

Frederick County Planning Commission

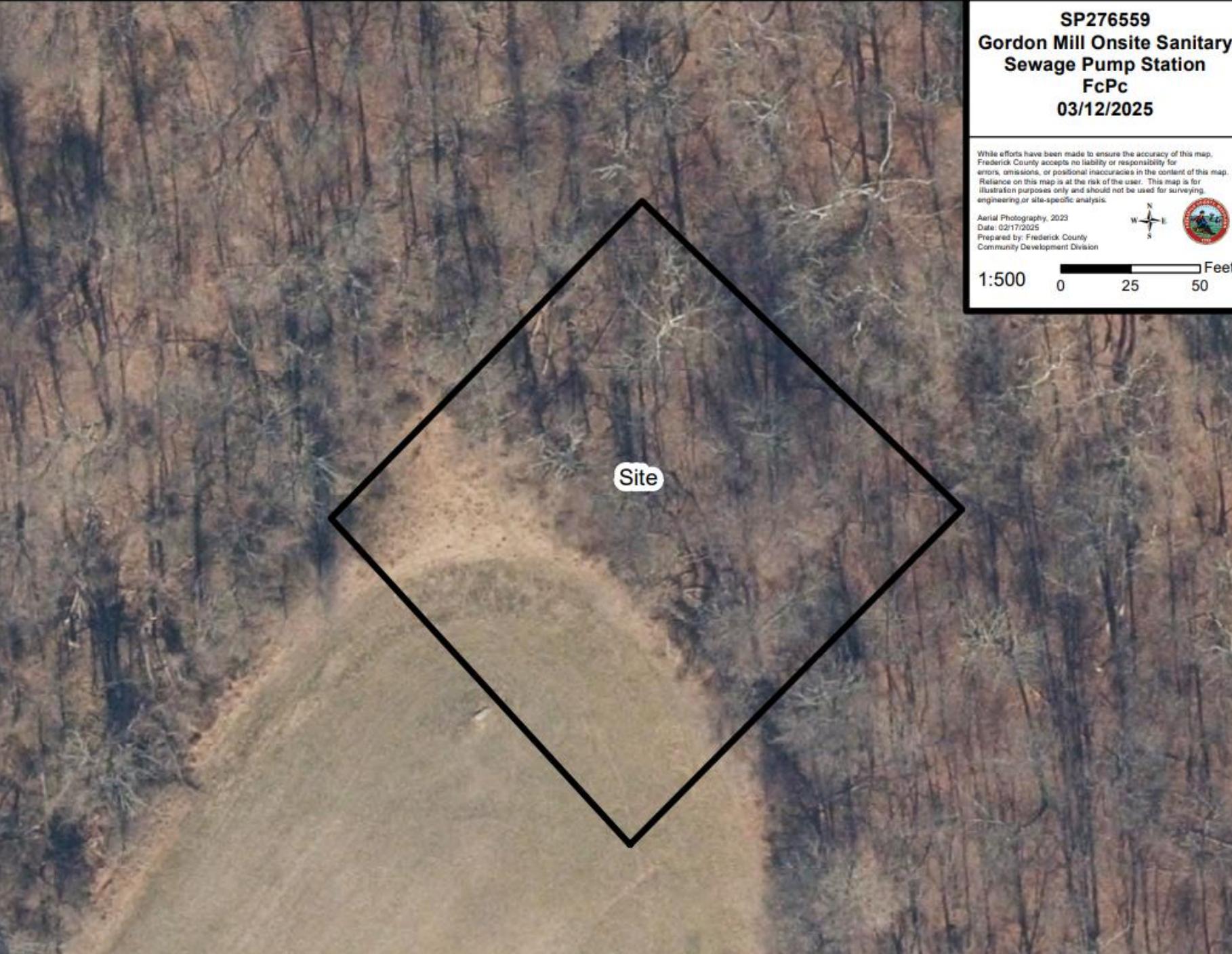


March 12, 2025

Gordon Mill Sanitary Sewer Pump Station

Site Development Plan

The Applicant is requesting Site Development Plan approval for a +/- 919 sq. ft. sanitary sewer pump station building and other associated improvements located on a 2.18-acre outlot within the Gordon Mill subdivision.



