zoning

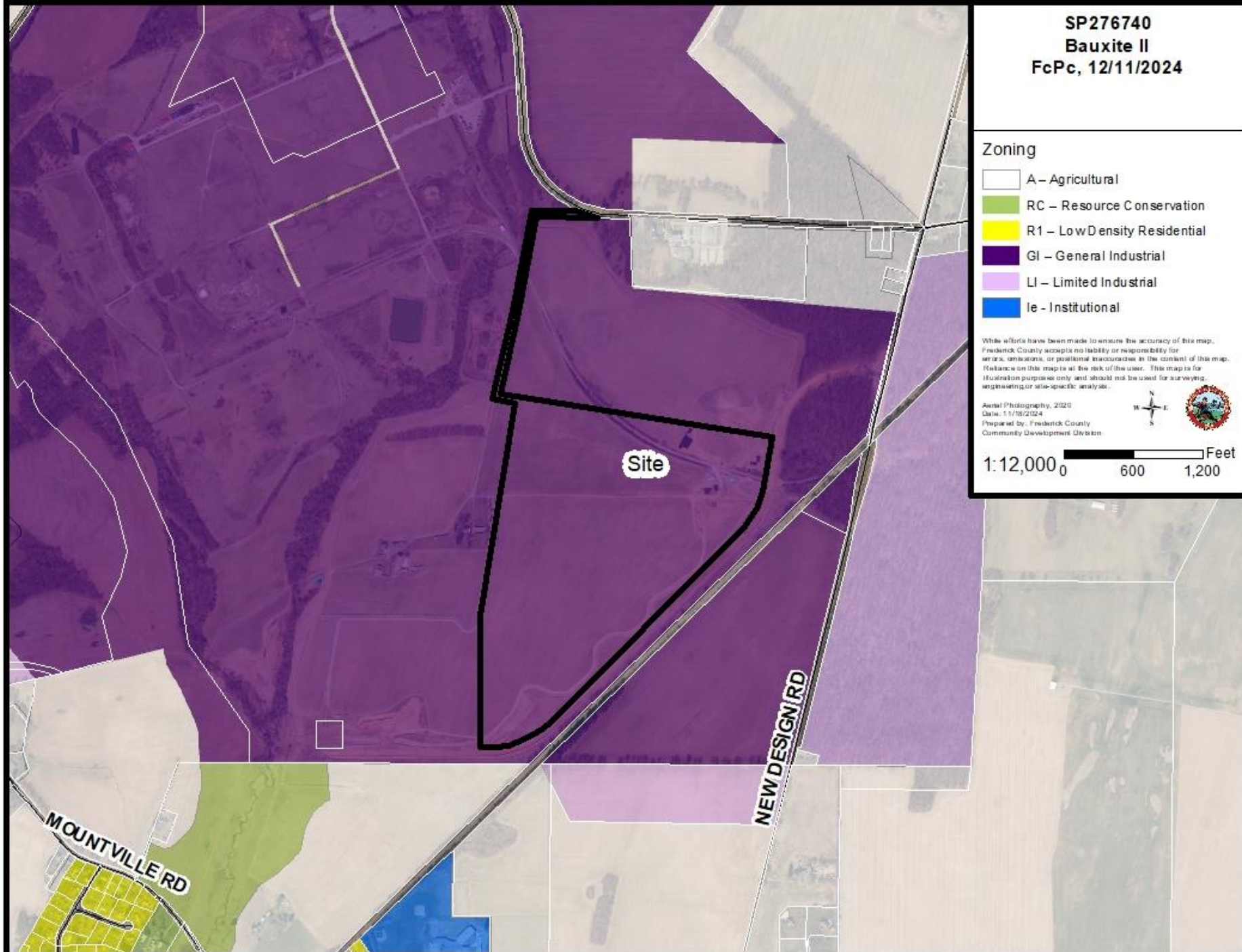
-  A – Agricultural
-  RC – Resource Conservation
-  R1 – Low Density Residential
-  GI – General Industrial
-  LI – Limited Industrial
-  Ie – Institutional

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



1:12,000  Feet
0 600 1,200



SP276740
Bauxite II
FcPc, 12/11/2024

Comprehensive Plan

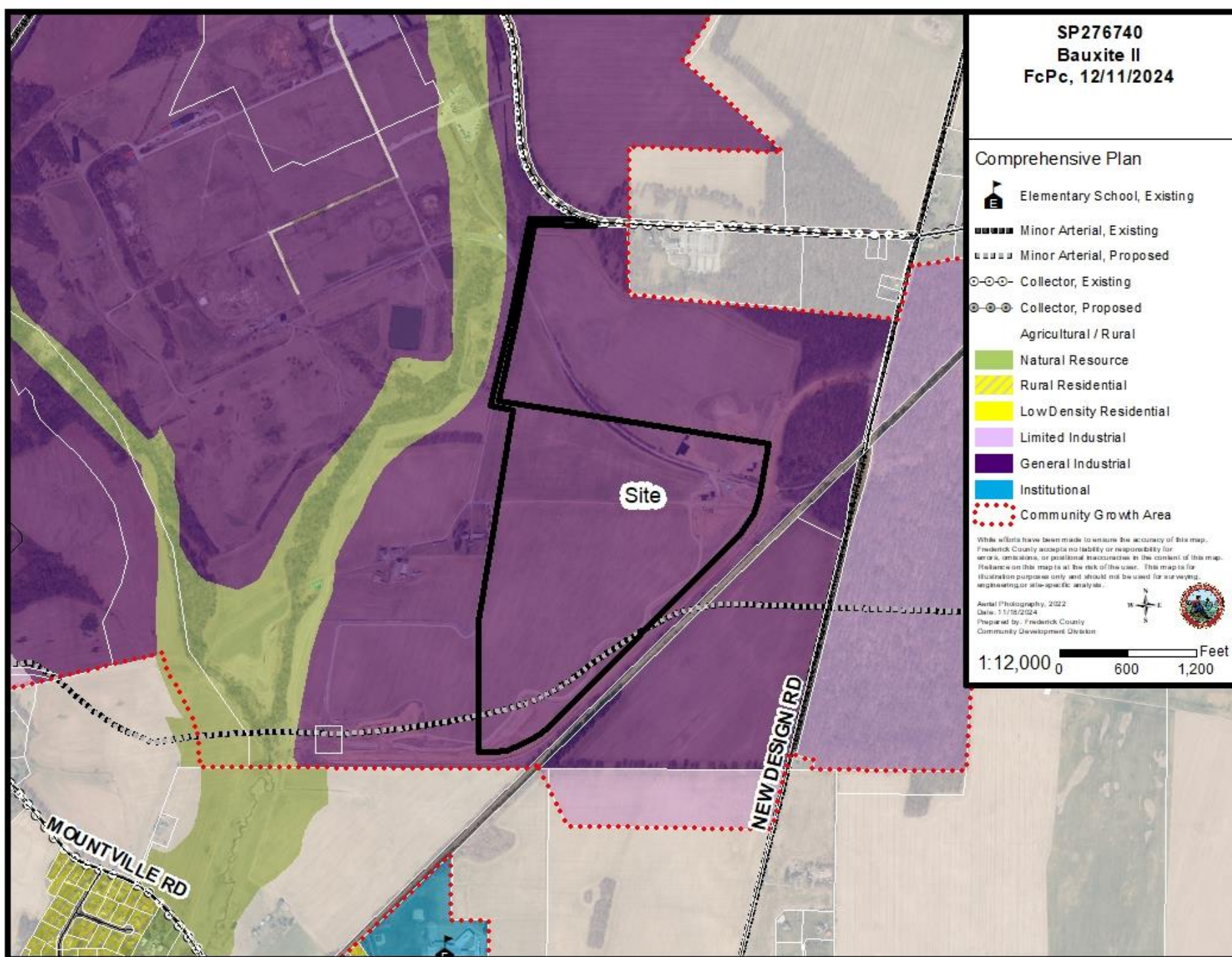
-  Elementary School, Existing
-  Minor Arterial, Existing
-  Minor Arterial, Proposed
-  Collector, Existing
-  Collector, Proposed
-  Agricultural / Rural
-  Natural Resource
-  Rural Residential
-  Low Density Residential
-  Limited Industrial
-  General Industrial
-  Institutional
-  Community Growth Area

