

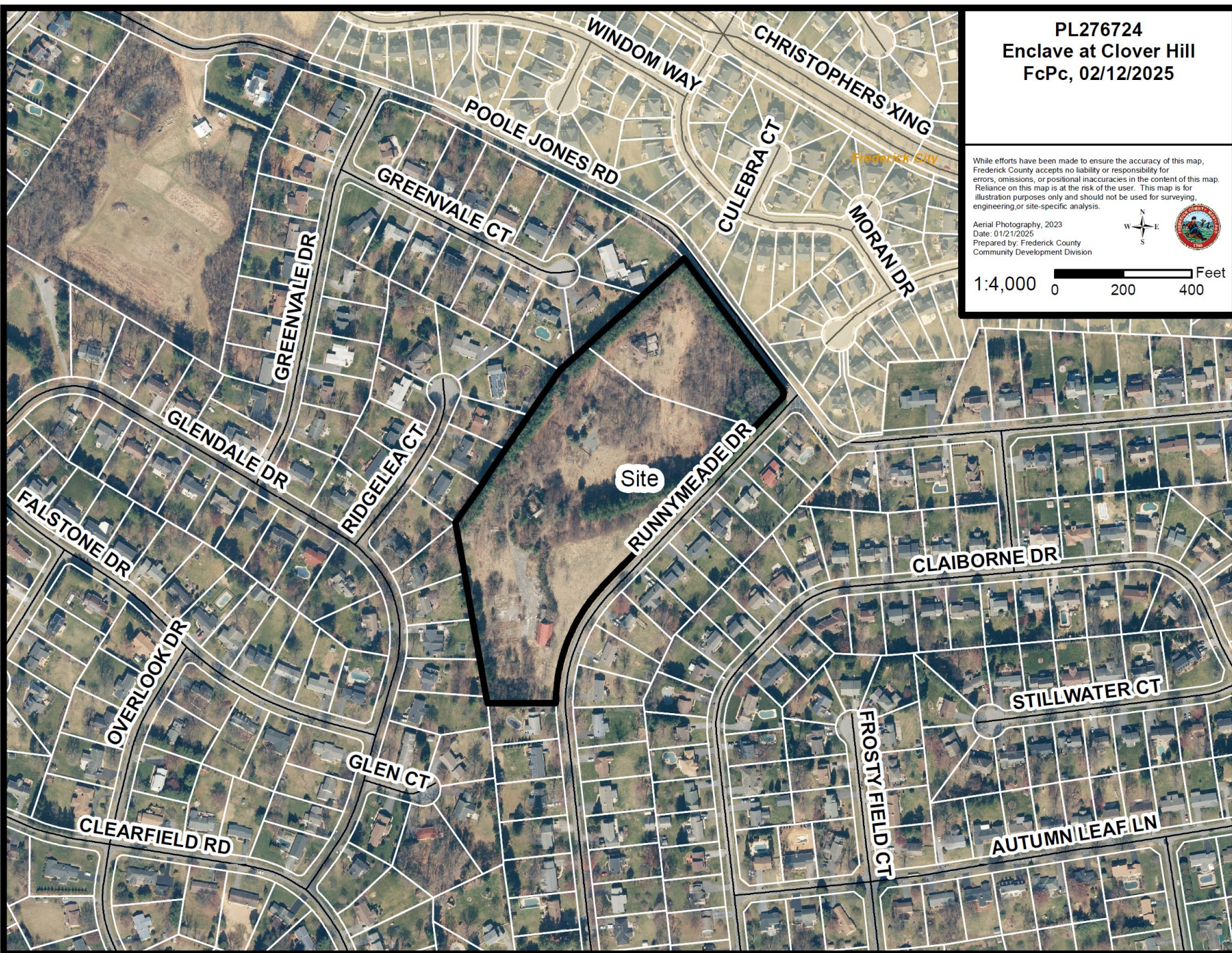
Frederick County Planning Commission



February 12, 2025

Enclave at Clover Hill
Combined Preliminary/Final Subdivision and
Addition Plat Approval

The Applicant is requesting Combined Preliminary/Final Subdivision and Addition Plat approval for 5 Lots and a Remainder located on a 13.299-acre Site.



PL276724
Enclave at Clover Hill
FcPc, 02/12/2025


Zoning

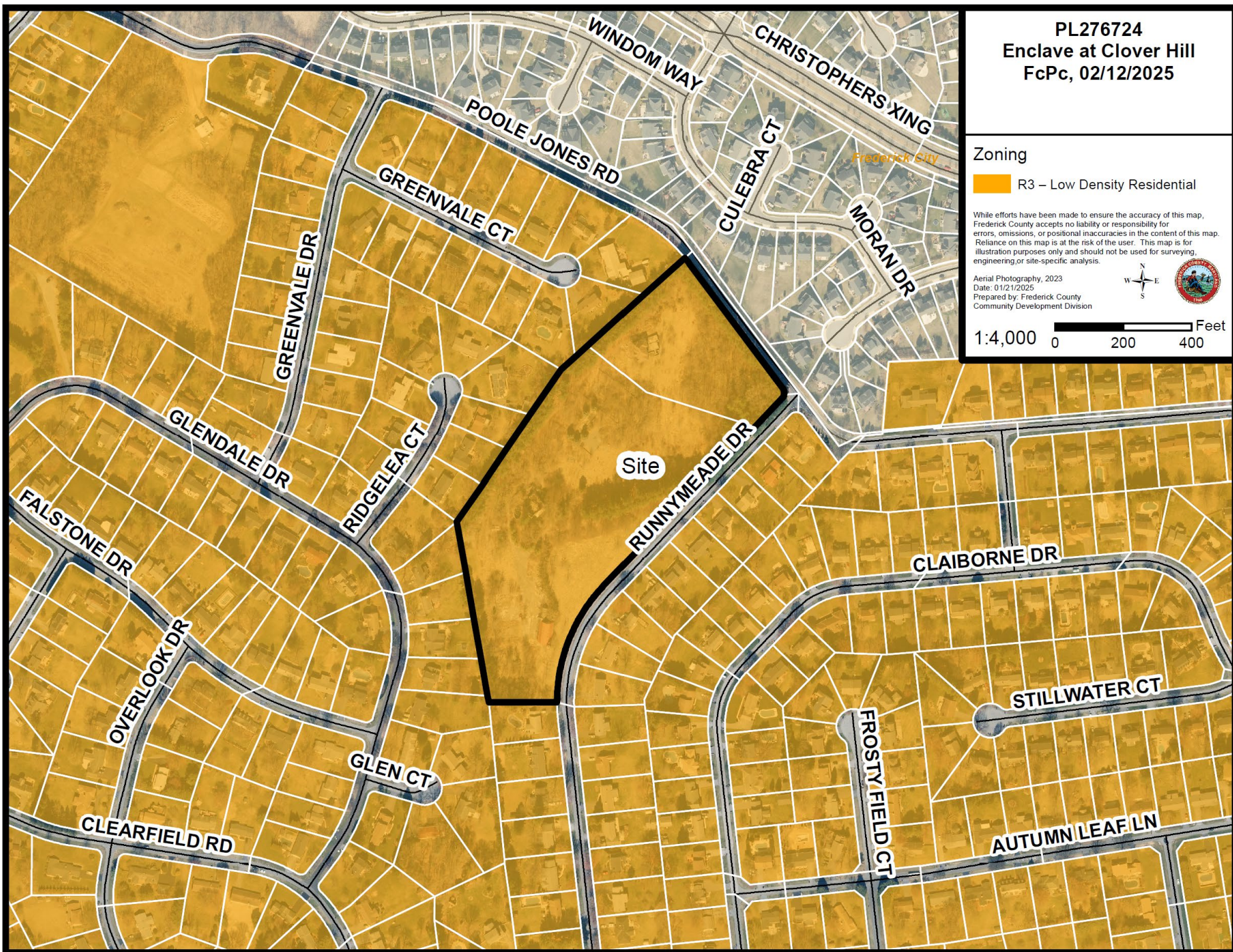
 R3 – Low Density Residential

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Aerial Photography, 2023
Date: 01/21/2025
Prepared by: Frederick County
Community Development Division



1:4,000  Feet



PL276724
Enclave at Clover Hill
FcPc, 02/12/2025

Comprehensive Plan

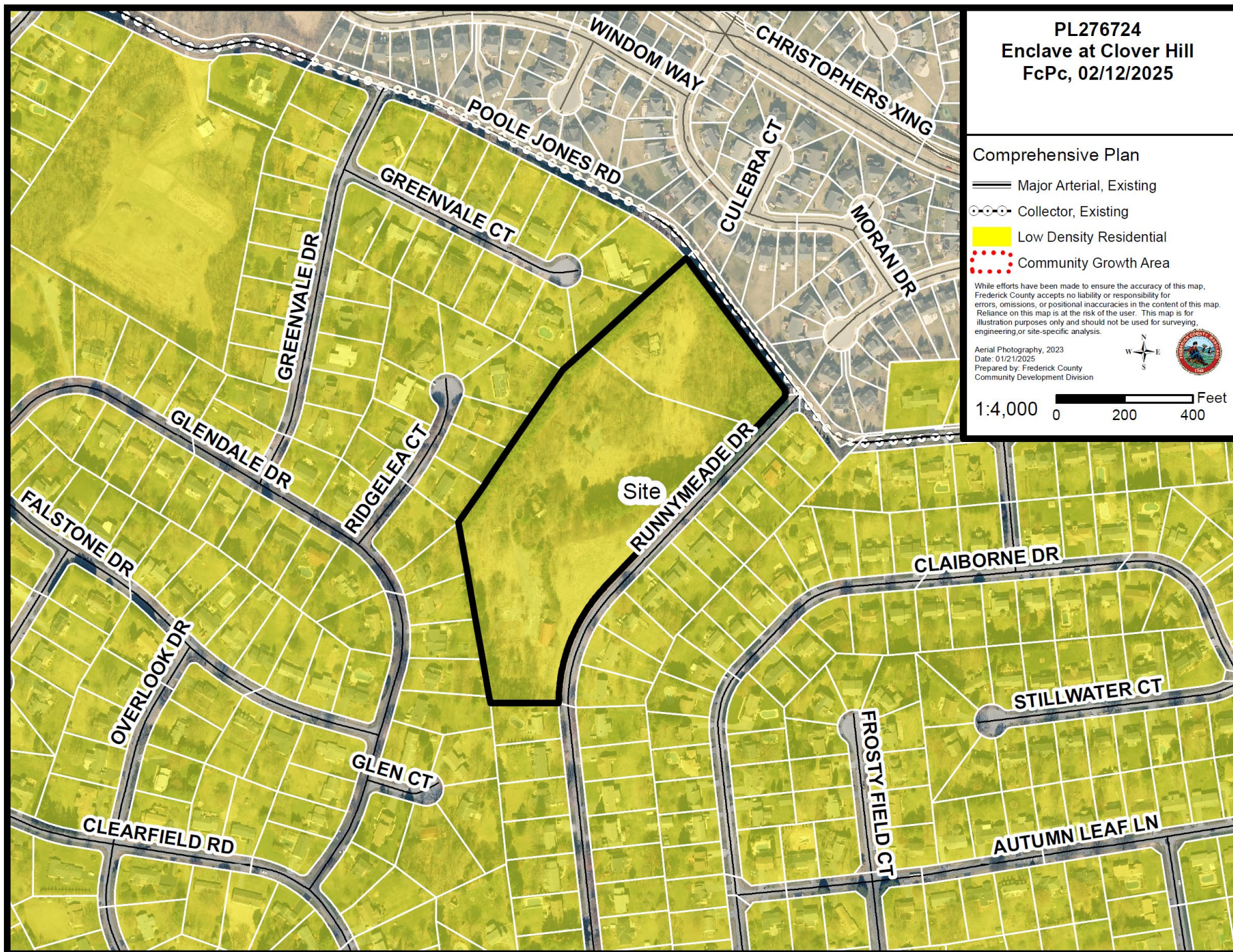
- Major Arterial, Existing
- Collector, Existing
- Low Density Residential
- Community Growth Area