SP276559

**Gordon Mill Onsite Sanitary
Sewage Pump Station
FcPc
03/12/2025**

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Aerial Photography: 2023
Date: 02/17/2025
Prepared by: Frederick County
Community Development Division



1:500 0 25 50 1 Feet

SP276559

Gordon Mill Onsite Sanitary
Sewage Pump Station
FcPc
03/12/2025

Zoning

PUD – Planned Unit Development

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SP276559

Gordon Mill Onsite Sanitary
Sewage Pump Station
FcPc
03/12/2025

Comprehensive Plan

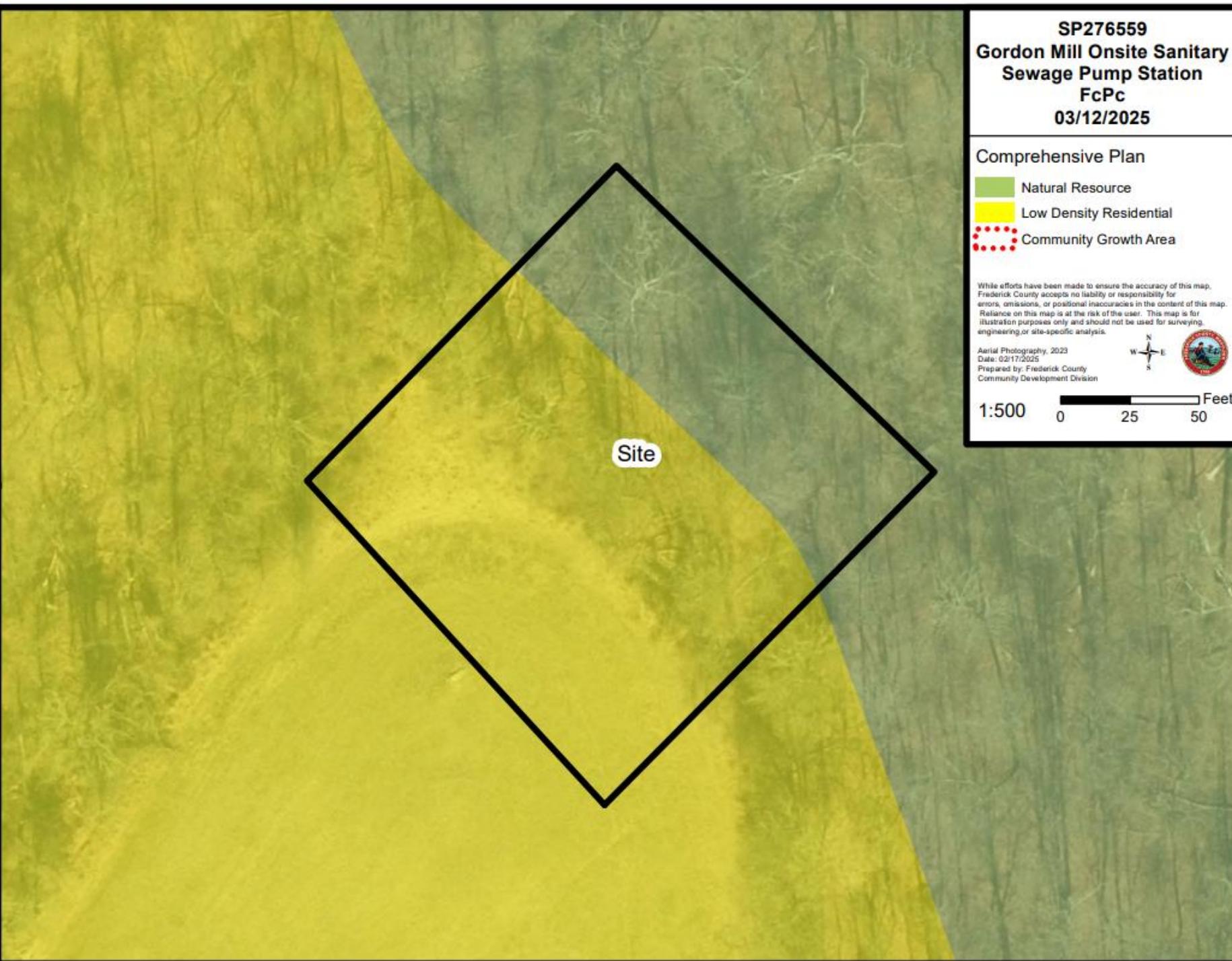
- Natural Resource
- Low Density Residential
- Community Growth Area