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Aerial Photography, 2022
Date: 11/18/2024
Prepared by: Frederick County
Community Development Division



1:12,000  Feet
0 600 1,200





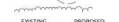
LEGEND

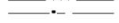
- LIMITS OF SITE PLAN
- WATERBODY BUFFER
- WETLANDS
- WETLAND 20' B.U.L.
- 100 YEAR FLOOD PLAN
- 100 YEAR FLOOD PLAIN B.U.L.
- SOILS LINES
- SOIL TEXT TYPE
- 30' x 30' TREE
- EXISTING TREE LINE
- FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION
- STREAMS
- FIRE HYDRANT MARKER
- ENVIRONMENTAL CONSENT
- SWIM EASEMENT
- POTOMAC CORSON EASEMENT
- AT&T EASEMENT
- SOIL EASEMENT
- PROPOSED OUTER FENCE
- PROPOSED INNER FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE







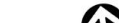



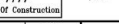



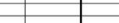








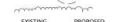


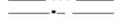








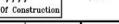



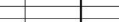








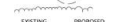



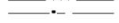










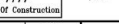



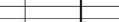








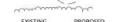



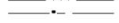










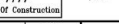



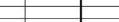








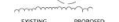



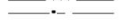








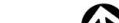


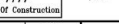



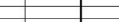








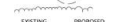















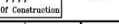


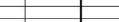










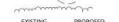



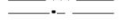










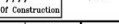



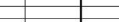








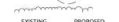



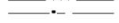










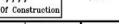



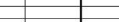








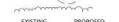















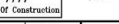


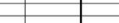
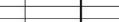










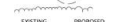



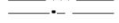










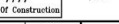



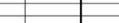








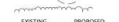


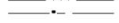








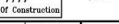



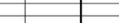
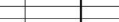








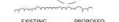



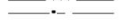










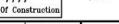











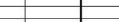










Photo 1- Carrollton Manor porch
SIMULATED CONDITION WITH LANDSCAPE MITIGATION (YEAR 5 GROWTH)

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION

Date: July 1, 2024
Time: 2:16 pm
Focal Length: 50 mm
Camera: Canon EOS 6D Mark II

Photo Location: 39° 19' 25.6440" N
77° 28' 07.3884" W
Distance to Fence: 320 feet



Figure 3
PHOTO SIMULATIONS

Bauxite 2
Frederick County, MD



Approximate
Viewpoint



REVISION	DATE	REVISION	DATE	REVISION	DATE	OWNER/DEVELOPER
						Rowan Frederick II LLC
						1700 Westlake Ave. N
						Suite 200
						Seattle, WA 98109
						Contact: Xiomara Gertach
						Phone: (231) 769-2938

Photo Simulation from
Happy Landing Road

RODGERS
CONSULTING

19847 Century Boulevard, Suite 300, Germantown, Maryland 20874
Ph: 301.948.4100 Fax: 301.948.4256 www.rodgers.com

BASE DATE	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT		
RELEASE FOR		
FILE		

Lot 302 Data Centers
Type 1 Site Plan
Bauxite II
Liber 15038, Folio 393
Election District No. 1
Frederick County, Maryland

SCALE	N/A
JOB NO.	13640
DATE	NOV 2024
SHEET NO.	OF 1

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 (December 11, 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 requests from the Applicant:

1. A parking space modification under 1-19-6.220(A)(2) to allow for 282 parking spaces, or 190 additional spaces than the required 92 parking spaces.
2. A loading space modification under §1-19-6.210(D) to allow for 12 large loading spaces, or 70 fewer spaces than the required 82 large loading spaces.
3. A modification under §1-19-8.402(B)(6)(f) to allow a secondary inner security perimeter fence to be made of chain link or woven metal.

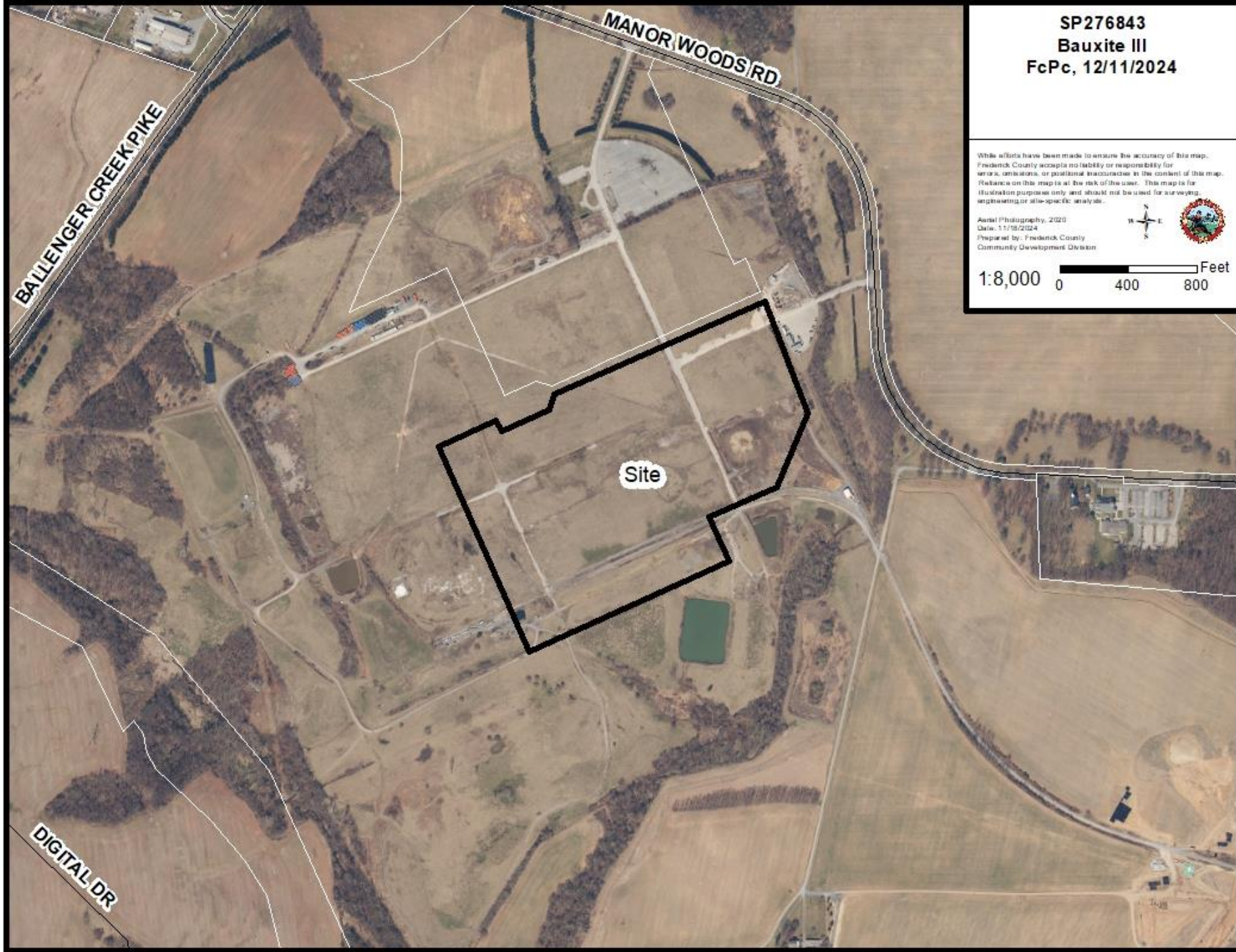
RECOMMENDATION (continued)

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. FRO mitigation must be provided prior to applying for grading or building permits, and prior to any earth disturbance or tree clearing activities.
3. The Developer shall guarantee the improvements listed in Phase II.A of LOU A276710 prior to the issuance of any building permits for any uses utilizing Phase IIA trips and these improvements must be constructed prior to utilizing Phase IIB trips.
4. The Final Plat must be recorded, followed by the recordation of the Addition Plat, prior to Site Plan approval

Bauxite III Data Center
Quantum Frederick Section 1, Lot 102
Site Development Plan

The Applicant is requesting Site Development Plan approval for a 591,913 sq. ft. Critical Digital Infrastructure Facility located on a 55.08-acre Site.