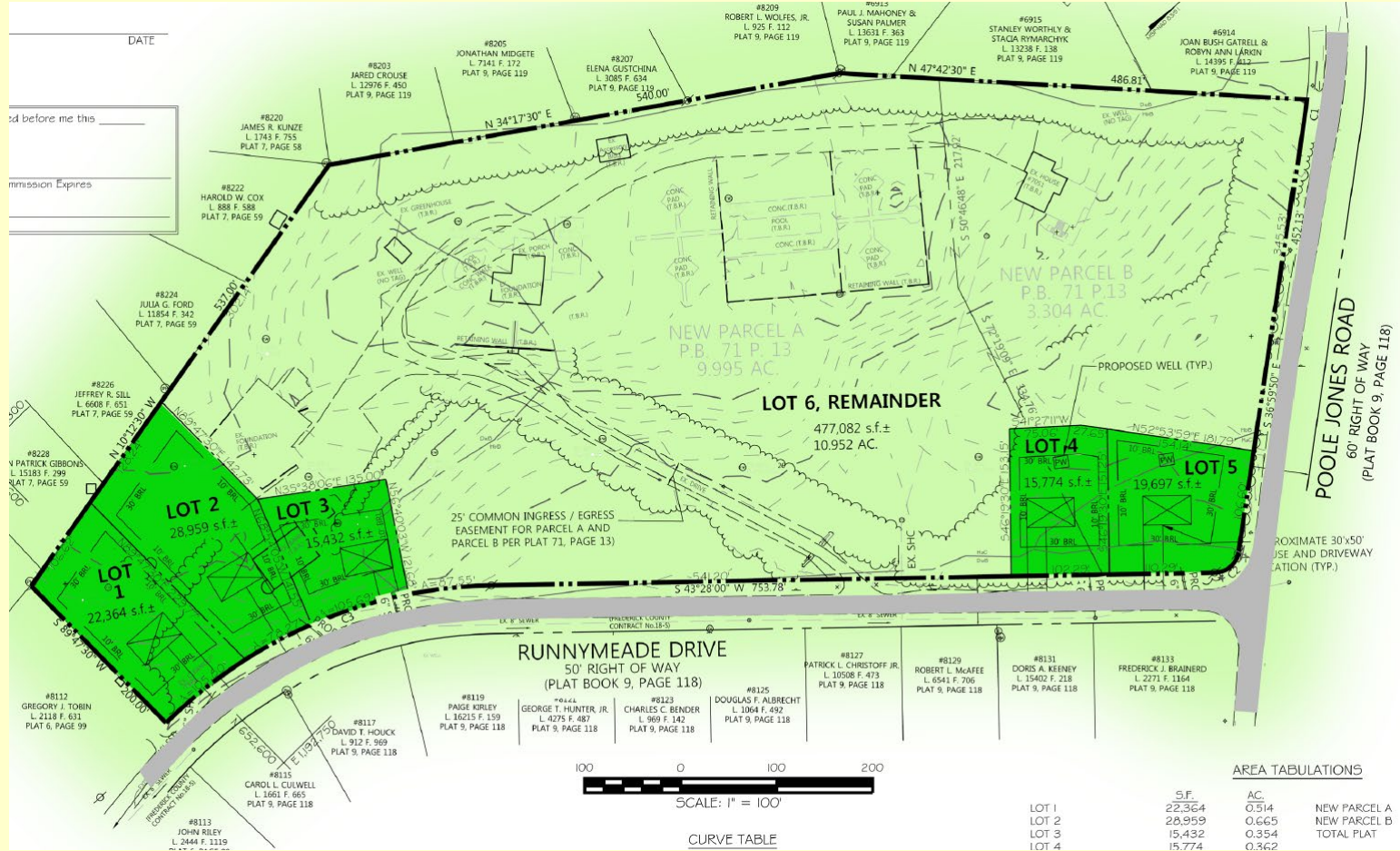
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Aerial Photography, 2023
Date: 01/21/2025
Prepared by: Frederick County
Community Development Division



1:4,000 0 200 400 Feet





WE, BETTER WORLD BUILDERS, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS, TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAT.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AN INDEMNITY DEED OF TRUST BETWEEN BETTER WORLD BUILDERS AND CFG BANK, DATED NOVEMBER 11, 2021 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN LIBER 15564 AT FOLIO 67, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-106, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 146-106, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THAT THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT AND ALL LOTS WILL BE SERVED BY PUBLIC SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

BETTER WORLD BUILDERS, LLC

BY: (OWNER) DATE
CFG BANK

BY: (OWNER) DATE

The owners have sworn to and subscribed before me this day of _____

Notary Public My Commission Expires _____

Printed Name _____

MORTGAGEE'S ASSENT

BY: _____ DATE _____

BY: _____ DATE _____

The mortgagees have sworn to and subscribed before me this day of _____

Notary Public My Commission Expires _____

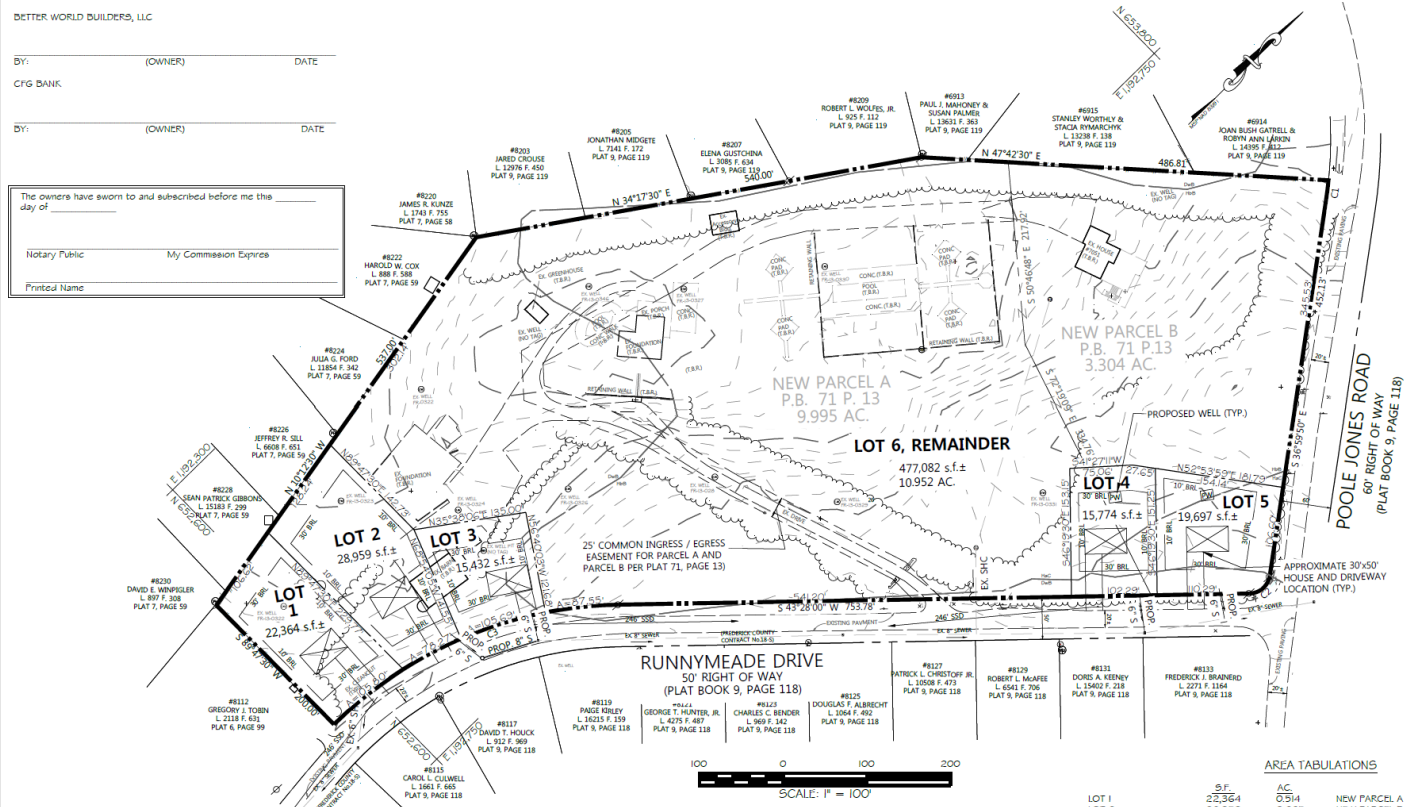
Printed Name _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY NICOLA MICHAEL C. TAURASO, AS TRUSTEE OF THE TAURASO TRUST, UNTO BETTER WORLD BUILDERS, LLC, BY DEED DATED OCTOBER 10, 2013 AND RECORDED IN LIBER 9810 FOLIO 01, AND OF THE LAND CONVEYED BY EDWARD B. COHN, STEPHEN N. GOLDBERG, RICHARD E. SOLOMON, AND RICHARD J. ROGERS, SUBSTITUTED TRUSTEES, UNTO BETTER WORLD BUILDERS, LLC BY DEED DATED JANUARY 30, 2019 AND RECORDED IN LIBER 12826 FOLIO 97 AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-106, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 146-106, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

THE UNDERSIGNED, BEING A LICENSED SURVEYOR, PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED ON THIS PLAT, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION 12.

MARK B. CRISSEMAN
MARYLAND PROFESSIONAL LAND SURVEYOR No. 20,006
EXPIRES ON SEPTEMBER 26, 2026

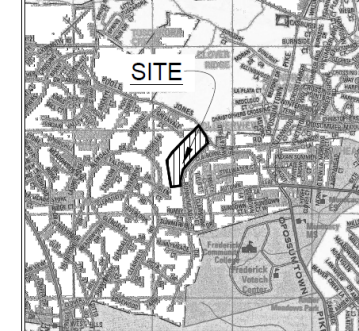


CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	2°44'28"	500.00'	23.92'	S 38°22'05" E	23.92'	11.96'
C2	80°27'58"	25.00'	35.11'	S 03°14'05" W	32.29'	21.15'
C3	43°40'28"	495.00'	277.32'	S 21°37'46" W	368.25'	198.36'

AREA TABULATIONS

	S.F.	AC
LOT 1	22,364	0.514
LOT 2	28,959	0.665
LOT 3	15,432	0.354
LOT 4	15,774	0.362
LOT 5	19,697	0.452
LOT 6 - REMAINDER	477,082	10.952
TOTAL PLAT	579,308	13.299



TAX MAP 57
VICINITY MAP
SCALE 1" = 2000'
TAX ACCOUNT #21-42549 & #21-42527

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE SITE IS ZONED "R3" RESIDENTIAL.
3. COMPREHENSIVE LAND USE DESIGNATION IS LOW DENSITY RESIDENTIAL.
4. FUTURE DEVELOPMENT OF THIS PROPERTY MAY REQUIRE ROAD LAYBACK WORK TO BE DONE ALONG PREVIOUSLY DEDICATED ROAD RIGHT-OF-WAY.
5. FUTURE ACCESS TO THIS PROPERTY SHALL BE IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.
6. AFFIRMATION IS HEREBY MADE FOR YOUR APPROVAL OF THE INDICATED TRANSFER OF LAND SOLELY FOR THE PURPOSE OF ADDING TO ADJOINING HOLDINGS AND NOT FOR DEVELOPMENT. ANY FUTURE SUBDIVISION OR DEVELOPMENT OF THIS LAND WILL BE SUBMITTED IN THE REGULAR MANNER FOR APPROVAL IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
7. A CONFIRMATORY DEED SHALL BE RECORDED AND THE RECORDED ADDITION PLAT SHALL BE REFERENCED IN THIS AND ALL SUCCESSIVE DEEDS. THE CONFIRMATORY DEED IS TO BE RECORDED WITHIN 120 DAYS OF PLAT RECORDATION.
8. COORDINATE DATUM IS MARYLAND STATE PLANE (NAD 83/91).
9. WATER & SEWER CLASSIFICATION: W-50-B.
10. THE FREDERICK COUNTY HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE THAT WATER WELLS BE DRILLED AND A WELL COMPLETION CERTIFICATE BE SUBMITTED BY THE WELL DRILLER WHICH NOTES A WATER YIELD AMPLE FOR DOMESTIC PURPOSES, PRIOR TO HEALTH DEPARTMENT APPROVAL OF BUILDING PERMITS.
11. THERE ARE NO WELLS OR SEPTIC AREAS WITHIN 100' OF THE SITE UNLESS OTHERWISE SHOWN HEREON.
12. THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE AN ADEQUATE OR POTABLE WELL SUPPLY FOR THESE LOTS.
13. A 6-WIDE DRAINAGE EASEMENT IS RESERVED ALONG ALL EXTERIOR LOT LINES.
14. NO PORTIONS OF THIS PROPERTY LIE WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP NO. 24021-C02636 (DATED 05-01-2023).
15. EX. STRUCTURES ON LOTS 1-5 SHALL BE REMOVED.
16. THIS PLAT IS ASSOCIATED WITH COMBINED STORMWATER MANAGEMENT CONCEPT/DEVELOPMENT PLAN #FW276726.
17. THIS PLAT IS ASSOCIATED WITH COMBINED PRELIMINARY/FINAL FOREST CONSERVATION PLAN #F276727.
18. RIGHT OF WAY FOR RUNNEMEAD DRIVE AND POOLE JONES ROAD WERE PREVIOUSLY DEDICATED IN P.B. 71 P. 116.

SOILS:
RUC- FINGERSTOWN LOAM, 8-15 % SLOPES HIGHLY ERODIBLE, (B SOIL)
HbS- HAGERSTOWN SILT LOAM, 3-8 % SLOPES NOT HIGHLY ERODIBLE (B SOIL)
DNbS- DUFFIELD-HAGERSTOWN-URBAN LAND COMPLEX, 3-8 % SLOPES NOT HIGHLY ERODIBLE, (B SOIL)

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMBINE NEW PARCEL 'A' AND NEW PARCEL 'B' AND SUBDIVIDE THIS PROPERTY INTO FIVE (5) LOTS WITH A REMAINDER.