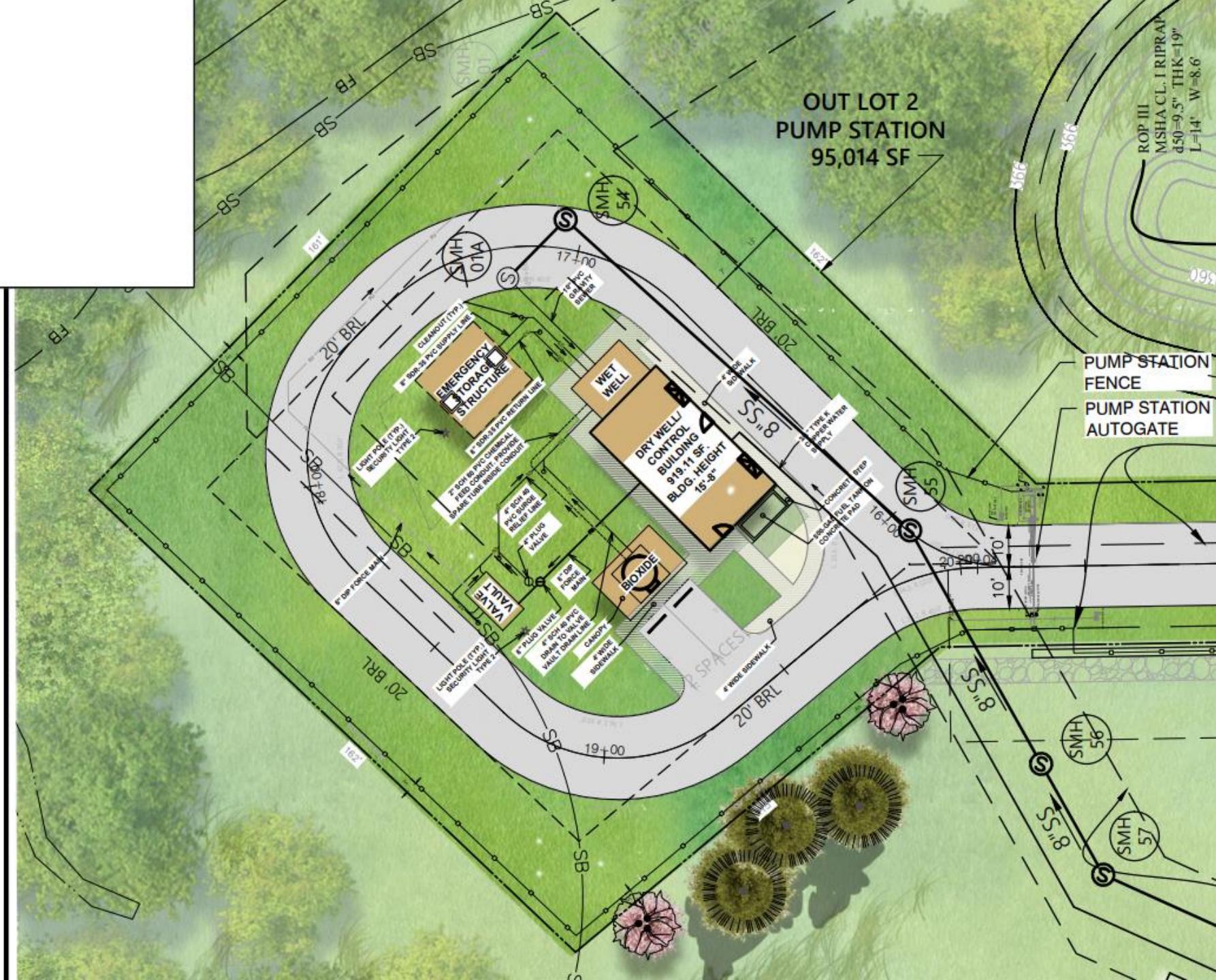
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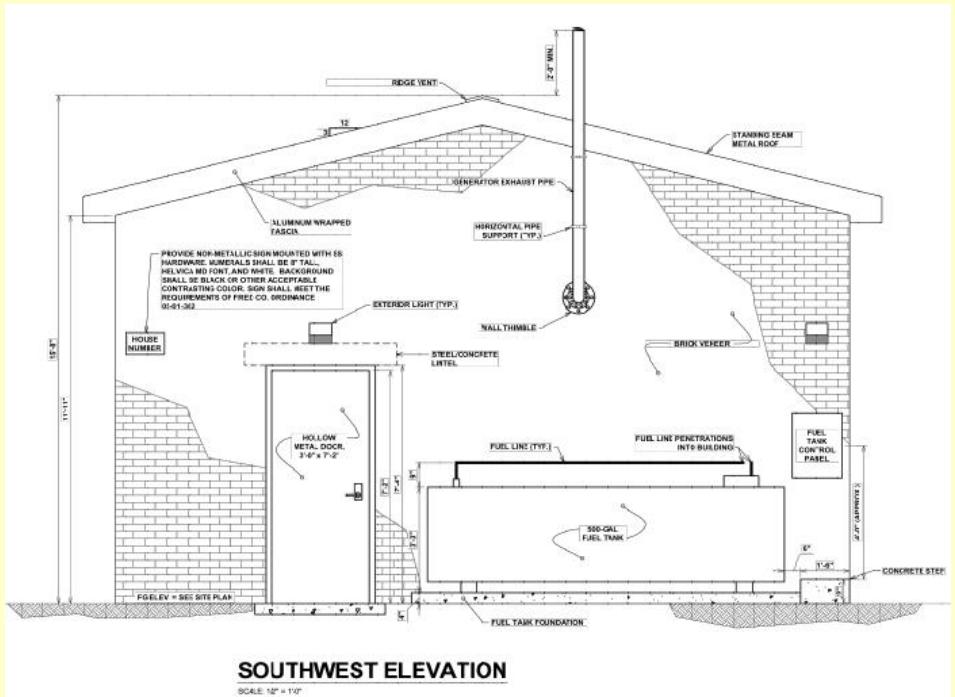