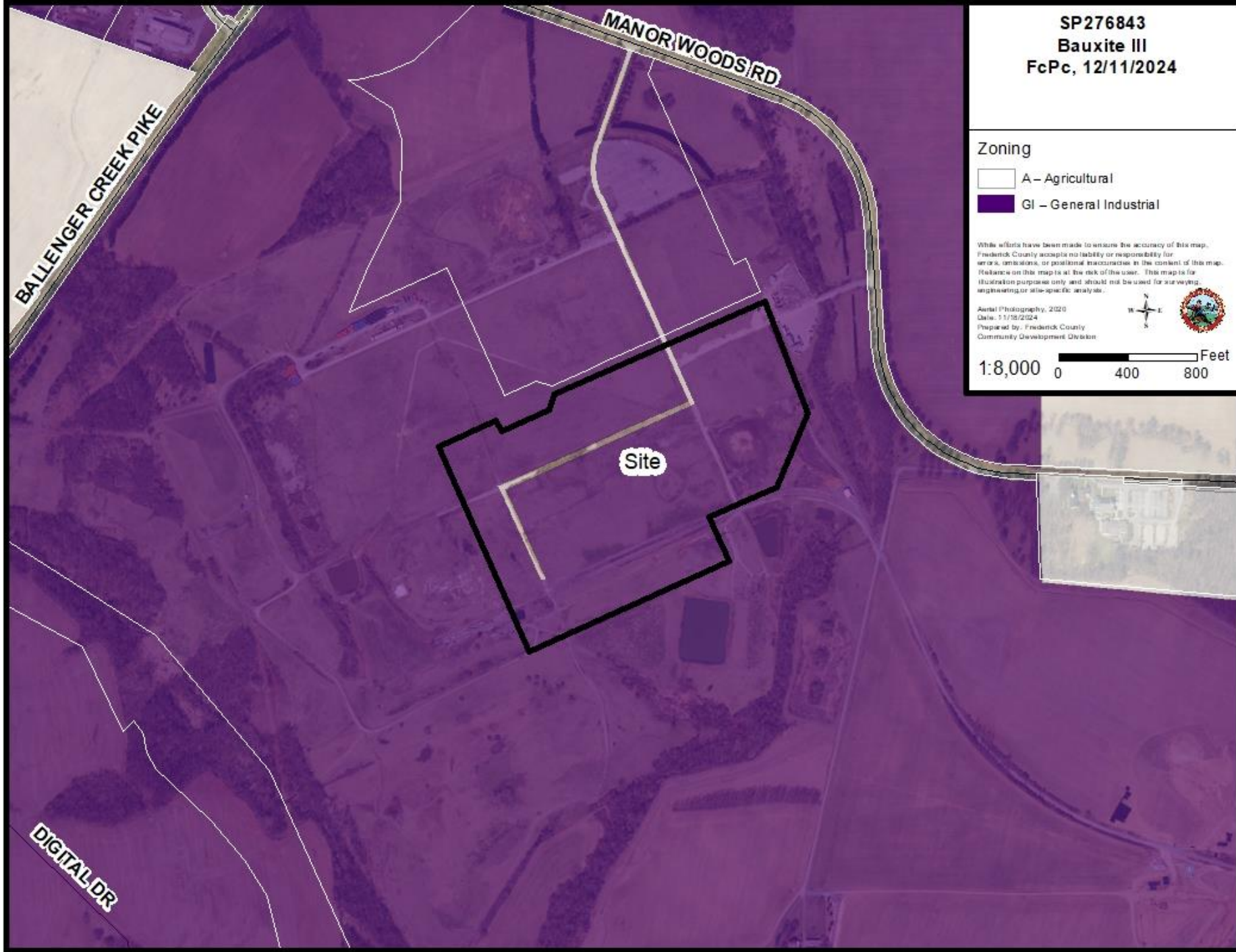
SP276843
Bauxite III
FcPc, 12/11/2024

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Aerial Photography, 2020
Date: 11/18/2024
Prepared by: Frederick County
Community Development Division



1:8,000 0 400 800 Feet



SP276843
Bauxite III
FcPc, 12/11/2024

Zoning

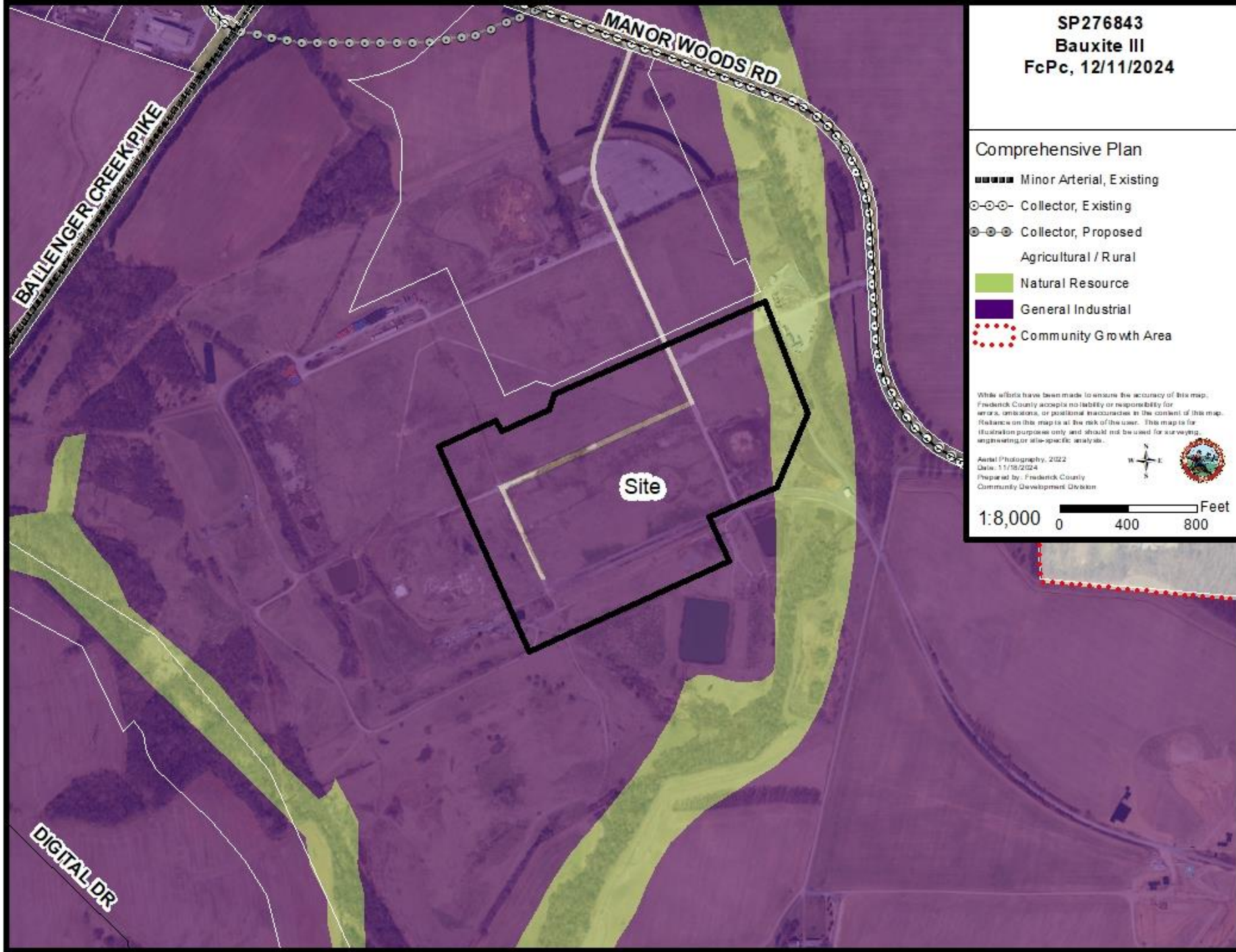
- A – Agricultural
- GI – General Industrial