FILE #: S-028
A/P #: PL276724
Rec'd Date:
P.B.: Pg.:

APPROVED	DATE	REVISIONS
FREDERICK COUNTY PLANNING COMMISSION	10/10/24	PER COUNTY COMMENTS
	11/06/24	PER COUNTY COMMENTS
	12/18/24	PER COUNTY COMMENTS

SECRETARY OR CHAIRMAN	DATE

APPROVED	DATE
FREDERICK COUNTY HEALTH DEPARTMENT	
PUBLIC SEWER IS IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER SEWER PLAN	

APPROVING AUTHORITY	DATE

OWNER INFORMATION
BETTER WORLD BUILDERS, LLC
2077 SOMERVILLE ROAD
SUITE 200
ANNAPOLIS, MD 21702-0000
301-266-5100

MINIMUM BUILDING RESTRICTION LINES (B.R.L.'s)
FRONT: 30'
SIDE: 10'
REAR: 30'

- SYMBOLS
- PROPERTY CORNER SET
 - IPF IRON PIPE FOUND
 - CONC. MONUMENT FOUND
 - ⊕ EXISTING WELL
 - ⊕w PROPOSED WELL
 - (TRK) TO BE REMOVED



920 N. EAST STREET FREDERICK, MD 21701
P: 301 696 9040 WWW.DMW.COM

ADDITION AND COMBINED PRELIMINARY / FINAL PLAT
LOTS 1-5 & LOT 6, REMAINDER AND TAURUS TRUST
PARCEL B ADDITION TO PARCEL A
ENCLAVE AT CLOVER HILL

PREVIOUSLY RECORDED IN P.B. 71 P. 13
SITUATED ON THE NORTH SIDE OF RUNNEMEAD DRIVE WEST OF POOLE JONES RD.

TUSCARORA ELECTION DISTRICT No. 21
FREDERICK PLANNING REGION
FREDERICK COUNTY, MARYLAND

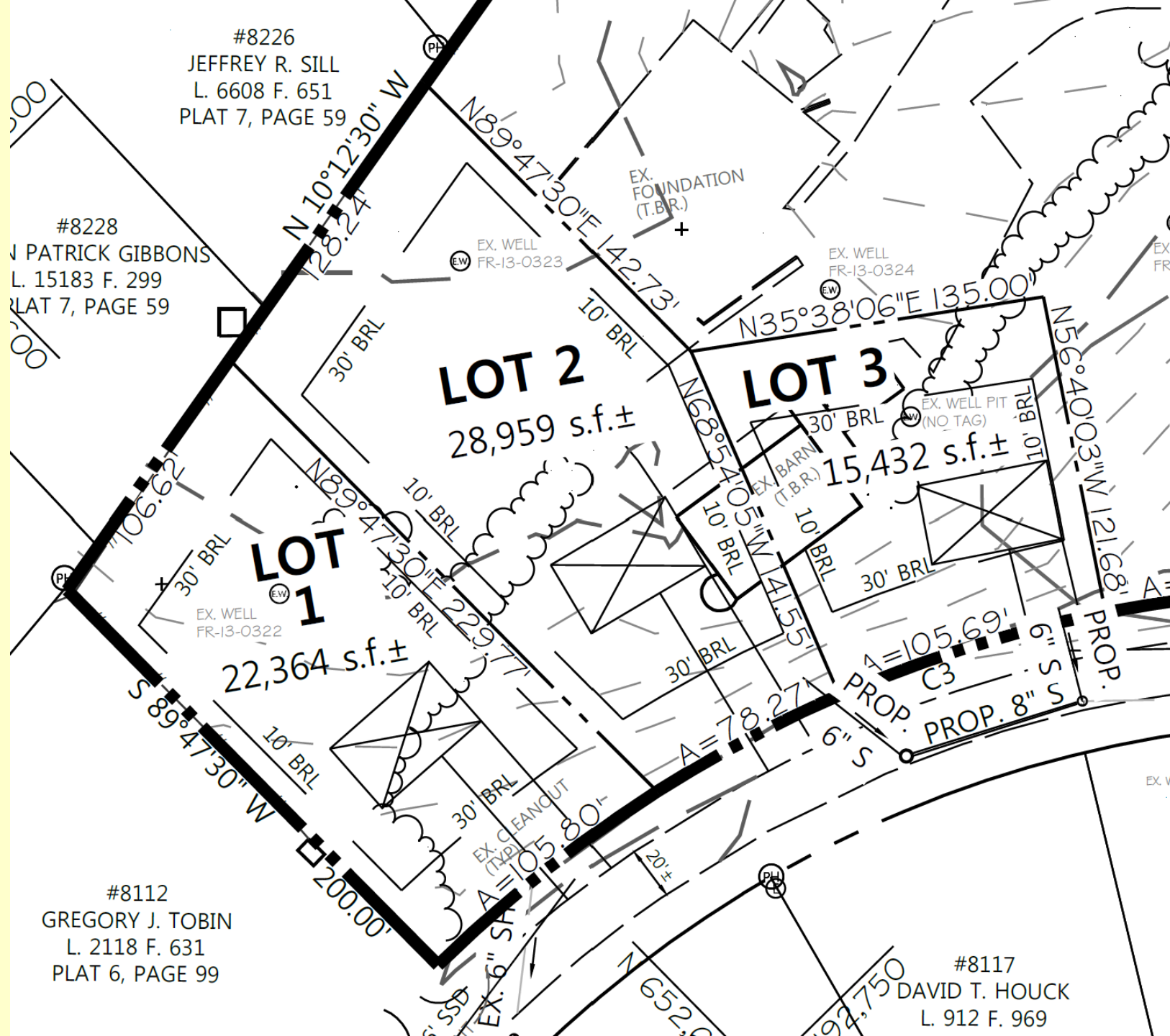
SCALE: 1" = 100' DMW # 13709 DATE: AUGUST 19, 2024

#8226
JEFFREY R. SILL
L. 6608 F. 651
PLAT 7, PAGE 59

#8228
PATRICK GIBBONS
L. 15183 F. 299
PLAT 7, PAGE 59

#8112
GREGORY J. TOBIN
L. 2118 F. 631
PLAT 6, PAGE 99

#8117
DAVID T. HOUCK
L. 912 F. 969



RECOMMENDATION

Staff has no objection to conditional approval of the Combined Preliminary/Final Subdivision Plat. If the Planning Commission conditionally approves the Plat, approval is valid for a period of five (5) years from the date of Planning Commission approval February 12, 2025. The Plat must be approved by the County and recorded in the land records prior to this expiration date.

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 conditions are met:

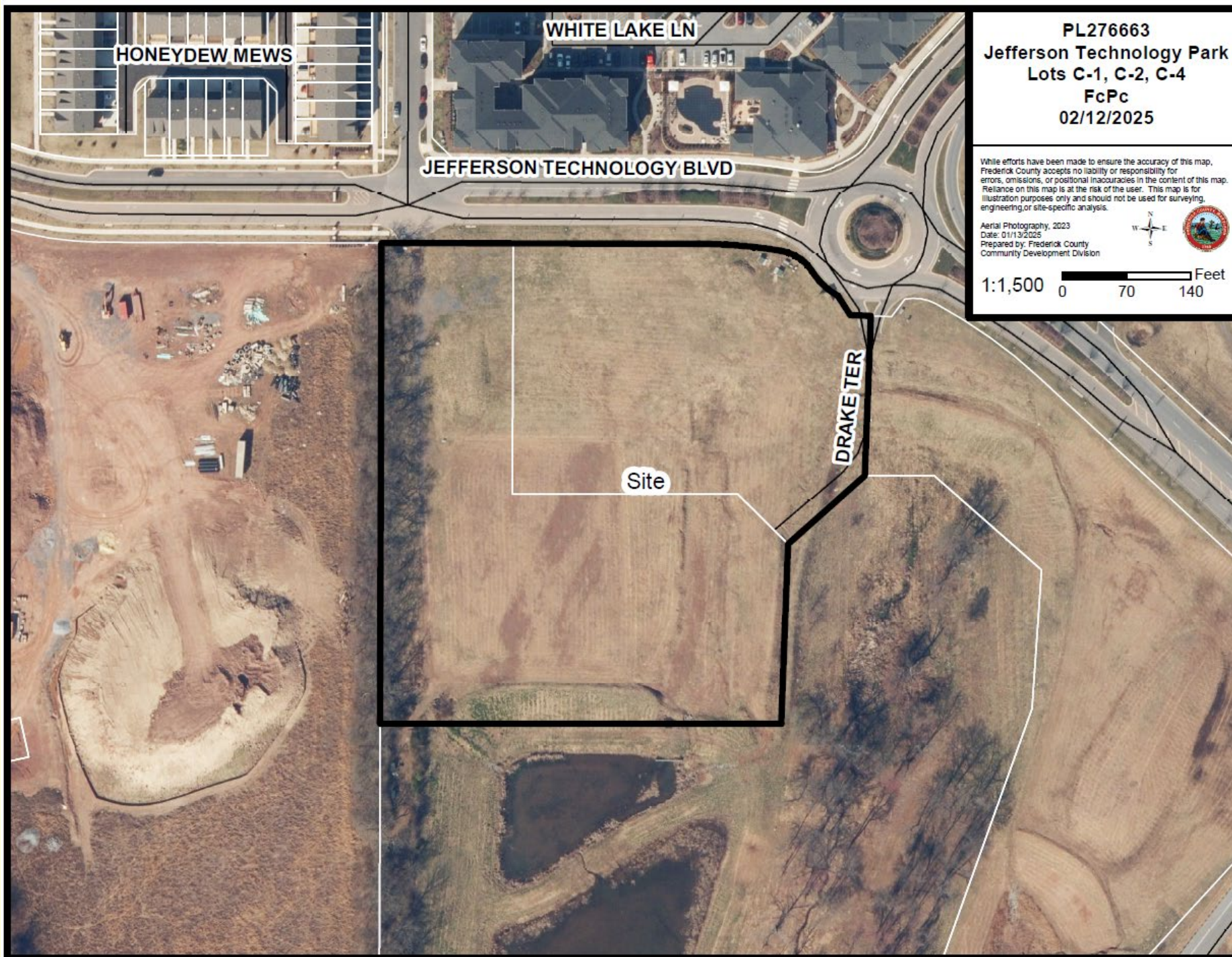
Staff-proposed conditions of approval:

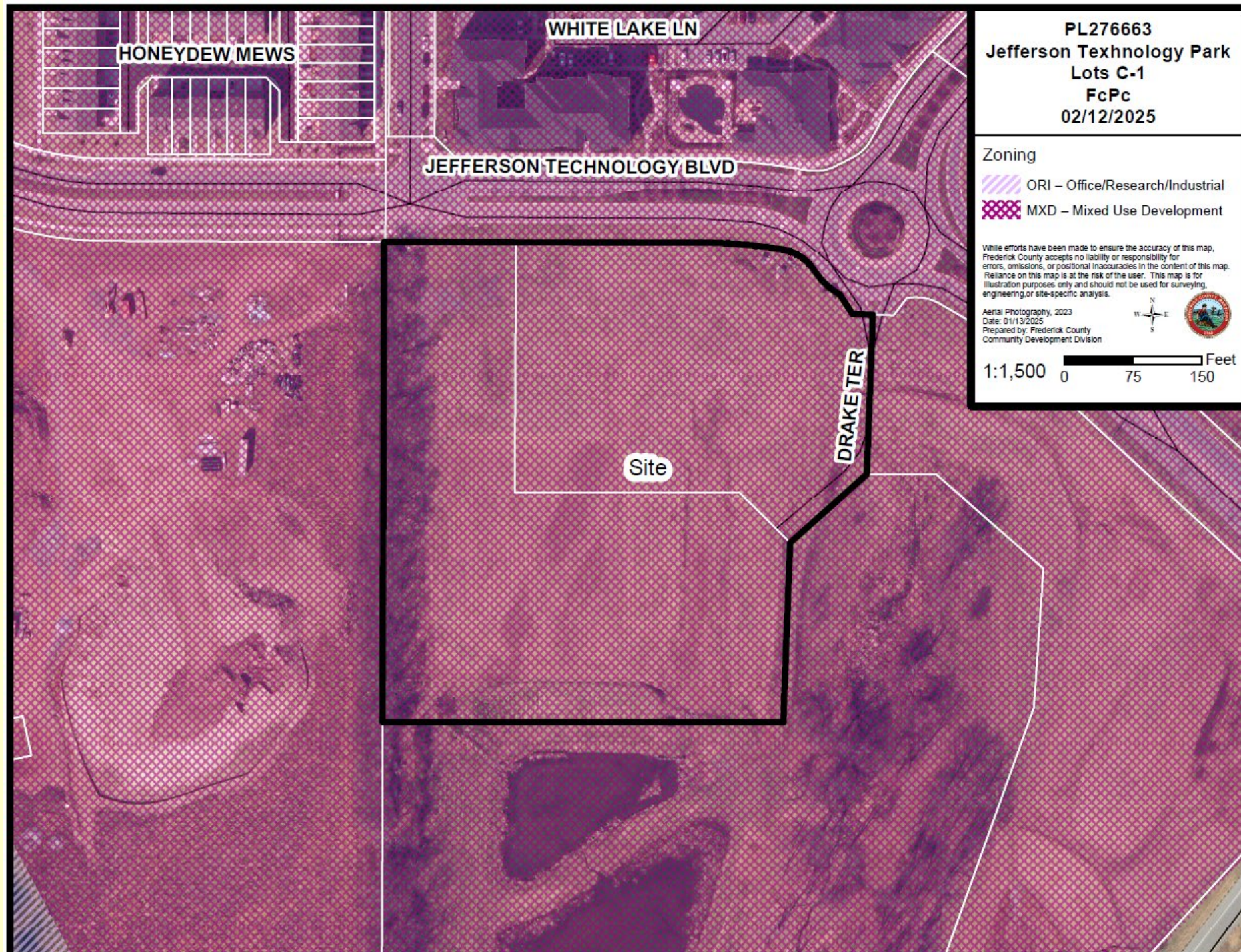
1. The Applicant shall comply with all Staff and agency comments through the completion of the plat.
2. Wells will need to be drilled and approved prior to plat recordation as per Health Department requirements.
3. The FRO Plan must be approved and mitigation provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
4. Adjust BRL for Lot 2 to meet the 30' setback at the point where the lot meets the 80' width requirement or adjust proposed lot width.