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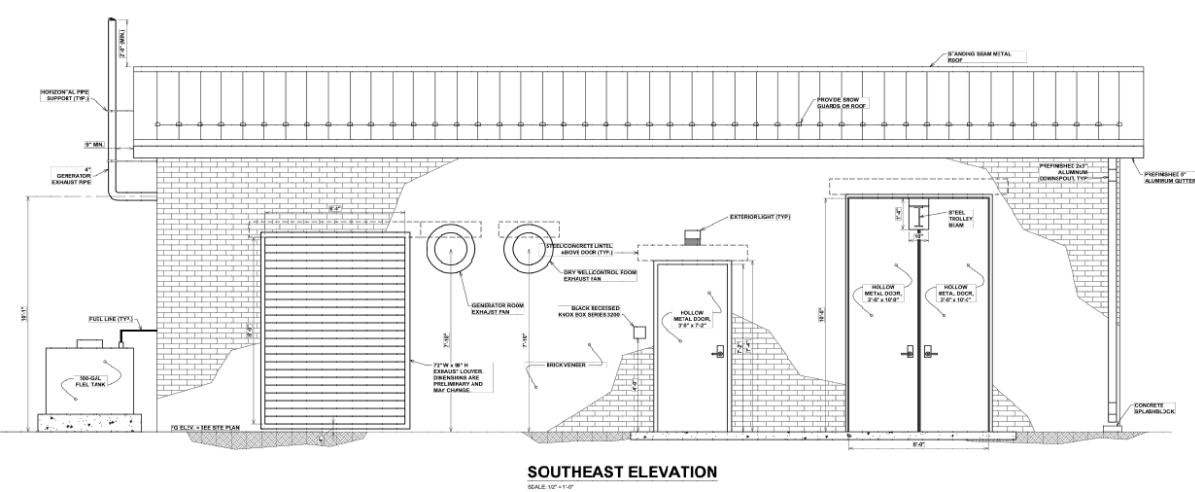