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Aerial Photography, 2020
Date: 11/15/2024
Prepared by: Frederick County
Community Development Division



1:8,000 0 400 800 Feet



SP276843
Bauxite III
FcPc, 12/11/2024

Comprehensive Plan

- Minor Arterial, Existing
- Collector, Existing
- Collector, Proposed
- Agricultural / Rural
- Natural Resource
- General Industrial
- Community Growth Area

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Aerial Photography, 2022
Date: 11/16/2024
Prepared by: Frederick County
Community Development Division



1:8,000 0 400 800 Feet

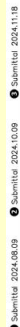




Photo 1- Project site
SIMULATED CONDITION WITH LANDSCAPE MITIGATION (YEAR 1 GROWTH)

SARATOGA
ASSOCIATES

PHOTOGRAPH INFORMATION


Date: July 1, 2024
Time: 3:09 pm
Focal Length: 50 mm
Camera: Canon EOS 6D Mark II

Photo Location: 39° 19' 59.8800" N
77° 28' 17.6412" W
Distance to Fence: 90 feet



Figure 2
PHOTO SIMULATIONS

Bauxite 3
Frederick County, MD

REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer: Rowan Frederick III LLC 1700 Westlake Ave. N, Suite 200 Seattle, WA 98109 Contact: Chris Wu Phone: (919) 423-1045	Photo Simulation from Lightning Bug Lane	<div> 1801 Century Boulevard, Suite 200 Germantown, Maryland 20874 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com</div>	<table><tr><td>BY</td><td>DATE</td></tr><tr><td>DATE DATA</td><td></td></tr><tr><td>DESIGNED</td><td></td></tr><tr><td>DRAWN</td><td></td></tr><tr><td>REVIEWED</td><td></td></tr></table> <div>RODGERS CONTACT: RELEASE FOR <input checked="" type="checkbox"/></div>	BY	DATE	DATE DATA		DESIGNED		DRAWN		REVIEWED		Lot 102 Data Centers Type I Site Plan Bauxite III Liber 15038, Folio 393 Election District No. 1 Frederick County, Maryland	SCALE: N/A JOB NO.: 1364 DATE: NOV 23 SHEET NO.: 1
BY	DATE																				
DATE DATA																					
DESIGNED																					
DRAWN																					
REVIEWED																					

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 (December 11, 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 requests from the Applicant:

1. A parking space modification under 1-19-6.220(A)(2) to allow for 161 parking spaces, or 92 additional spaces than the required 69 parking spaces.
2. A loading space modification under §1-19-6.210(D) to allow for 6 large loading spaces, or 53 fewer spaces than the required 59 large loading spaces.
3. A modification under §1-19-8.402(B)(6)(f) to allow a secondary inner security perimeter fence to be made of chain link or woven metal.
4. A modification under §1-19-6.400(D)(2) to allow for 16.6% or 3.4% less than the required 20% canopy cover of parking areas at maturity.

RECOMMENDATION (continued)

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Final Forest Conservation Plan must be approved and FRO mitigation must be provided prior to applying for grading or building permits, and prior to any earth disturbance or tree clearing activities.
3. The Developer shall guarantee the improvements listed in Phase II.A of LOU A276710 prior to the issuance of any building permits for any uses utilizing Phase IIA trips and these improvements must be constructed prior to utilizing Phase IIB trips.
4. The Final Plat must be recorded, followed by the recordation of the Addition Plat, prior to Site Plan approval.

Lumber JAKKSS Millworks, Inc.

Site Development Plan

The Applicant is requesting Site Development Plan approval for a 4,627 sq. ft. woodworking business located on a 24.92-acre Site.

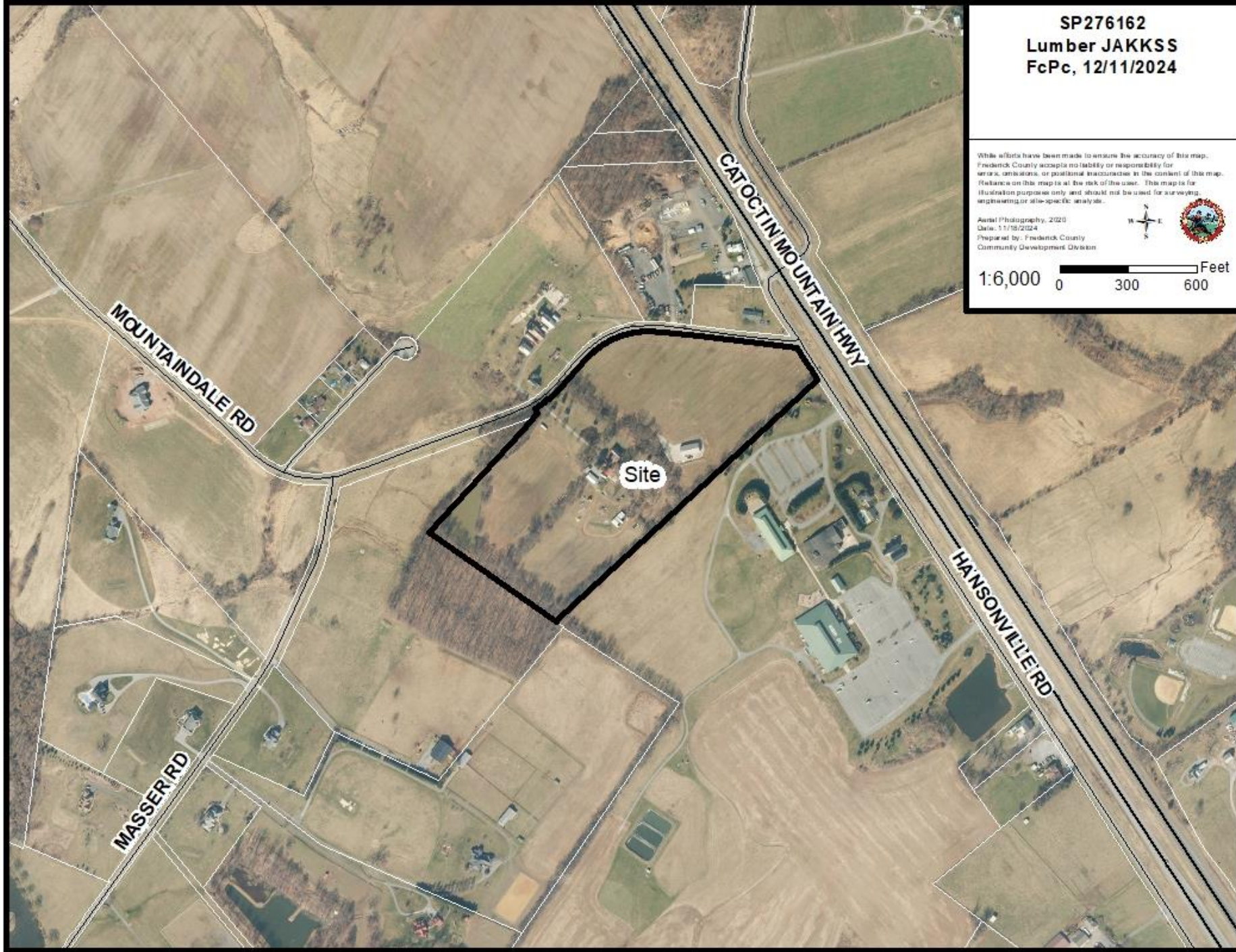
SP276162
Lumber JAKKSS
FcPc, 12/11/2024

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Community Development Division