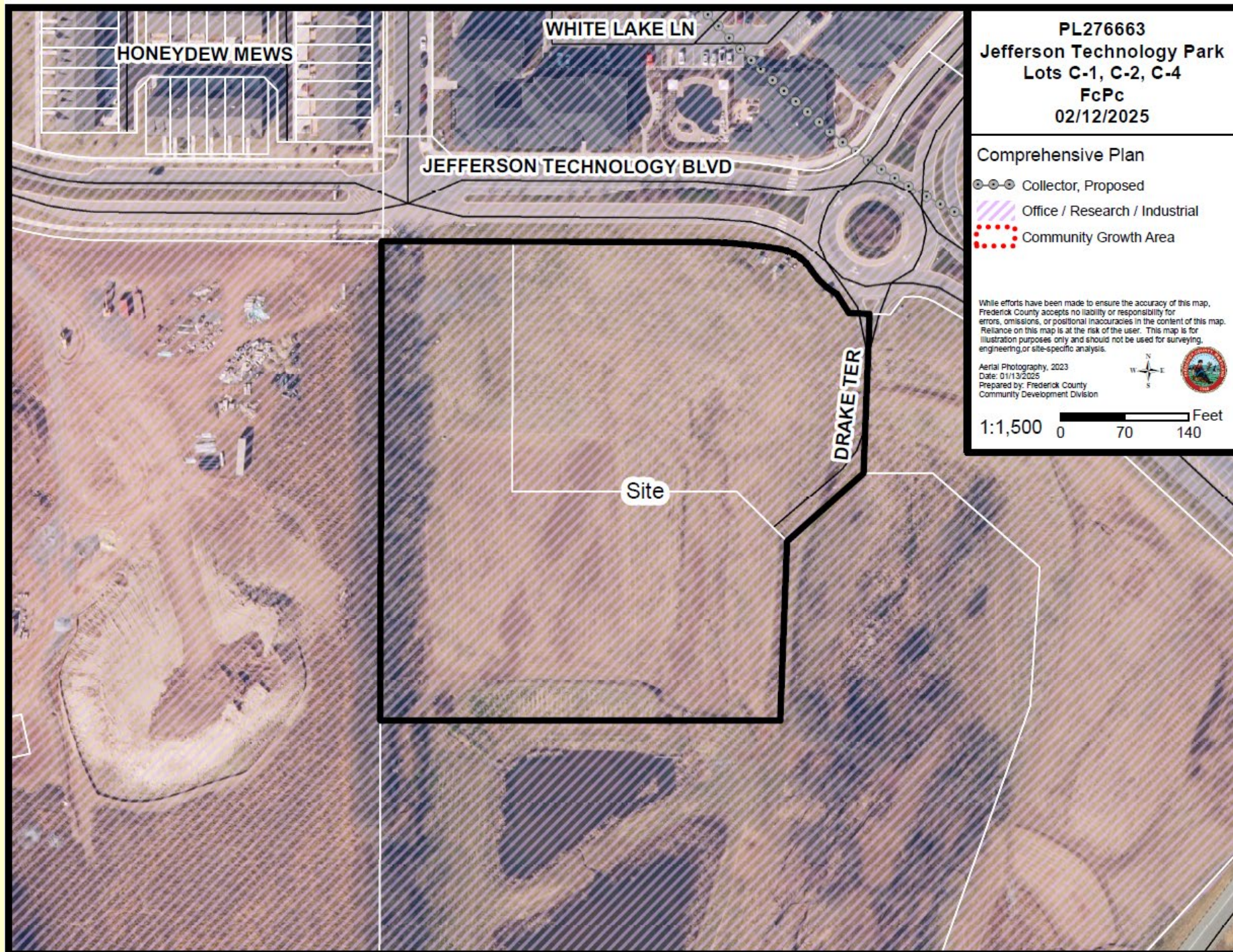
Jefferson Technology Park Lot C4

Combined Preliminary/Final Subdivision and Addition Plat Approval

The Applicant is requesting approval to create Lot C-4 by adding land from Lot C-1 and Lot C-2 together and then subdividing to create a new 1.02-acre buildable lot.







PL276663

Jefferson Technology Park

Lots C-1, C-2, C-4

FcPc

02/12/2025

Comprehensive Plan

Collector, Proposed

Office / Research / Industrial

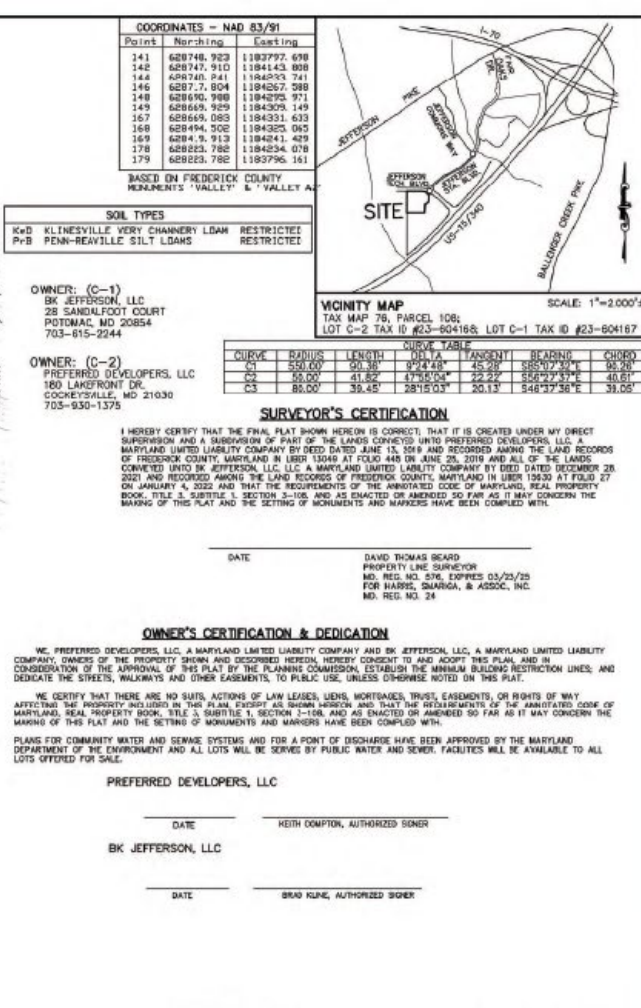
Community Growth Area

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Aerial Photography, 2023
Date: 01/13/2025
Prepared by: Frederick County
Community Development Division



1:1,500 0 70 140 Feet



PLAT AREA SUMMARY				
TOTAL LOTS	253,130	sq. ft.	or	5.811 Acre
+DEDICATION	0	sq. ft.	or	0.000 Acre
+OPEN SPACE	0	sq. ft.	or	0.000 Acre
TOTAL PLAT	253,130	sq. ft.	or	5.811 Acre
NUMBER LOTS: 3				

DATE	APPROVING AUTHORITY
------	---------------------

[illegible]

MINIMUM BUILDING
RESTRICTION LINES
FRONT: 10'
REAR : 10'
SIDE : 8'

[illegible]

PREVIOUSLY RECORDED IN PLAT BOOK 106 PAGE 107
SITUATED ON JEFFERSON TECHNOLOGY BOULEVARD
FREDERICK COUNTY PLANNING AREA
BALLENGER ELECTION DISTRICT NO. 23
FREDERICK COUNTY, MARYLAND
SCALE: 1"=60' JUNE, 2024



File #	S1136
A/P #	PL276663
Recorded:	
P.P.	P.

SIGNATURE: _____ NOTARY PUBLIC
 PRINTED NAME: _____
 MY COMMISSION EXPIRES: _____

RECOMMENDATION

Staff has no objection to conditional approval of the Combined Preliminary/Final Subdivision and Addition Plat. If the Planning Commission conditionally approves the Plat, it will be valid for a period of five (5) years from the date of Planning Commission approval (February 12, 2030) or the period of the APFO approval, whichever is less. The APFO LOU will remain valid through December 14, 2025, by which time all lots must be recorded to maintain APFO approval. Therefore, the plat expires December 14, 2025.

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 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. Show revertible construction easements where the improvements cross over the property lines.
3. All common driveways shall be constructed prior to plat recordation.
4. Record and reference all easements on the plat for DWSU and PWDR prior to plat recordation.

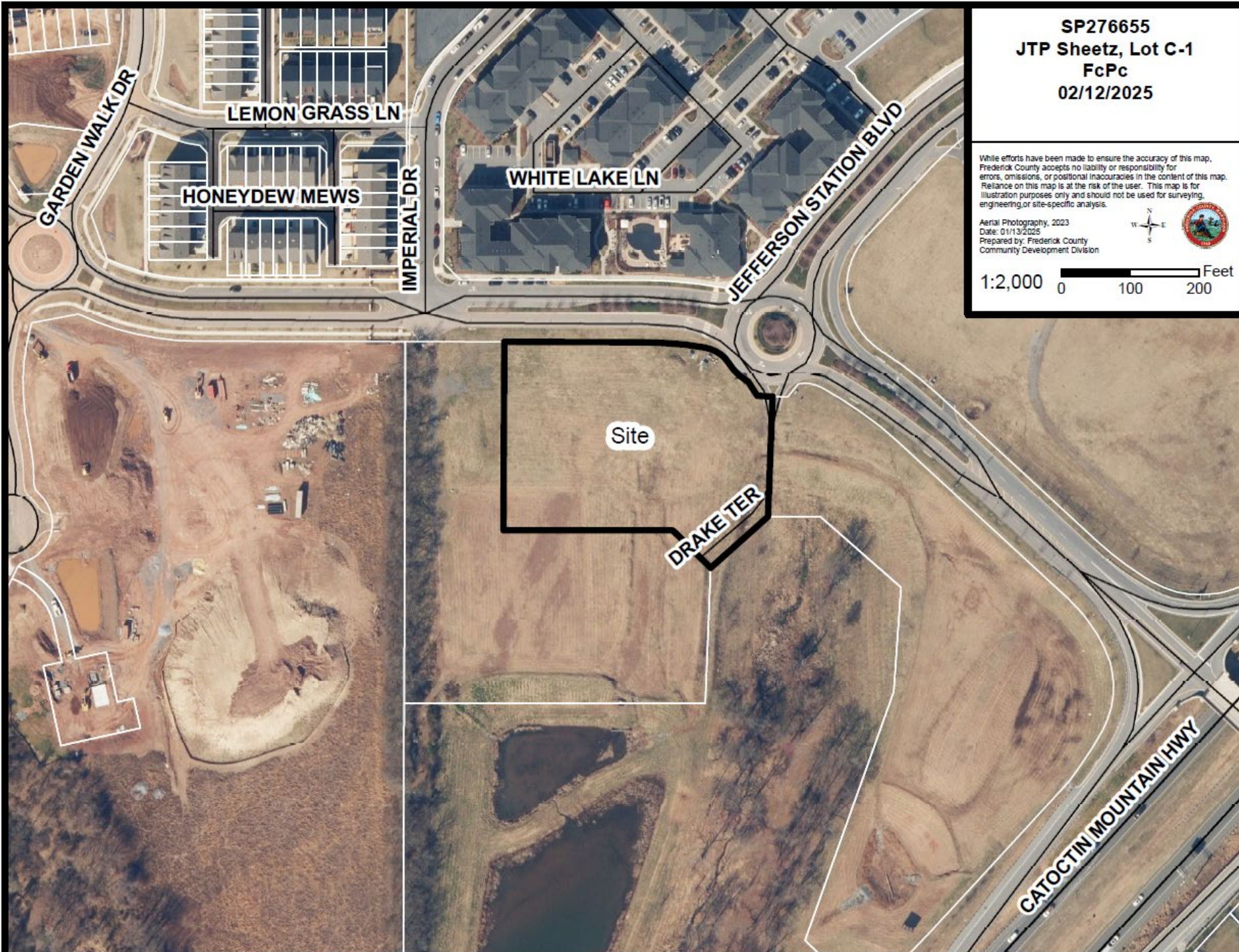
RECOMMENDATION CONTINUED

5. The water and sewer installation required to serve Jefferson Technology Park Lots C-1 thru C-4 must be within 180 calendar days of completion before DWSU can certify recordation of plats.
6. Improvement plans must have been approved and signed.
7. All necessary water and/or sewer easements have been submitted and approved for recordation.
8. A Public Works Agreement (PWA) or a Public Improvements Agreement (PIA) that will provide for the construction and installation of water and/or sewer lines and facilities within Jefferson Technology Park Lots C-1 thru C-4 must be approved and fully executed.