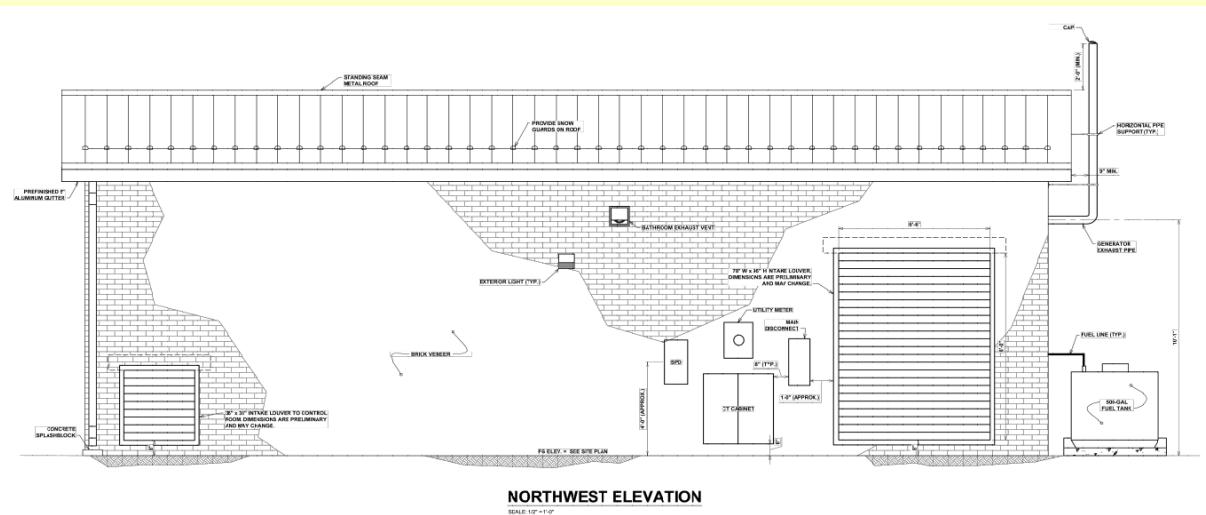
SOUTHWEST ELEVATION

SCALE 1:20 = 1'0"