1:6,000 0 300 600 Feet



SP276162
Lumber JAKKSS
FcPc, 12/11/2024

Zoning

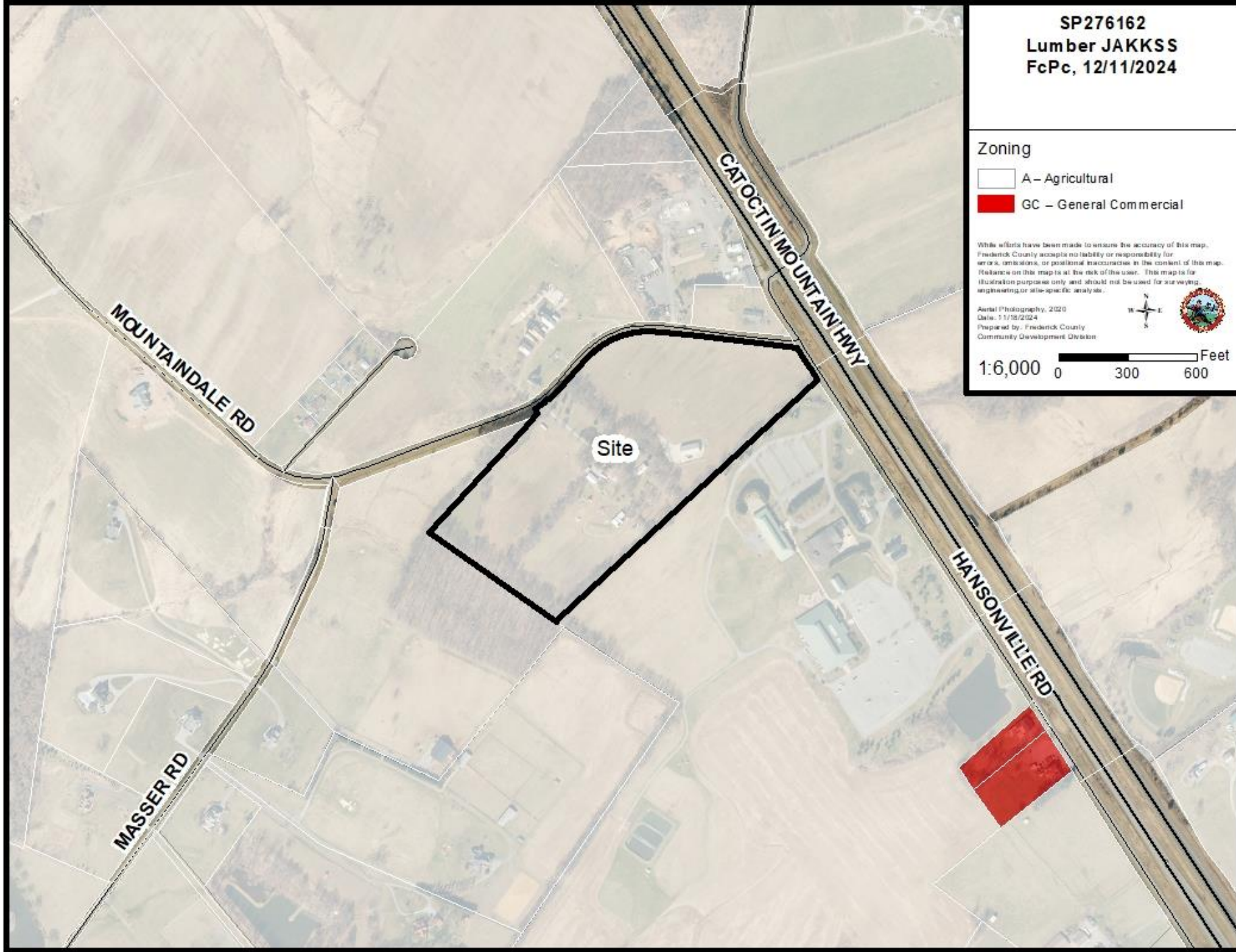
- A – Agricultural
- GC – General Commercial

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 surveyed engineering or site-specific analysis.

Aerial Photography, 2020
Date: 1/15/2024
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet



SP276162
Lumber JAKKSS
FcPc, 12/11/2024

Comprehensive Plan

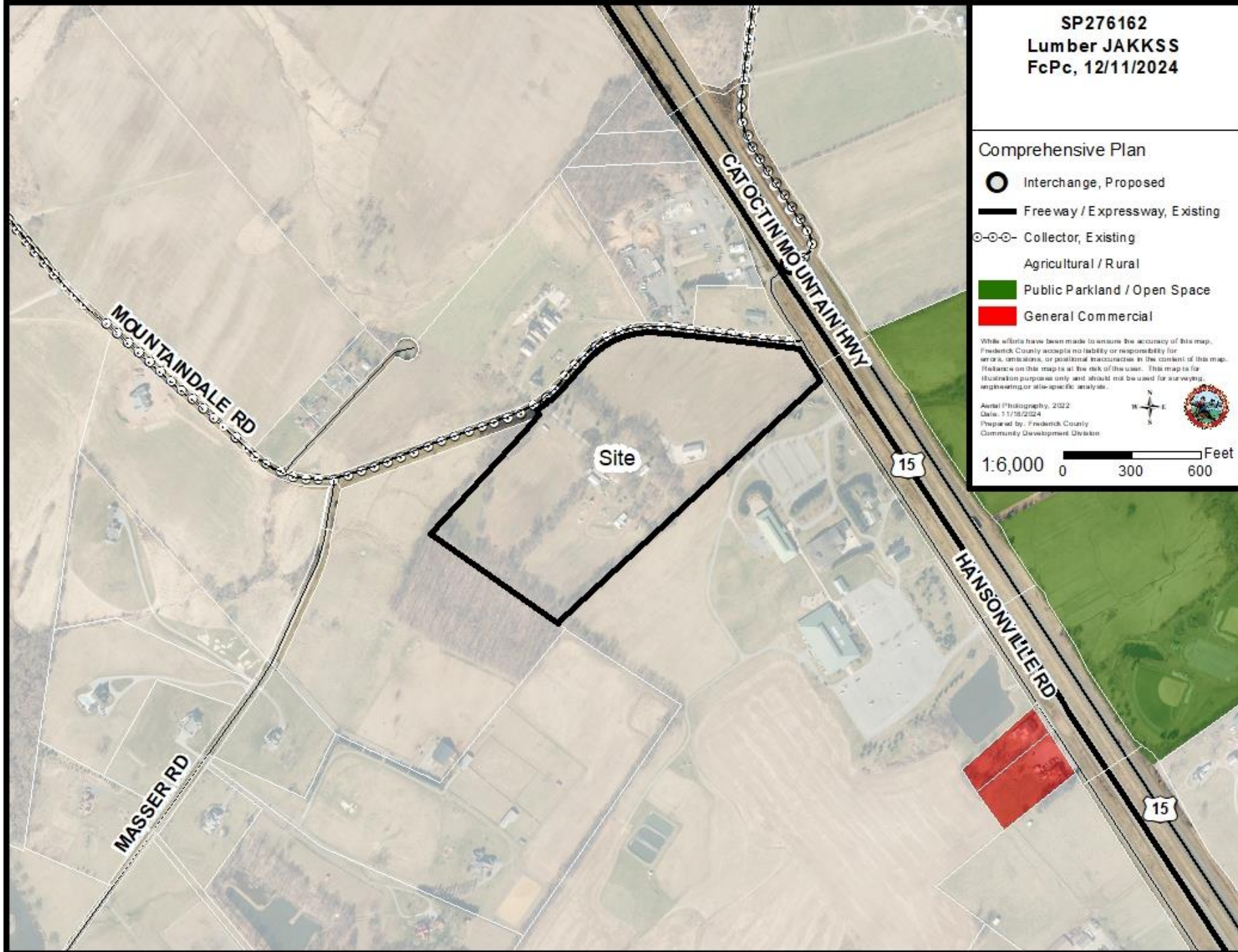
- Interchange, Proposed
- Free way / Expressway, Existing
- Collector, Existing
- Agricultural / Rural
- Public Parkland / Open Space
- General Commercial