Jefferson Technology Park Lot C-1 Sheetz

Site Development Plan

The Applicant is requesting Site Development Plan approval for a 6,139 sq. ft. Sheetz Convenience Store with an automobile fuel canopy of 4,465 sq.ft located on a proposed 2-acre Site.



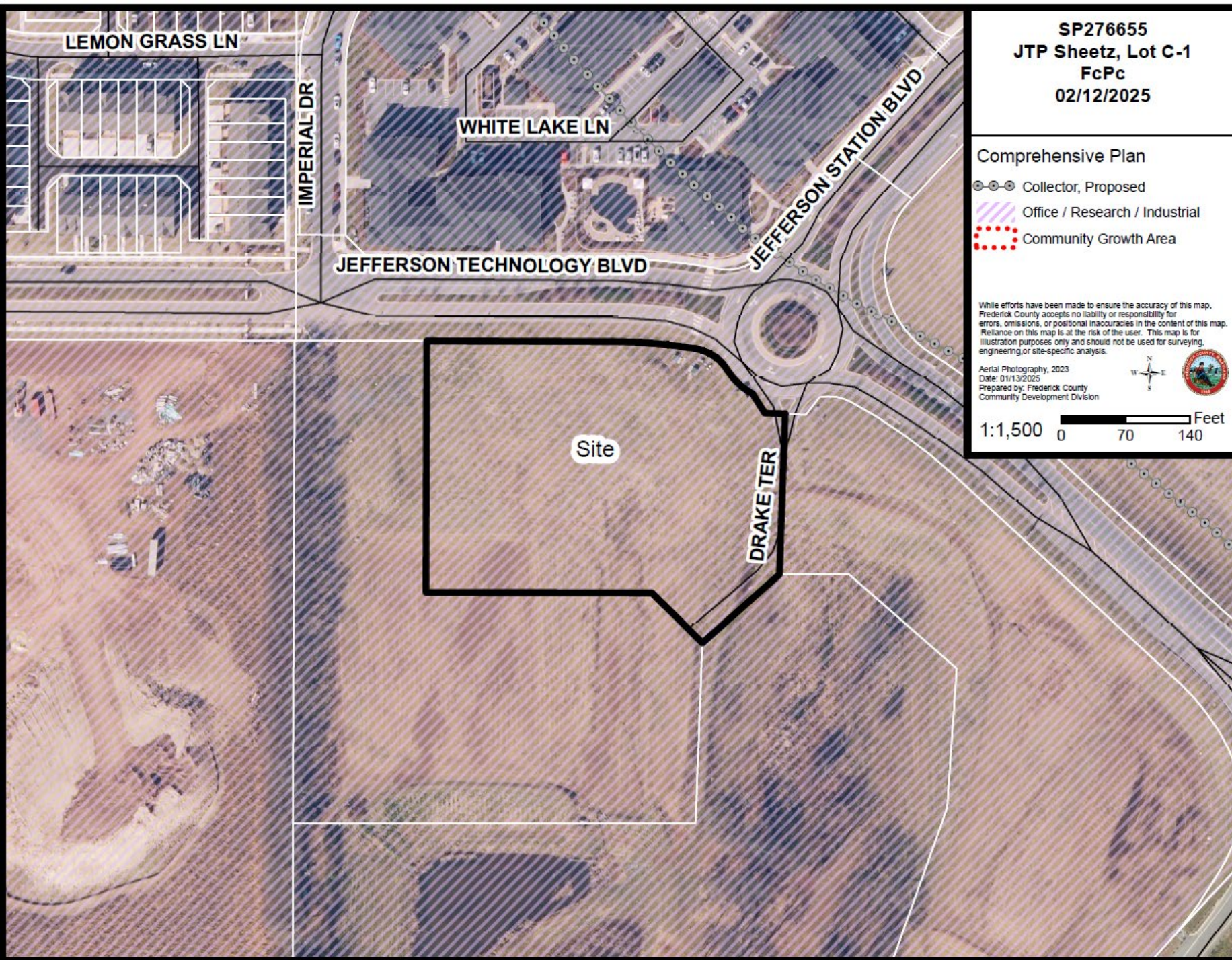
SP276655
JTP Sheetz, Lot C-1
FcPc
02/12/2025

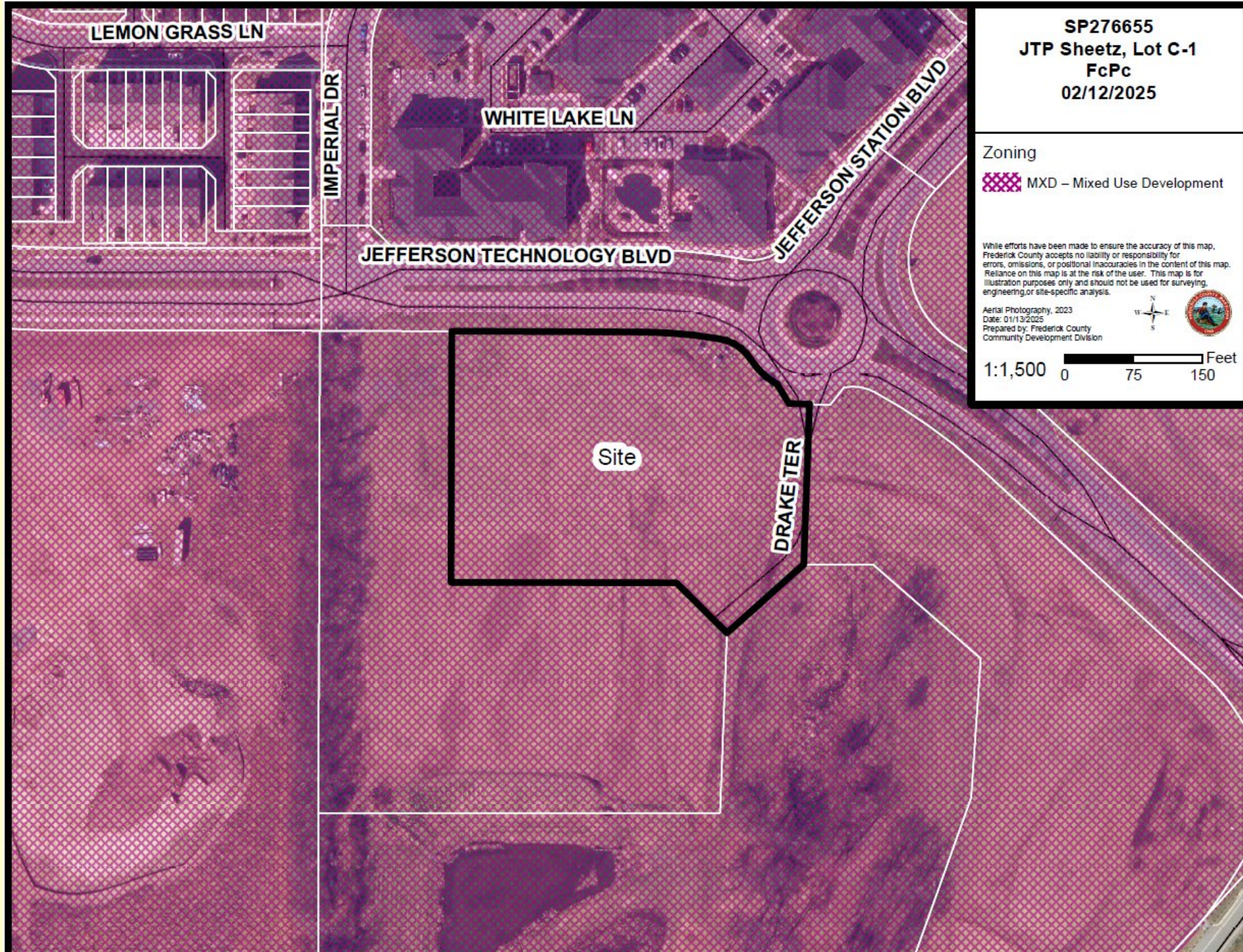
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Aerial Photography, 2023
Date: 01/13/2025
Prepared by: Frederick County
Community Development Division




1:2,000 0 100 200 Feet





SP276655
JTP Sheetz, Lot C-1
FcPc
02/12/2025

Zoning

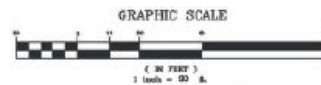
 MXD – Mixed Use Development

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Aerial Photography, 2023
Date: 01/13/2025
Prepared by: Frederick County
Community Development Division



1:1,500  Feet
0 75 150




Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors
125 South Carol Street, Suite 03, Frederick, MD 21701
301-362-4488 / FAX 301-682-1006

RECOMMENDATION

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, and the APFO is vested by recordation of all lots by 12/14/25, then the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (February 12, 2028). If all lots are not recorded by 12/14/2025, then the site plan approval expires on that date.

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. Approval of the modification of the 14-foot maximum height for building mounted lighting in a MXD Zoning district as provided in Section 1-19-6.500(G) to allow 21-foot-tall building and canopy mounted lights.
2. Approval of the modification to allow light spillage to exceed 0.5 footcandles over the interior property line with Commercial Lots C-2 & C-4 as provided in Section 1-19-6.500(G).

RECOMMENDATION CONTINUED

3. Approval of the modification to allow only one 12'x50' loading space instead of the required 2 large loading spaces as provided in Section 1-19-6.210(B).
4. Approval of the modification to allow for parking spaces that are larger than the required 9'x18' parking space size as provided in Section 1-19-6.220(B)(2).
5. Approval of the modification to allow 39 total parking spaces, 18 more spaces than the required 21 spaces as provided in Section 1-19-6.220(A)(4).

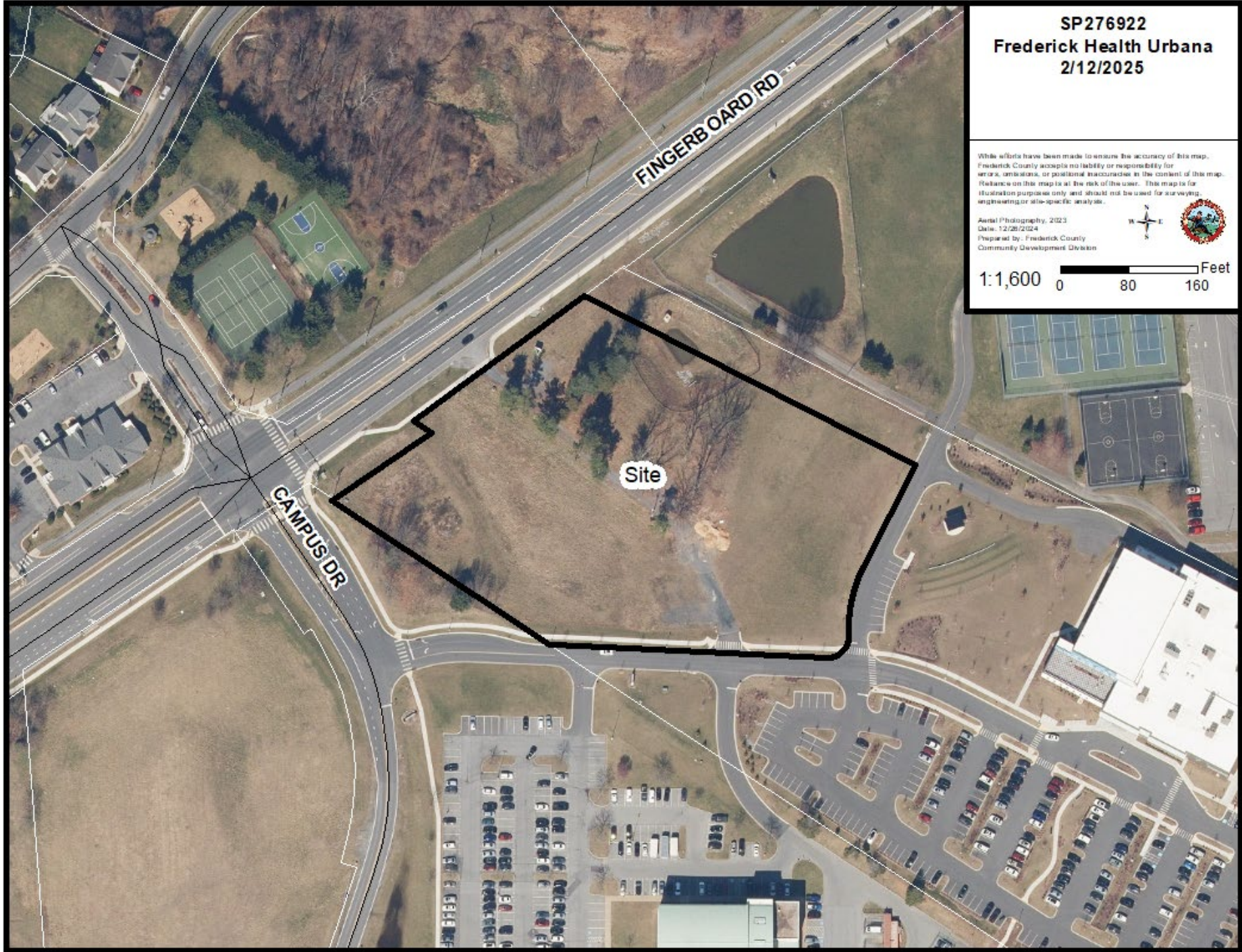
Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Addition Plat and Combined Preliminary/Final Plat must be recorded prior to the final site plan approval.
3. All lots in the subdivision must be recorded by 12/14/2025.