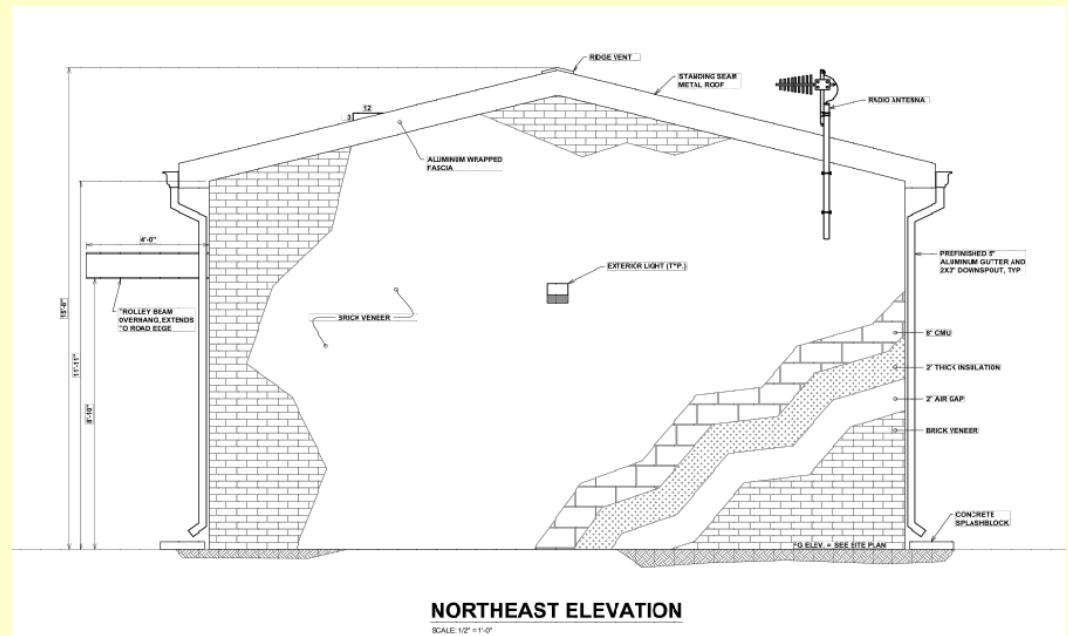
SOUTHEAST ELEVATION

SCALE: 12" = 1/4



NORTHWEST ELEVATION

SCALE: 1/2" = 1'-0"



NORTHEAST ELEVATION

2024 RELEASE UNDER E.O. 14176

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 (March 12, 2025). Therefore, the plan expires March 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 request from the Applicant:

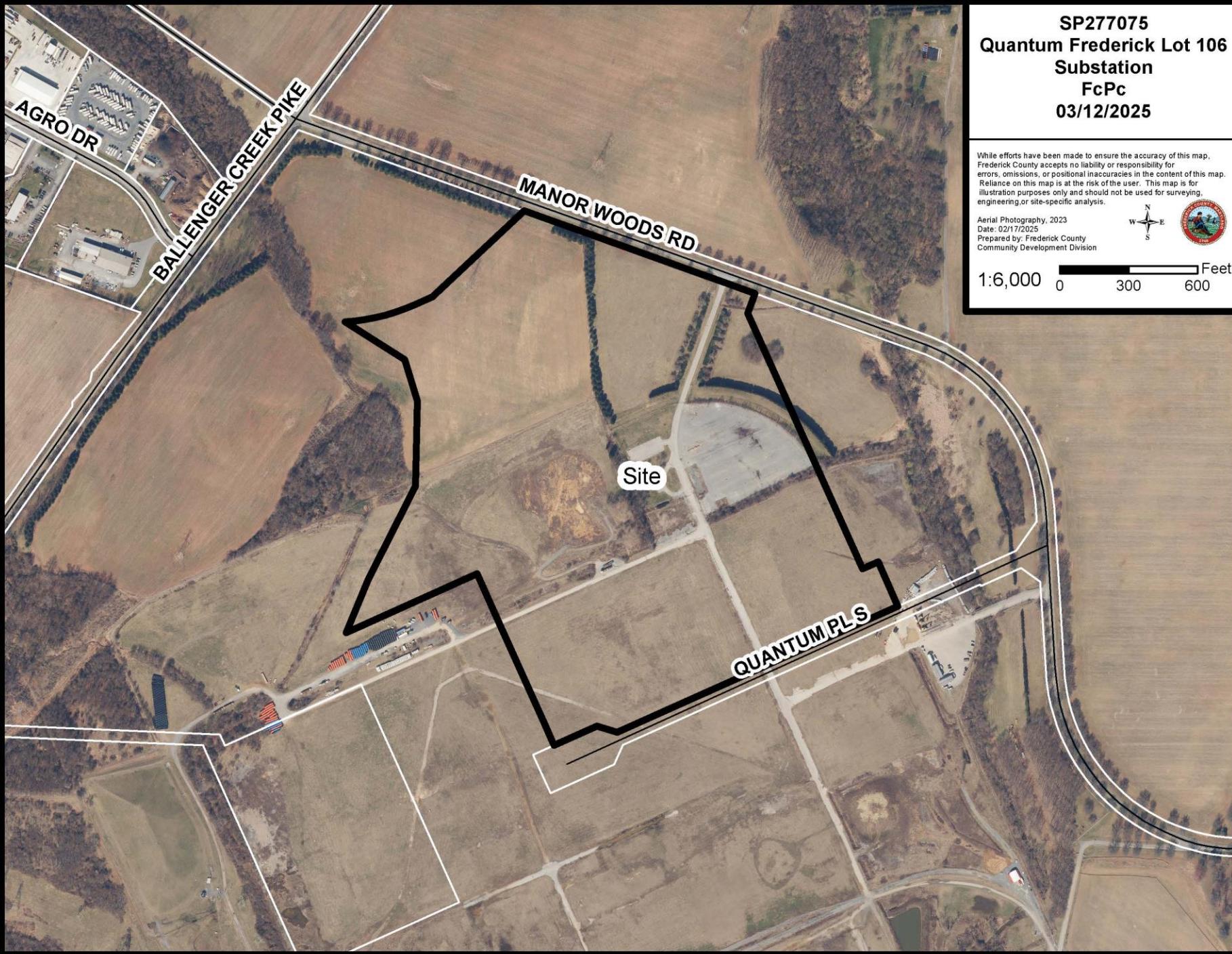
1. An alternate landscape planting modification to allow for the relocation of two required street trees.
2. An alternate landscape planting modification to allow for the relocation of the required parking area landscaping.
3. An alternate parking space design modification to allow for a custom parking space angle for the two proposed parking spaces.