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Aerial Photography, 2022
Date: 11/18/2024
Prepared by: Frederick County
Community Development Division



1:6,000 0 300 600 Feet



NOTE: THIS SEPTIC AREA CAN ACCOMMODATE A MAX OF 450 GALLONS PER DAY.

TREATMENT UNITS & PUMP CHAMBERS FOR SEPTIC SYSTEMS MUST BE 100' AWAY FROM THE WELL AND PLACED OUTSIDE THE SEPTIC AREA.

SEPTIC AREAS IS APPROVED FOR AN AT-GRADE MOUND TYPE SEPTIC SYSTEM. ANY DISTURBANCE OF THE GROUND WITHIN EITHER THE SEPTIC OR BUFFER AREA MAY NEGATE HEALTH DEPARTMENT APPROVAL. MOUND TYPE SYSTEMS CAN ONLY BE INSTALLED DURING DRY CONDITIONS (MAY 1- OCTOBER 31).



I HEREBY CERTIFY TO THAT THE PLAN SHOWN HEREON, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION & BELIEF, IS CORRECT, OF THIS PROPERTY SITUATED AT #7221 MOUNTAINDALE ROAD LEWISTOWN ELECTION DISTRICT # 20, FREDERICK COUNTY, MARYLAND.

8 JANUARY, 2024
DATE JAMES E. GAUSS P.L.S. # 446

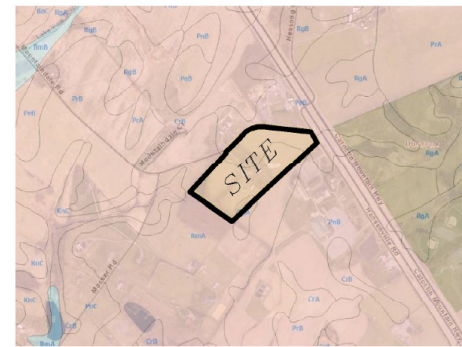
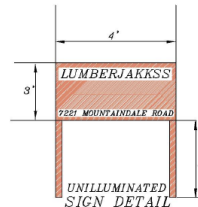
OWNER:
JAY JEFFREY
7221 MOUNTAINDALE ROAD
FREDERICK, MD. 21702

SURVEY & PLAT BY
R.F. GAUSS & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
103 E. MAIN ST., P.O. BOX 128
DUMFRIES, MARYLAND 21027
301-447-2222 FAX 301-447-3158

I, JAY JEFFREY, OWNER/DEVELOPER OF THIS PROPERTY HAVE CAREFULLY REVIEWED THIS SITE/PRELIMINARY PLAN AND CONFIRM OUR INTENT TO CONSTRUCT/INSTALL PROPOSED SITE IMPROVEMENTS SHOWN HEREON. THIS SITE PLAN REPRESENTS ALL PURPOSE SITE IMPROVEMENTS AND IT IS UNDERSTOOD THAT ANY CHANGES TO THIS PLAN OR ADDITIONAL IMPROVEMENTS REQUIRED AS A RESULT OF CONTINUED ENGINEERING DESIGNS, CHANGES TO SITE CONDITIONS, OR ADJUSTMENTS TO THE PROJECT PROGRAM MAY REQUIRE A REVISION TO THIS PLAN. THIS PLAN WILL BE USED DURING THE FINAL SITE INSPECTION FOR THE USE AND OCCUPANCY PERMIT, AND AS SUCH, SIGNIFICANT DEVIATIONS FROM THIS PLAN MAY RESULT IN A VIOLATION OF THE CONDITIONS OF THE APPROVED SITE/PRELIMINARY PLAN AND JEOPARDIZE THE B&O PERMIT.

SYMBOLS ;
● = STONE FOUND
● = REBAR FOUND
● = WELL
● = SAND MOUND
● = SEPTIC TANK
● = PERK HOLE
● = Red Oak (Quercus Rubra)
● = Eastern Red Cedar (Juniperus Virginiana)
● = canopy at maturity

CONTOUR INTERVALS - 2'
VERTICAL DATUM / FREDERICK CO. GS / NAVD 88 - 2005
ZONING - "A" AGRICULTURAL



SOIL TYPE- PeB PENN CHANNERY LOAM - RESTRICTED
RmA - READINGTON SILT LOAM - RESTRICTED WET SOIL
RmB - REAVILLE SILT LOAM - RESTRICTED WET SOIL

General Notes:

- This Site Plan is for a 4,627 sq ft. woodworking business on a 23.37 acre site. The future 5,000 sq ft. building shown hereon is NOT PART of this Site Plan. 1-19-8.441. LIMITED LANDSCAPE CONTRACTOR, OR WOODWORKING IN THE A DISTRICT. The following provisions apply to the limited landscape contractor, or woodworking use in the A District.
(A) A combined total of no more than 10,000 square feet of principal and accessory structures is permitted (not including caretaker residence in conjunction with the permitted use). When a limited landscape contractor use operates in conjunction with a retail or wholesale nursery use, all square footage provisions are calculated separately.
(B) Total impervious surface area for parking and storage of equipment exterior to any structures is limited to 40,000 square feet (not including caretaker residence in conjunction with the permitted use). When a limited landscape contractor use operates in conjunction with a retail or wholesale nursery use, all square footage provisions are calculated separately.
(C) Lot size, setback and height requirements are the same as other natural resource uses in the A District.
(D) The parking requirements of 1-19-6.200 through 1-19-6.230 of this code will be met; however, no parking area is permitted within the required yard setback.
(E) The maximum number of onsite employees is 16.
(F) The subject property must have frontage and access on a paved public road with a minimum pavement width of 16 feet.
(G) Petroleum, flammable liquid, or hazardous substance storage tanks shall have 100% catchment basins, or double-walled containment and a spill protection overflow alarm. This does not apply to propane or natural gas tanks.
(H) The proposed use shall comply with 1-6-50 (Wellhead Protection Ordinance) prior to site plan approval.
(I) All equipment and materials must be screened from adjacent properties and public roads with plantings of evergreens, at least 5 feet in height, or a fence of equal height, or demonstrate the extent that existing landscaping, hedgerows/tree cover or other natural features provide effective screening.
- Zoning "A" Agricultural - Comprehensive Plan land use designation is Agricultural/Rural.
- Parking
Parking Required, 1 space per 2 Employees - 5 Employees - 3 Spaces
1 space per company vehicle - 1 vehicles - 1 space
1 small loading space for 1000sf - 5000 building - 1 space
Total Required - 5
Total Shown - 5
- Setbacks per 1-19-6.100
"AG" Front - 40' Proposed 574'
Side - 50' Proposed 116'
Rear - 50'
Lot width 699'
- Datum
Horizontal: Maryland State Grid North
Vertical: Frederick County GIS NAVD 88
Contour Interval 2'
- APPRO - This development generates fewer than 6 new trips during the peak hour of the adjacent street relative to prior valid approvals and is therefore exempt from contribution to existing area road snow accounts (81-20-120B).
- Office of life safety Notes: The property address shall be incorporated into the site sign and shall be compliant with Frederick County ordinance 05-01-362
- Sever and Water classification: No Planned Services
- Health Department Notes
No well or septic within 100' of proposed site except as shown
- Environmental Notes
No Floodplain, wetlands, or steep slopes within the woodworking business area.
Sub
PeB - Penn channery loam, RmA - Readville silt loam
Disturbed area = 6.0 Sq. Ft.
- Landscaping:
A. Street Trees - 393' of road frontage requiring 11 street trees 290' of frontage that not already forested
6 Street Trees Shown - Red Oak (Quercus Rubra) @ 35' intervals.
B. Land use buffering - 9 Trees - Red Oak (Quercus Rubra) @ 35' intervals, for buffering and screening along driveway.
C. Parking screening - 22 - Eastern Red Cedar (Juniperus Virginiana) for buffering and screening along parking area.
D. Parking area Landscaping - 1440 sq ft. of gravel parking spaces 288 sq. ft.(20%) required canopy coverage required 802 sq ft. provided (278%) by 1 red maple 2" (DBH) minimum 6' height with 50' canopies at maturity
- Lighting notes: None Existing, None proposed
- Sign - 3' X 4' 12 SQ.FT. (see detail)
- FRO : A Combined Preliminary/Final Forest Conservation Plan has been submitted. The Applicant proposes to mitigate FRO by placing a FRO easement on the property.
- Work vehicles or equipment may be stored in rear parking area, no materials will stored outside of the building.
- Gauge/ Wood Shop - 1347.5 Sq Ft., 12' High
Ex. Building / Pro Shop - 3279 Sq. Ft., 20' High
Future Building - 5000 Sq. Ft., 20' High
- Historic Designation - F-3-83.
- Impervious Cover - 36,970 Sq. Ft.
- Frederick Planning Region.
- SWM shall be addressed with future SWM plan submission in accordance with FC SWM ordinance 1-15.2
- 1 existing residential Unit - Non Proposed