Frederick Health Urbana

Site Development Plan

The Applicant is requesting Site Development Plan approval for the construction of a 38,000 sq. ft. professional office (medical office) building located on a 4.04-acre Site.



SP276922
Frederick Health Urbana
2/12/2025

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Aerial Photography, 2023
Date: 12/28/2024
Prepared by: Frederick County
Community Development Division



1:1,600 0 80 160 Feet

SP276922
Frederick Health Urbana
2/12/2025

Zoning

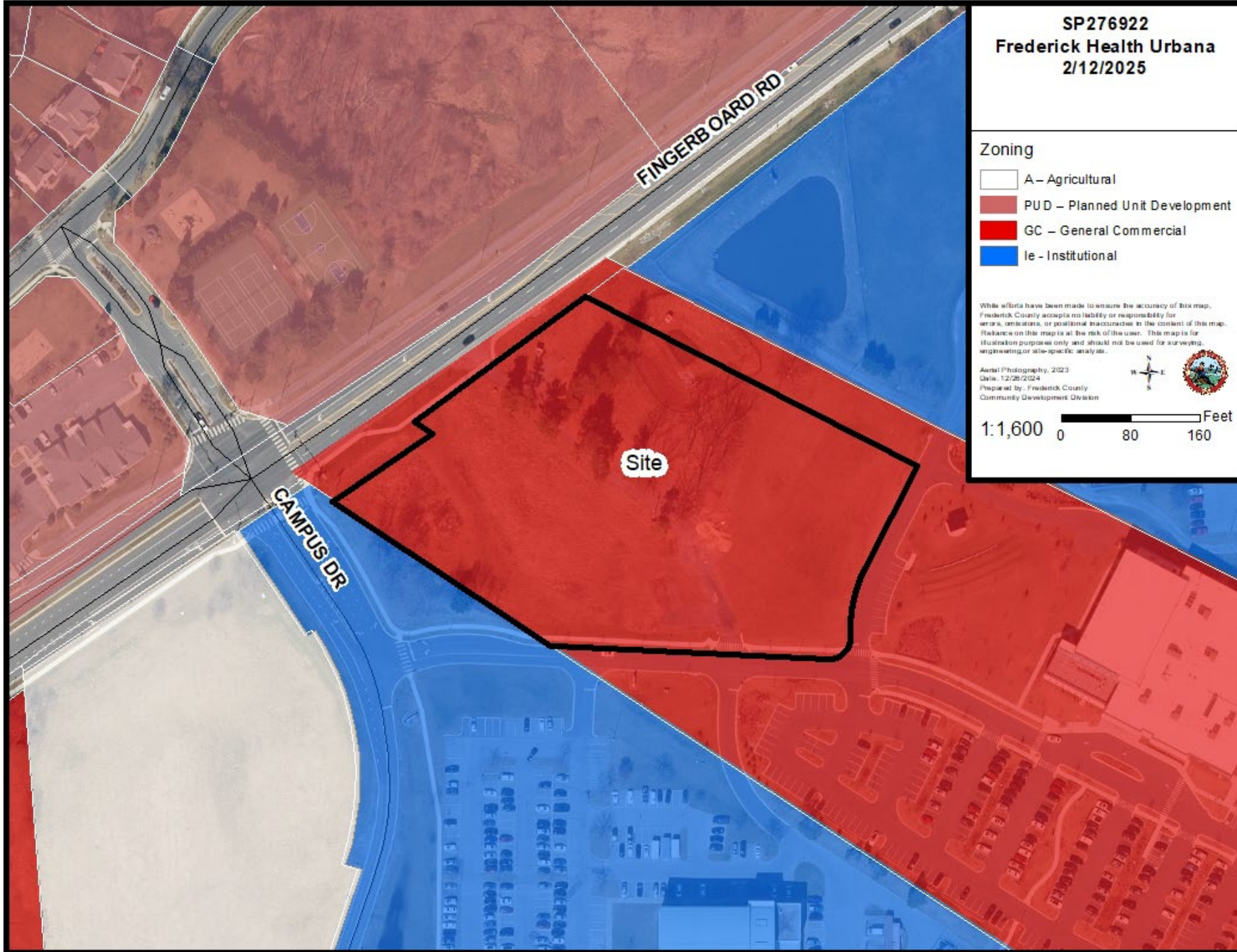
- A – Agricultural
- PUD – Planned Unit Development
- GC – General Commercial
- Ie – Institutional

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Aerial Photography, 2023
Date: 12/28/2024
Prepared by: Frederick County
Community Development Division



1:1,600  **Feet**
0 80 160



SP276922
Frederick Health Urbana
2/12/2025

Comprehensive Plan

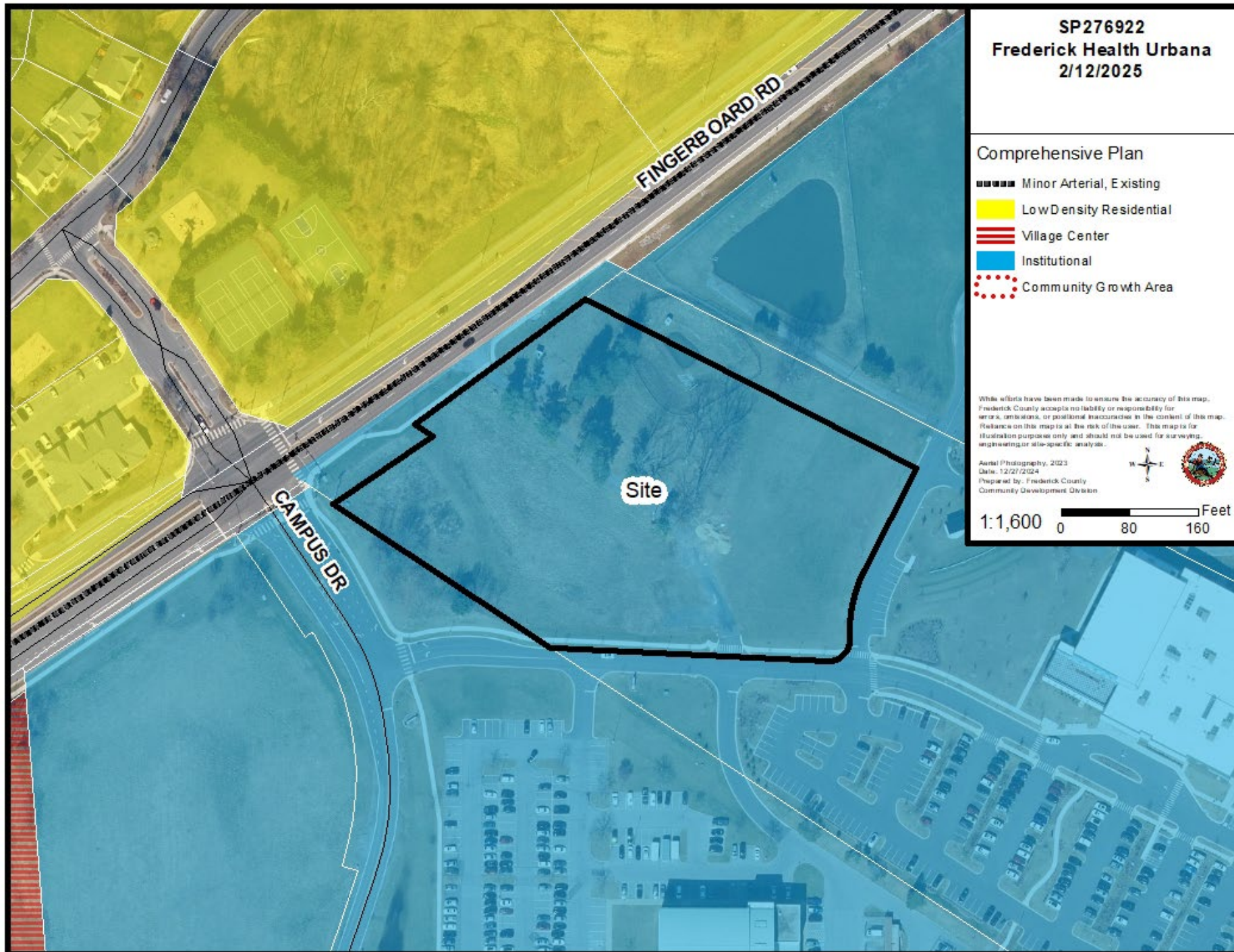
-  Minor Arterial, Existing
-  Low Density Residential
-  Village Center
-  Institutional
-  Community Growth Area

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Aerial Photography, 2023
Date: 12/21/2024
Prepared by: Frederick County
Community Development Division



1:1,600 0 80 160 Feet



Currently Proposed Site Plan



ILLUSTRATIVE PLAN
FOR
FH URBANA
AP# SP263916, FILE# SP19-14
SCALE: 1"=30' 02.14.22

**HARRIS
SMARIGA**
PLANNERS • ENGINEERS • SURVAYORS
125 S CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P: 301.662.4888
F: 301.662.4900
www.harris-smariga.com



ILLUSTRATIVE PLAN
FOR
FH URBANA
AP#: SP263916, FILE#: SP18-14
SCALE: 1"=30' 02.14.22

 **HARRIS
SMARIGA**
PLANNERS • ENGINEERS • SURVEYORS

125 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P 301.662.4488
F 301.662.4906
www.harris-smariga.com

Side-by Side Comparison of the Previously Approved Site Plan (left side) and the Current Site Plan (right side)

2022



2025



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 (February 12, 2028).

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 landscaping modification under §1-19-6.400(F) to use six (6) existing street trees located within the State Highway right-of-way to be counted toward meeting the street tree requirement.
2. A parking space modification under §1-19-6.220(A)(2) to allow for 202 parking spaces, or 76 additional spaces than the required 126 parking spaces.
3. A loading space modification under §1-19-6.210(D) to allow for 2 small loading spaces instead of the required 2 large loading spaces.

Staff-proposed conditions of approval:

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

LTC North Commercial – Lot N4

Site Development Plan

The Applicant is requesting Site Development Plan approval for the construction of a 3,456 sq. ft. bank building located on a 0.91-acre Site.

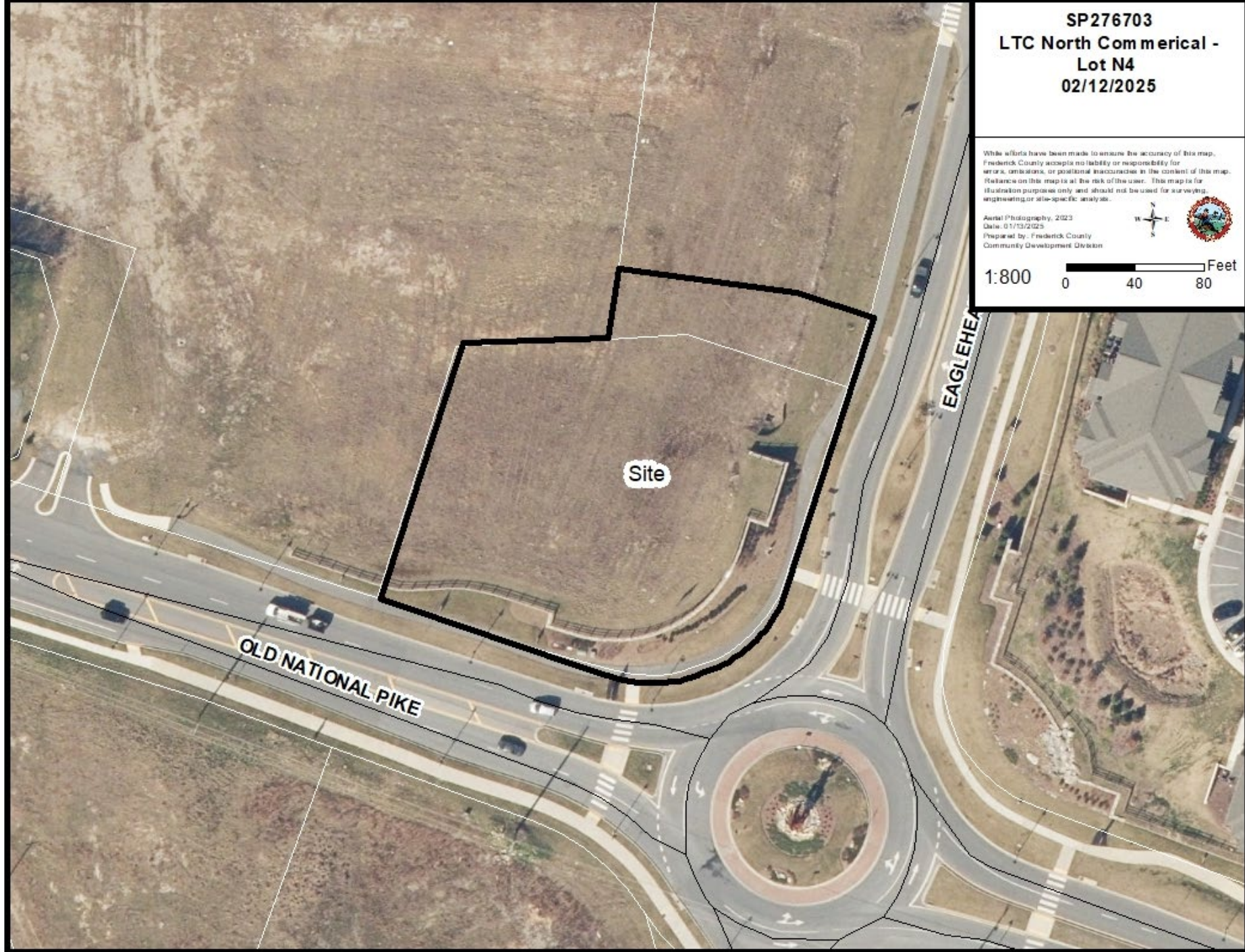
SP276703
LTC North Commercial -
Lot N4
02/12/2025