TYPE 1 SITE PLAN
FOR A WOOD WORKING SHOP
ON THE
Lumber JAKKSS Millworks
SITUATED AT #7221 MOUNTAINDALE ROAD
LEWISTOWN ELECTION DISTRICT # 20
FREDERICK COUNTY, MARYLAND

DATE: 6 JANUARY, 2024 SCALE: 1" = 100'
PLAT NO. 40 P 98 ACCT# 20-402989
FILE # SP24-03
APP # SP276162

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 (December 11, 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. 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.

Jefferson Village

Preliminary Subdivision Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 47 age-restricted townhome lots located on a 9.41-acre Site.

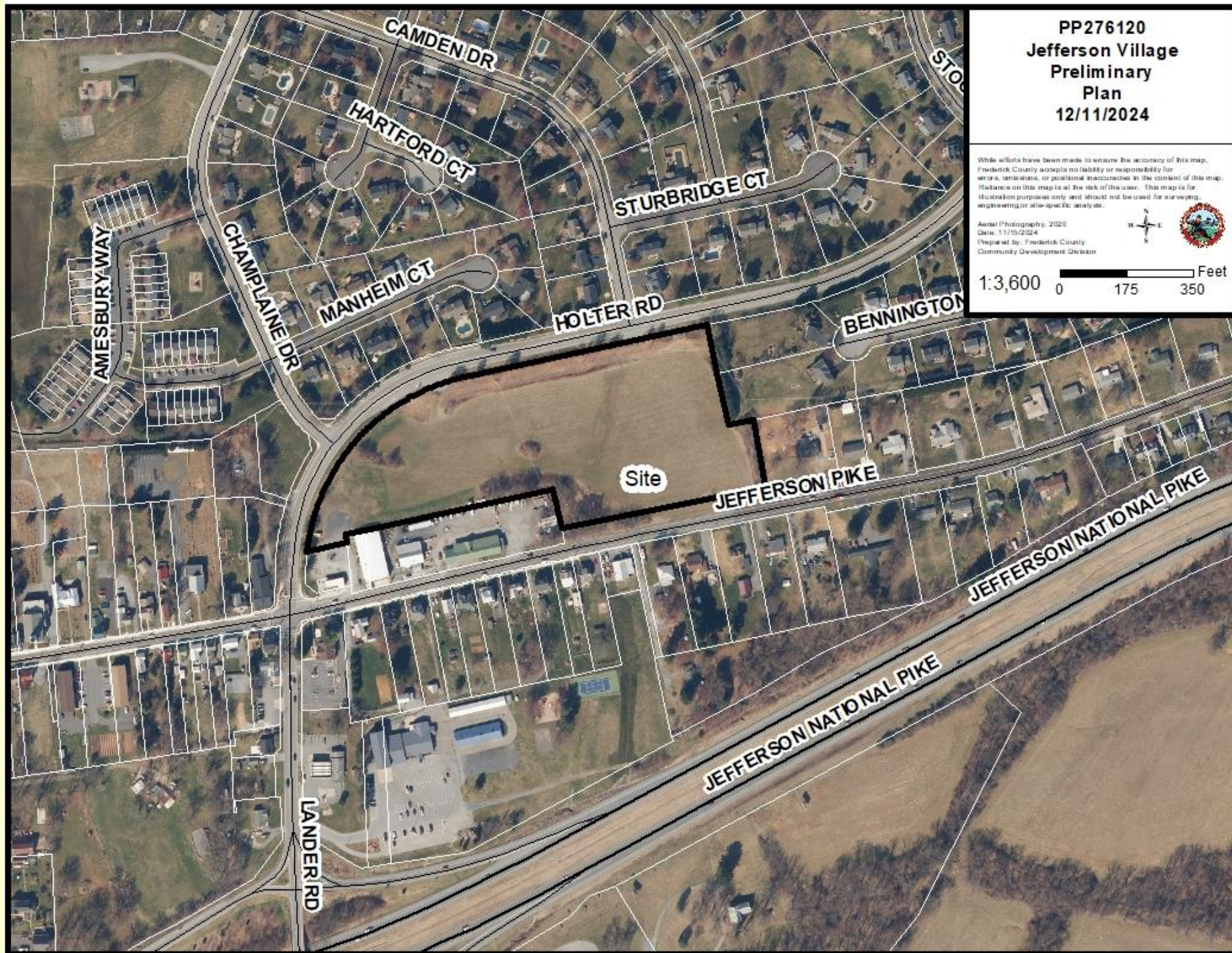
PP276120
Jefferson Village
Preliminary
Plan
12/11/2024

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Aerial Photography, 2020
Date: 11/15/2024
Prepared by: Frederick County
Community Development Division








1:3,600 0 175 350 Feet



PP276120
Jefferson Village
Preliminary
Plan
12/11/2024

Zoning

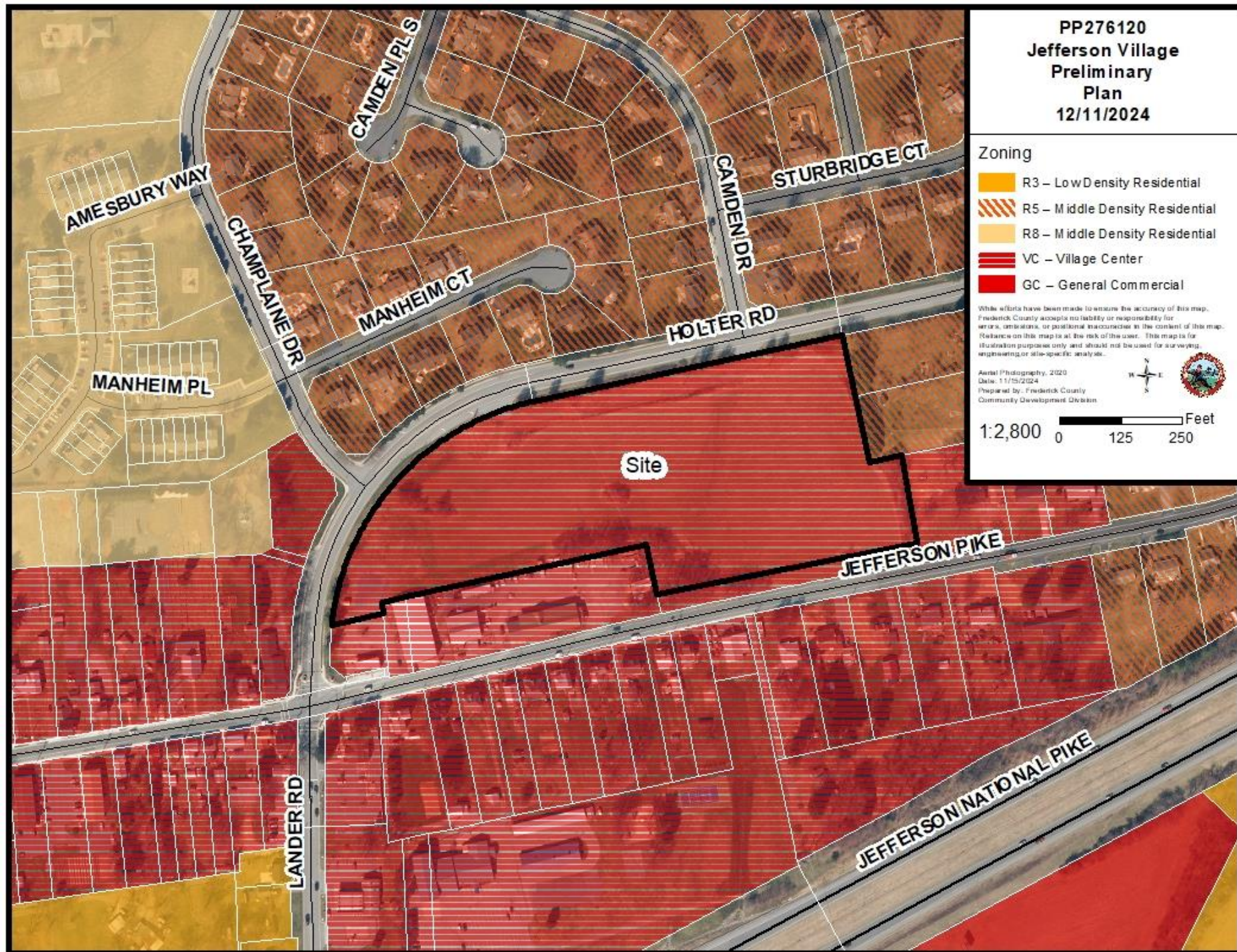
-  R3 – Low Density Residential
-  R5 – Middle Density Residential
-  R8 – Middle Density Residential
-  VC – Village Center
-  GC – General Commercial

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Aerial Photography: 2020
Date: 11/15/2024
Prepared by: Frederick County
Community Development Division



1:2,800 0 125 250 Feet



PP276120
Jefferson Village
Preliminary
Plan
12/11/2024

Comprehensive Plan

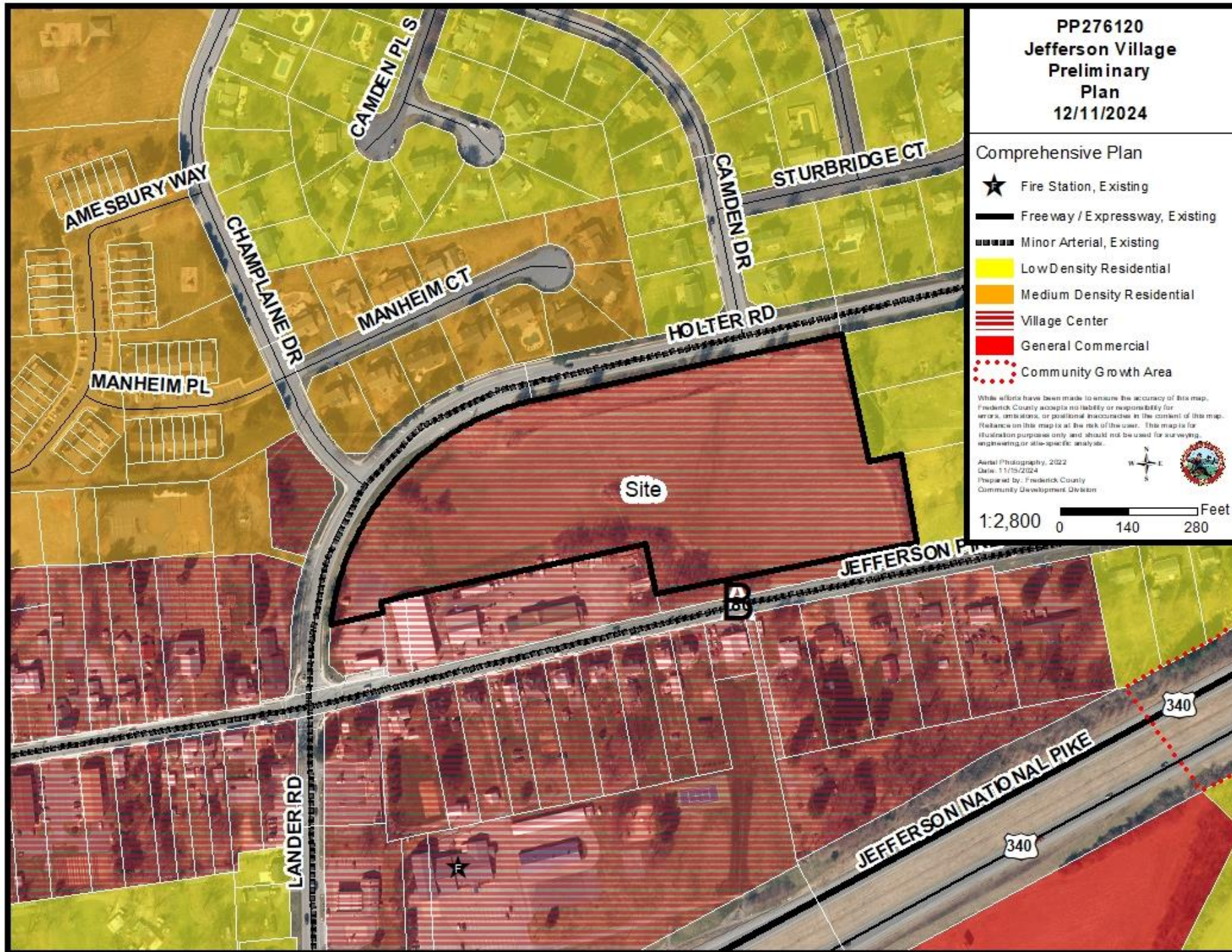
- ★ Fire Station, Existing
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Low Density Residential
- Medium Density Residential
- Village Center
- General Commercial
- Community Growth Area

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Aerial Photography, 2022
Date: 11/15/2024
Prepared by: Frederick County
Community Development Division



1:2,800 0 140 280 Feet





RECOMMENDATION

Staff has no objection to conditional approval of the Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Subdivision Plan, the plan is valid for a period of five (5) years from the date of Planning Commission approval or the period of the APFO approval, whichever is less. The APFO is valid for a period of 5 years and expires on December 11, 2029. Therefore, the plan expires December 11, 2029.

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Subdivision, 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 space modification to allow for 170 parking spaces, or 29 more than the required 141 spaces.
2. A street tree modification to allow for clustering of trees in lieu of planting or locating one tree every 35' as required.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Moderately Priced Dwelling Unit (MPDU) must be finalized prior to final approval of the Preliminary Plan.
3. FRO mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.