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Aerial Photography, 2023
Date: 01/13/2025
Prepared by: Frederick County
Community Development Division




1:800 0 40 80 Feet



SP276703
LTC North Commercial -
Lot N4
02/12/2025

Zoning

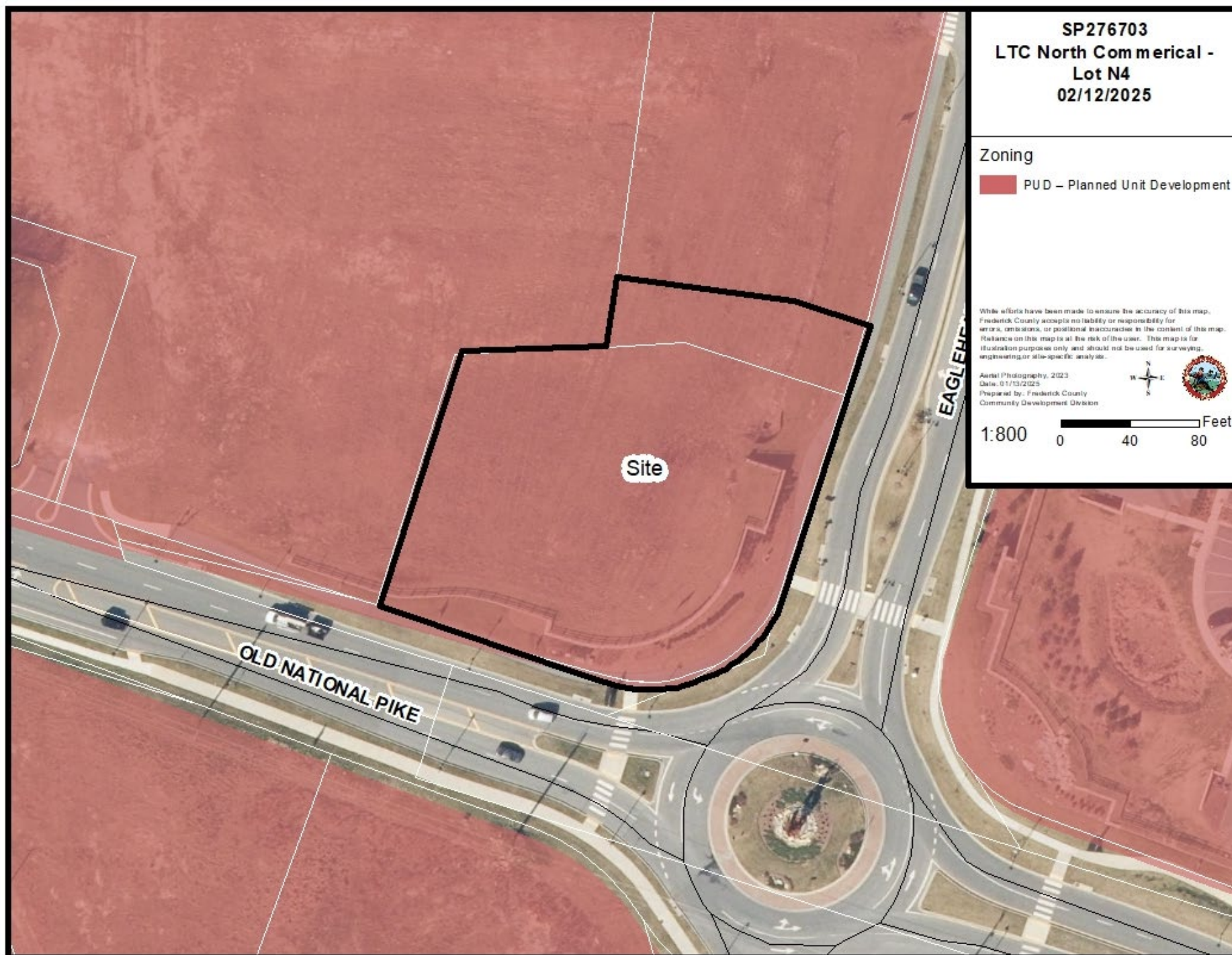
 PUD – Planned Unit Development

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1:800  Feet
0 40 80



SP276703
LTC North Commercial -
Lot N4
02/12/2025

Comprehensive Plan

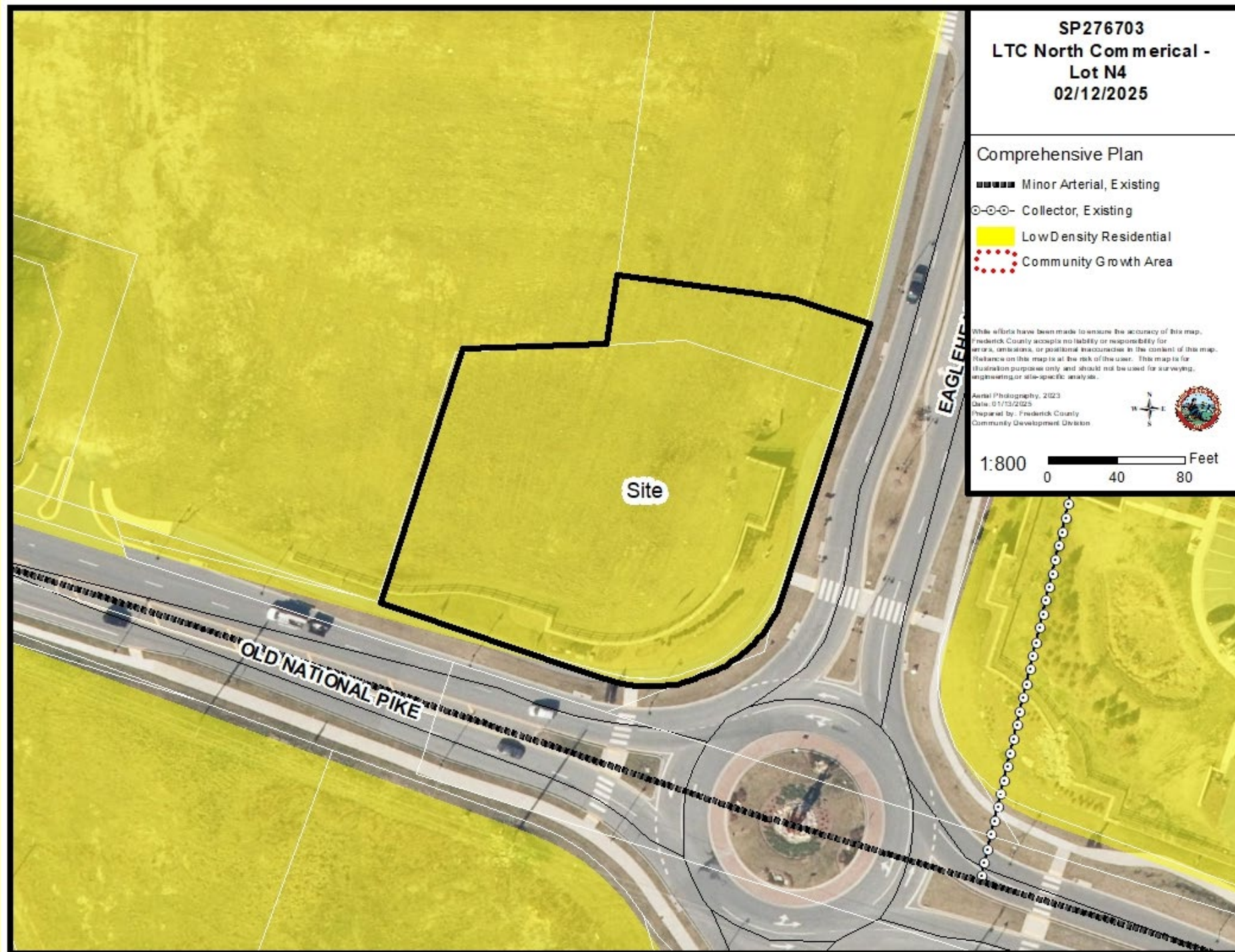
- Minor Arterial, Existing
- Collector, Existing
- Low Density Residential
- Community Growth Area

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1:800 Feet
0 40 80



[illegible][illegible]



2 3D VIEW FROM OLD NATIONAL PIKE
SK1 NTS



1 3D VIEW FROM EAGLEHEAD DRIVE
SK1 NTS

RECOMMENDATION

Staff has no objection to conditional approval of the Site Plan for Linganore Town Center North Commercial – Lot N4. 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 February 12, 2028).

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 modifications are granted and conditions met:

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

1. Approval of the modification of the 14-foot maximum height for light poles in a PUD Zoning district to allow 18-foot tall pole mounted lights.
2. Approval of the light spillage modification to allow for light values to exceed 0.5 footcandles at the internal property lines.
3. Approval of a street tree modification to allow for an alternative street tree planting design.
4. Approval of a site and building design modification to allow for an alternative site design to allow for parking to be located in the front of the building.

Staff-proposed conditions of approval:

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

Compost Crew at Utica Bridge Farms

Site Development Plan

The Applicant is requesting Site Development Plan reapproval for the establishment of a limited food waste composting facility located on a 29-acre Site.

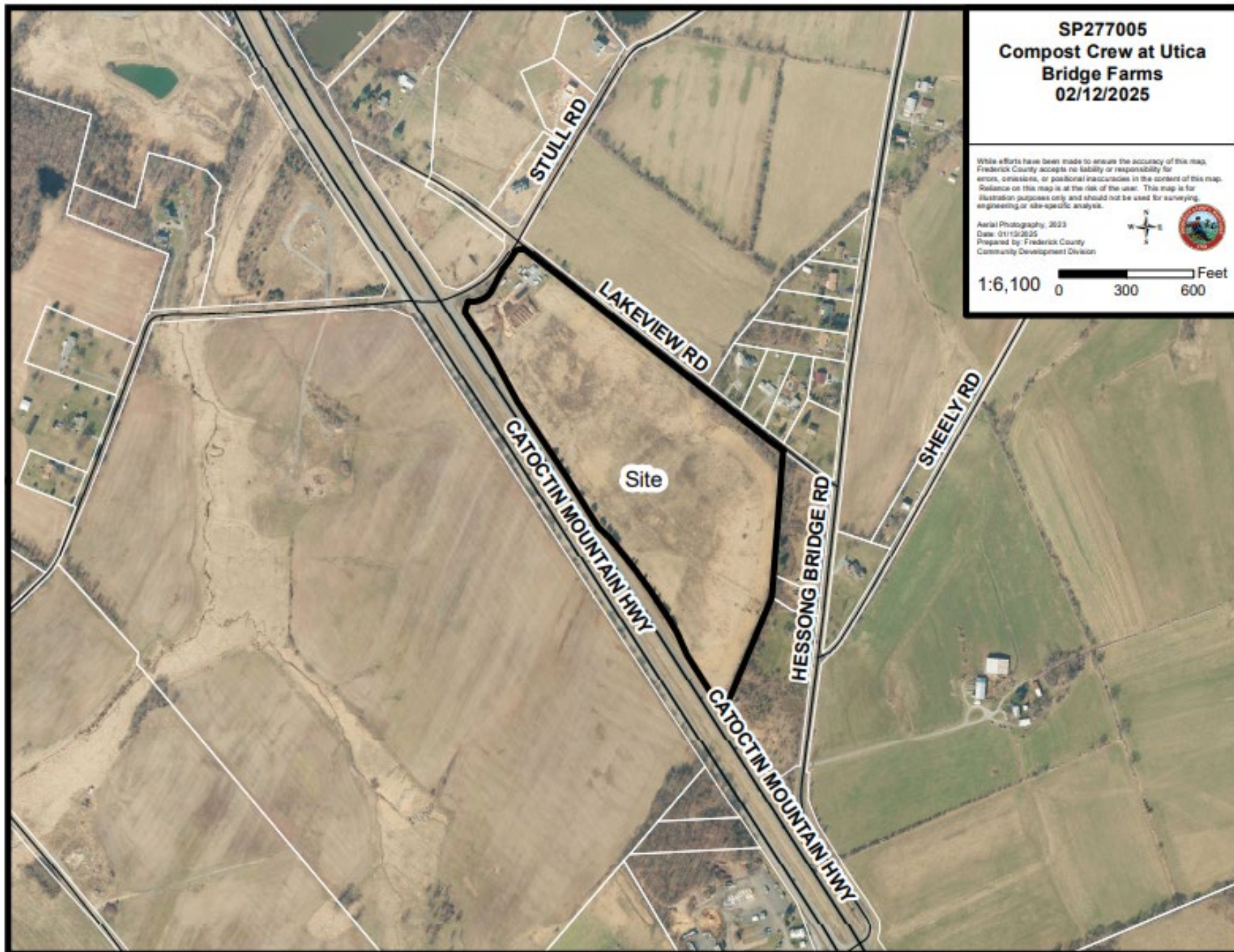
**SP277005
Compost Crew at Utica
Bridge Farms
02/12/2025**

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Aerial Photography, 2023
Date: 01/15/2025
Prepared by: Frederick County
Community Development Division




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**SP277005
Compost Crew at Utica
Bridge Farms
02/12/2025**

Zoning

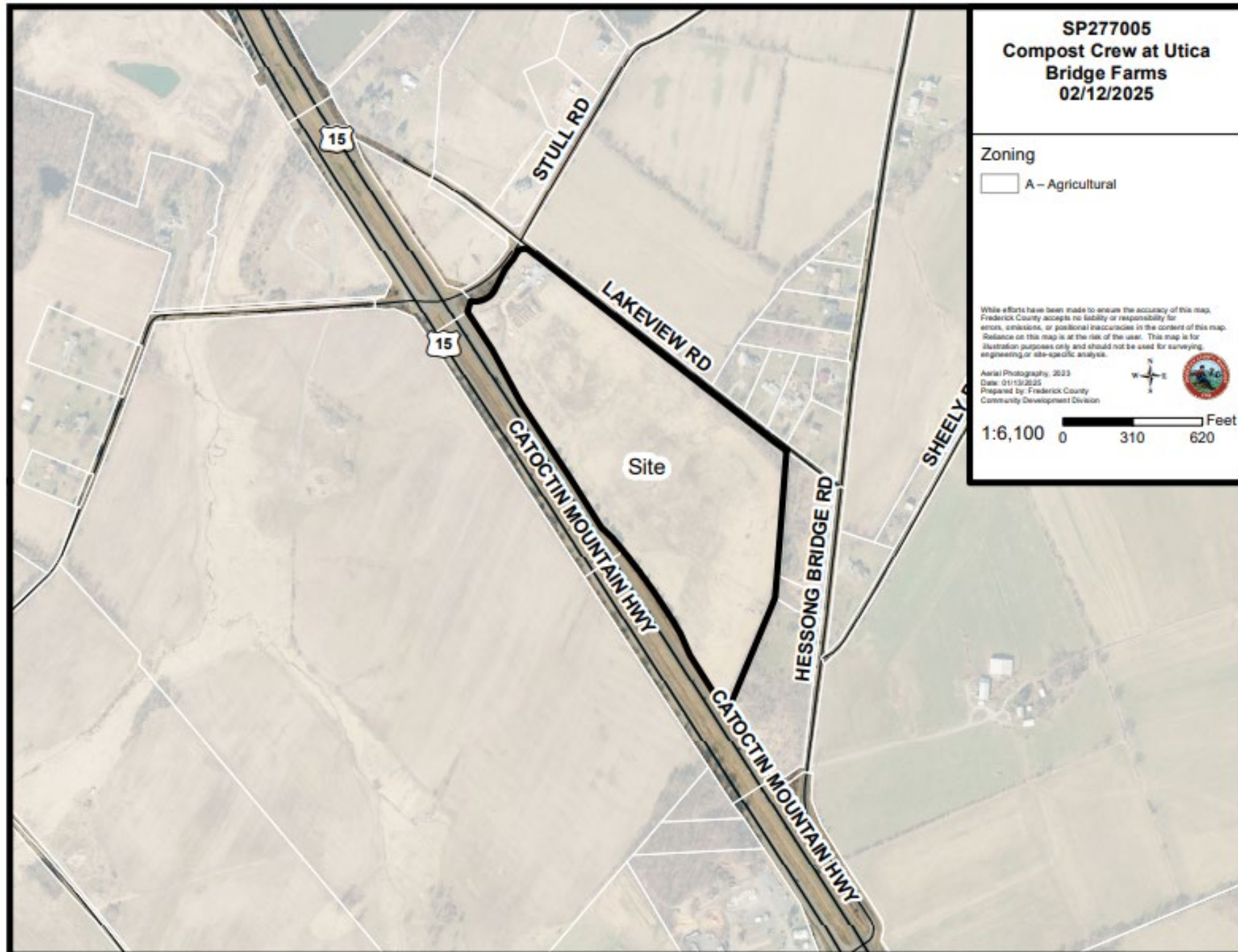
 A – Agricultural

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Aerial Photography: 2023
Date: 01/13/2025
Prepared by: Frederick County
Community Development Division








1:6,100  Feet
0 310 620



SP277005
Compost Crew at Utica
Bridge Farms
02/12/2025

Comprehensive Plan

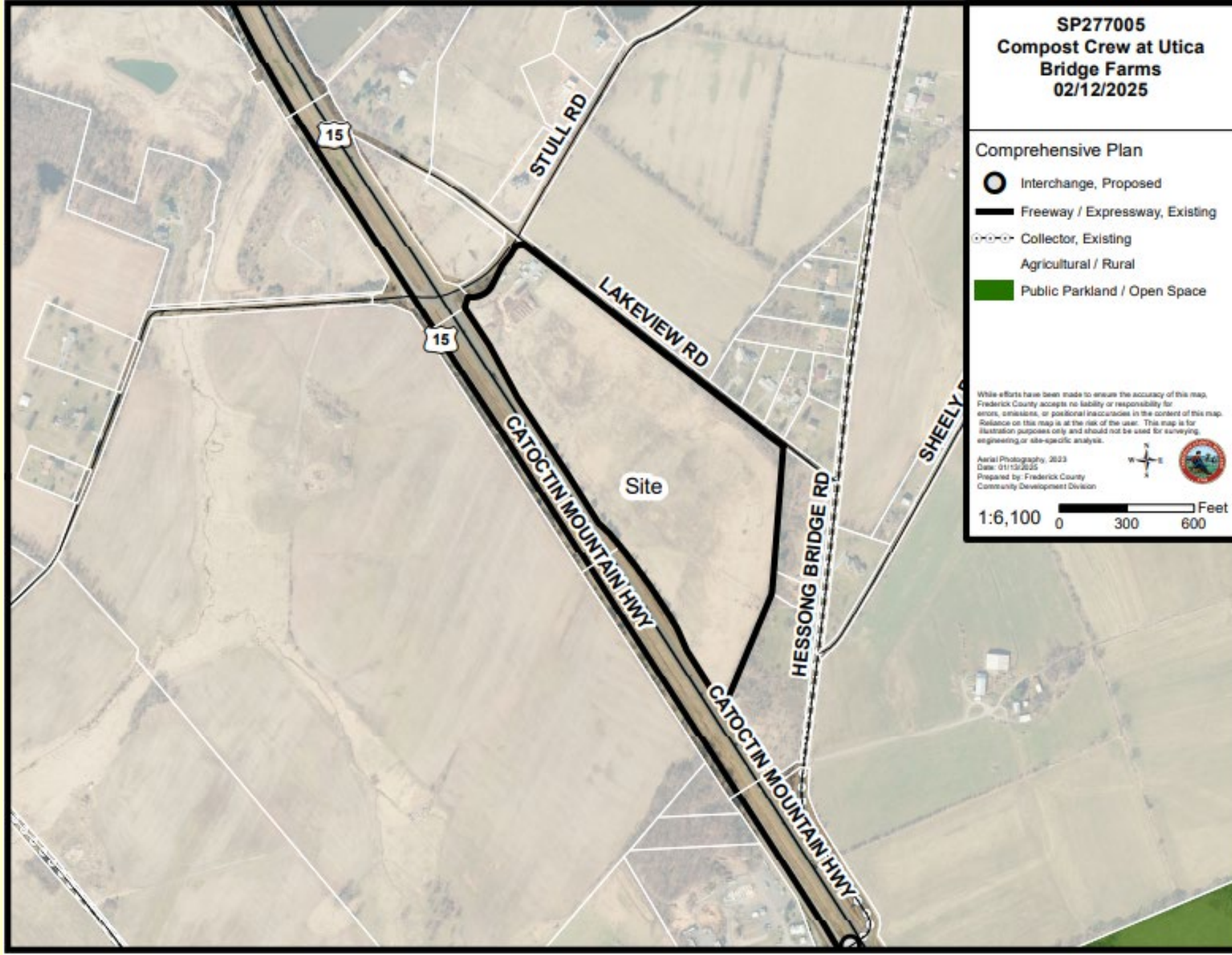
-  Interchange, Proposed
-  Freeway / Expressway, Existing
-  Collector, Existing
-  Agricultural / Rural
-  Public Parkland / Open Space

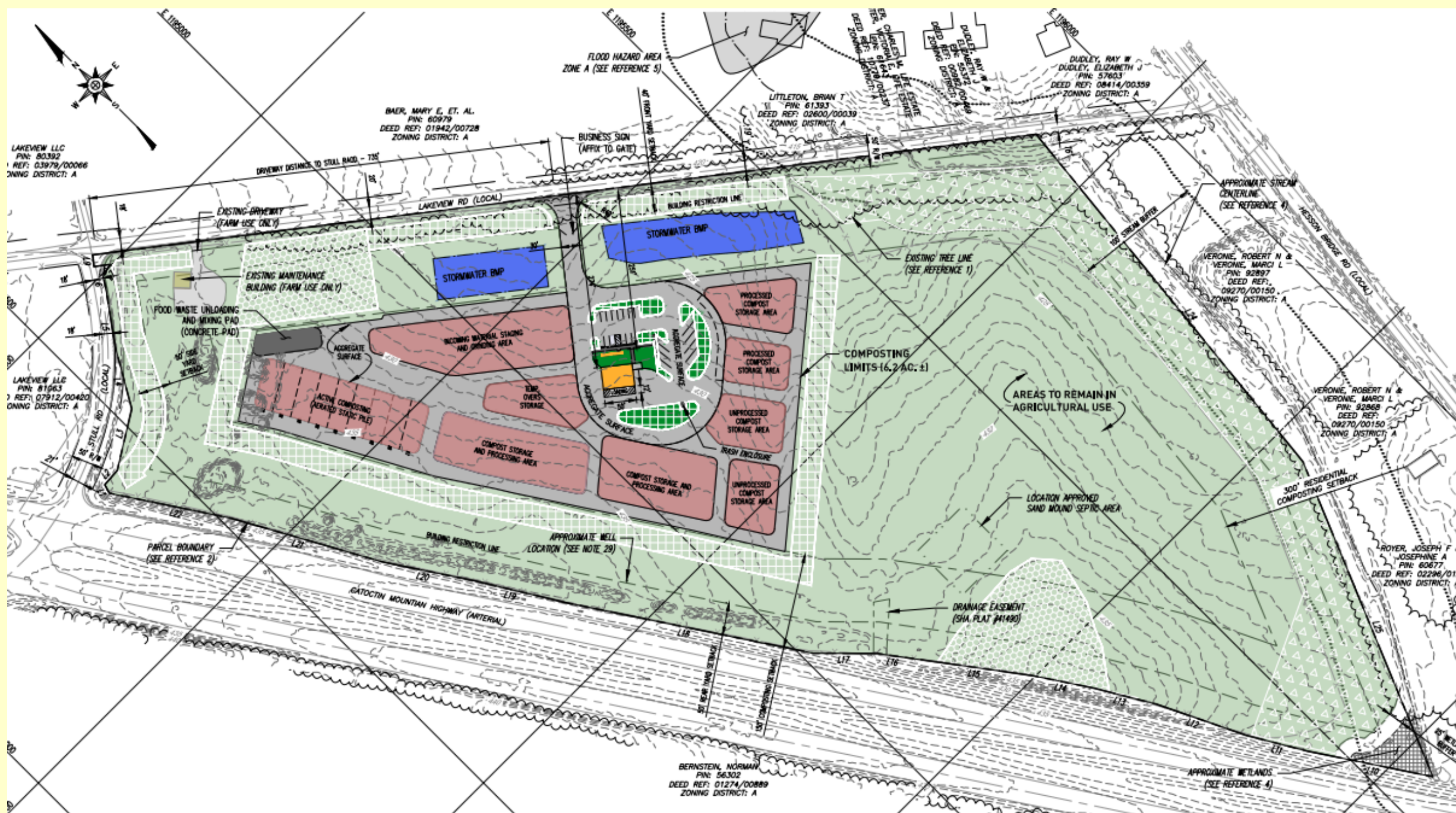
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Aerial Photography, 2023
Date: 01/12/2025
Prepared by: Frederick County
Community Development Division



1:6,100 0 300 600 Feet





RECOMMENDATION

Staff has no objection to the conditional approval of the Compost Crew at Utica Bridge Farms Site Development Plan.

If the Planning Commission 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 February 12, 2028).

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

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

1. Approval of a Parking Space Modification Request under §1-19-6.220(A)(2) to allow for 23 parking spaces, or 7 more spaces than the required 16 spaces.
2. Approval of a Loading Space Modification Request under §1-19-6.210(A) to allow for one large loading space, rather than the one small loading space required.
3. Approval of a Parking Space Modification Request under §1-19-6.220(B) to allow for 5 spaces to have an increased stall length of 22' over the 18' required.

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 permits or building permits, whichever is applied for first.