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 lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
3. The outlet plat must be approved and recorded prior to final site plan approval.

Aligned Substation
Quantum Frederick Lot 106
Site Development Plan

The Applicant is requesting Site Plan approval for a Critical Digital Infrastructure Electric Substation located on a 74.89-acre Site.



SP277075
Quantum Frederick Lot 106
Substation
FcPc
03/12/2025

Zoning

- A – Agricultural
- GI – General Industrial

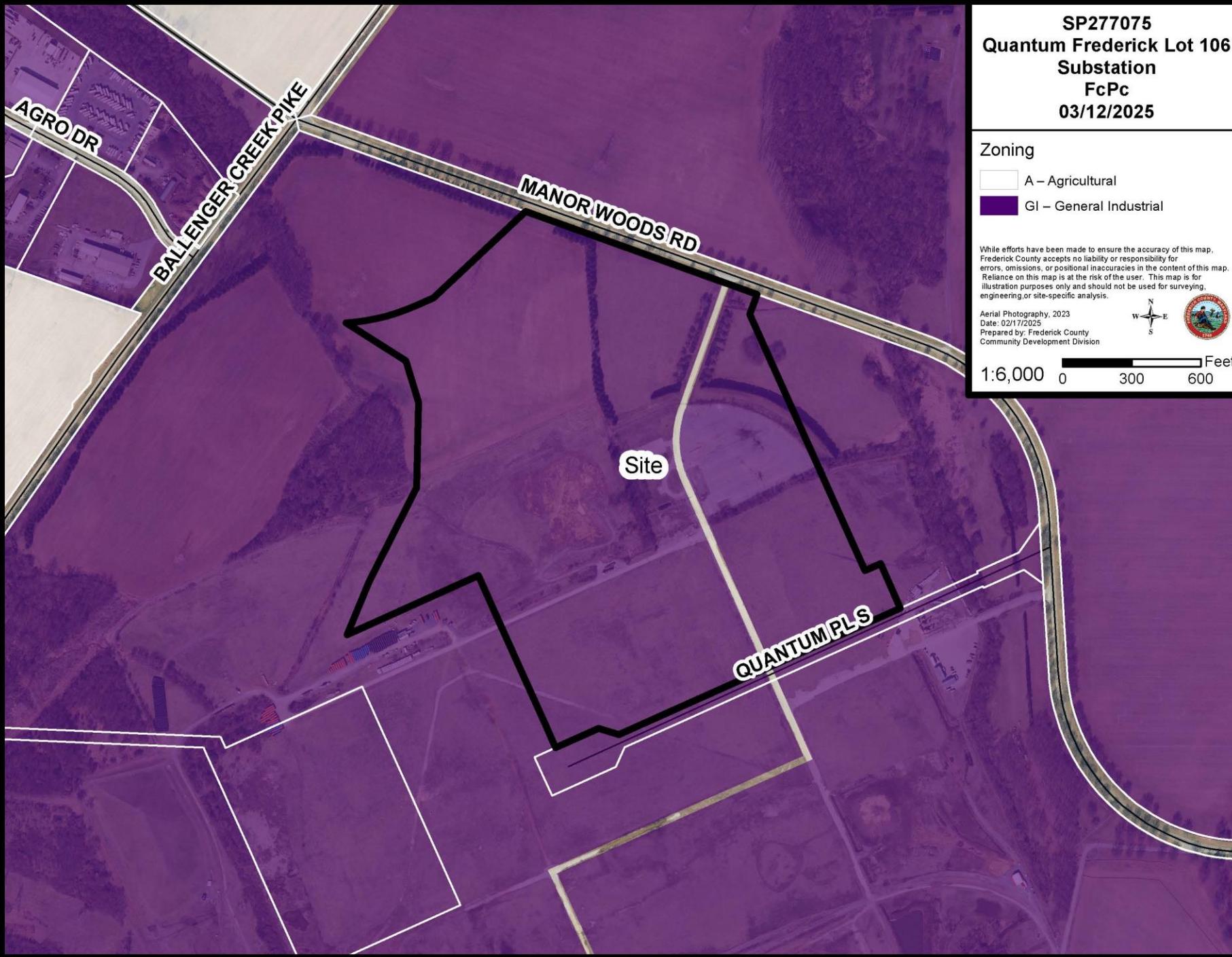
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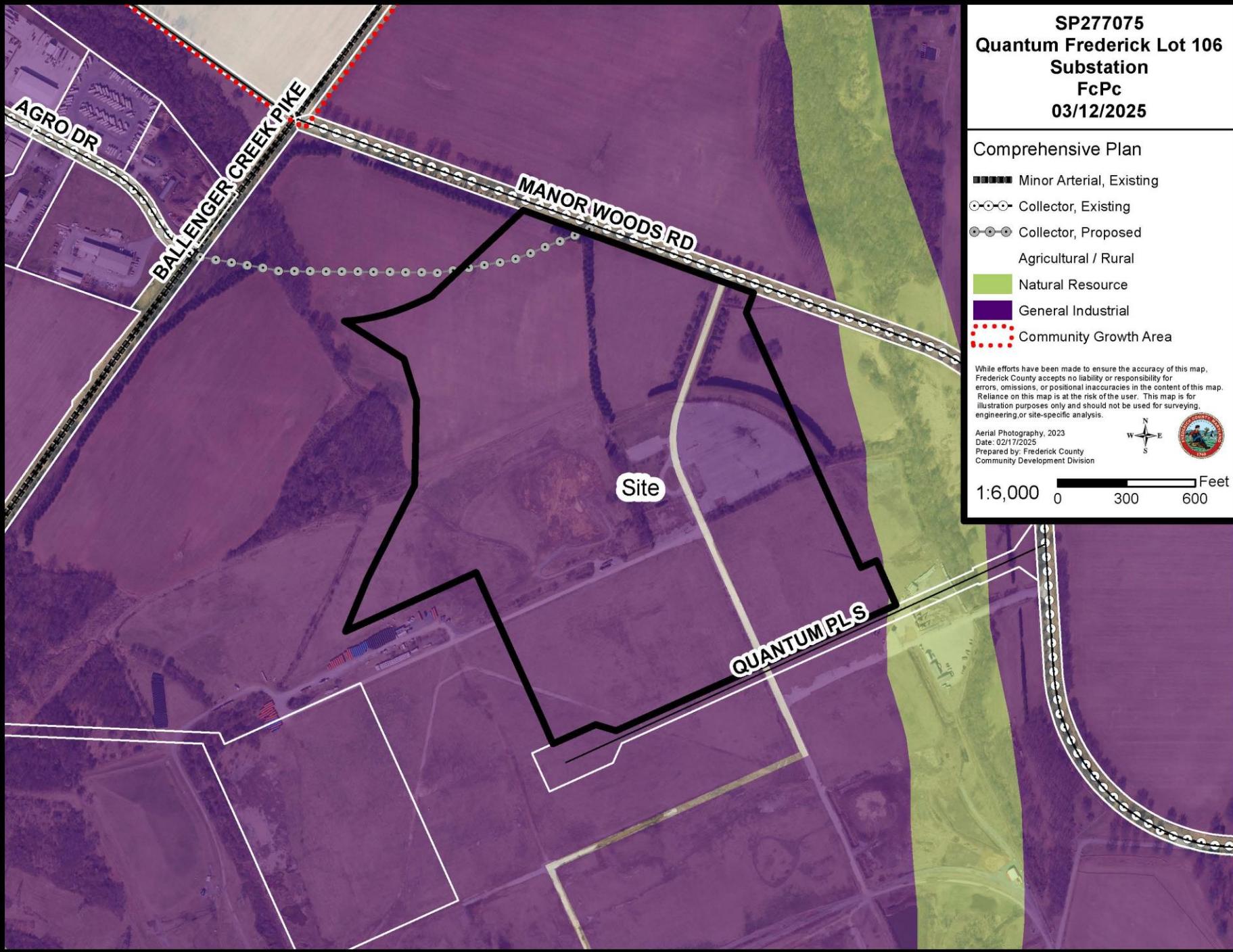
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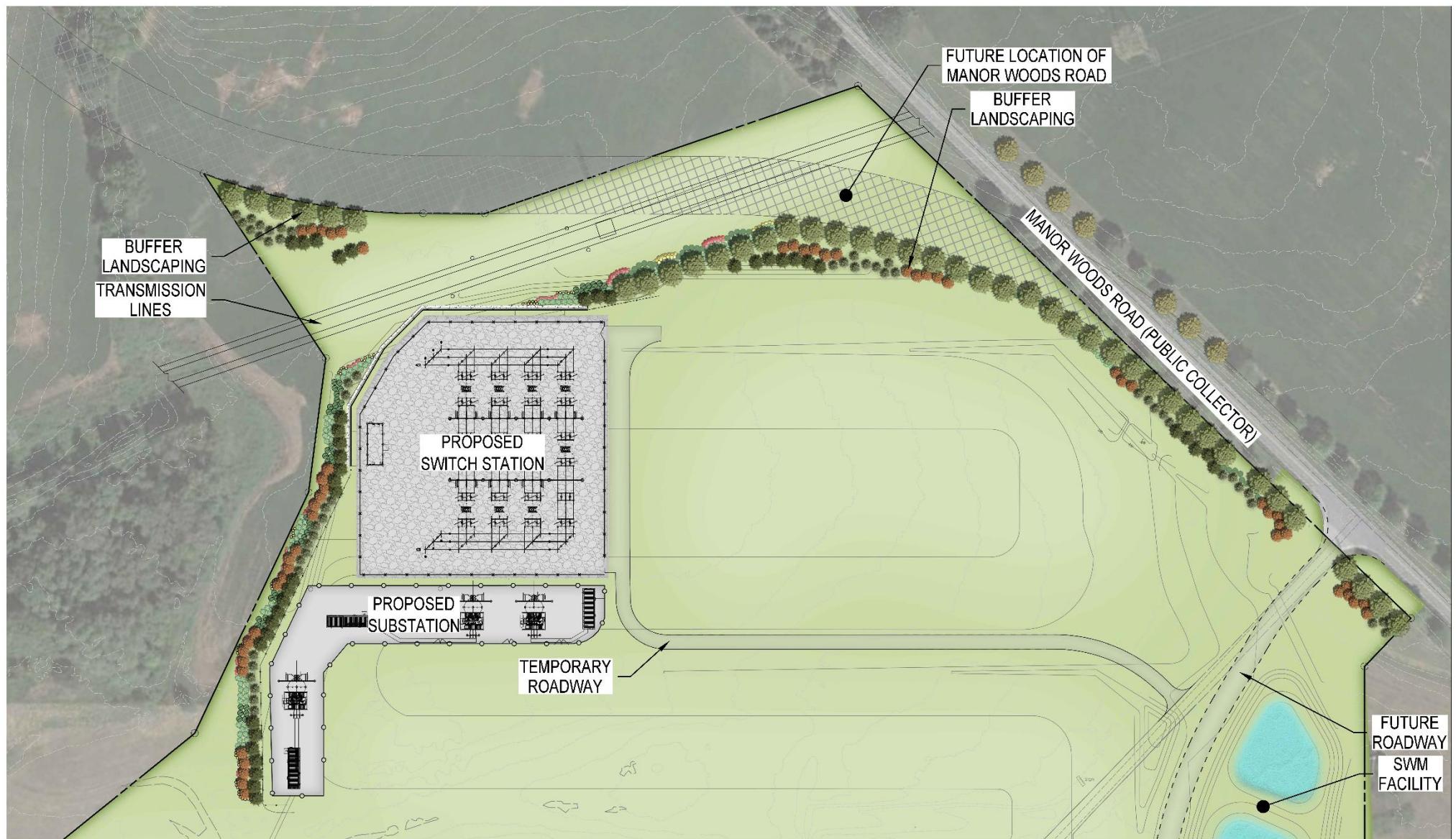
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W
E
S

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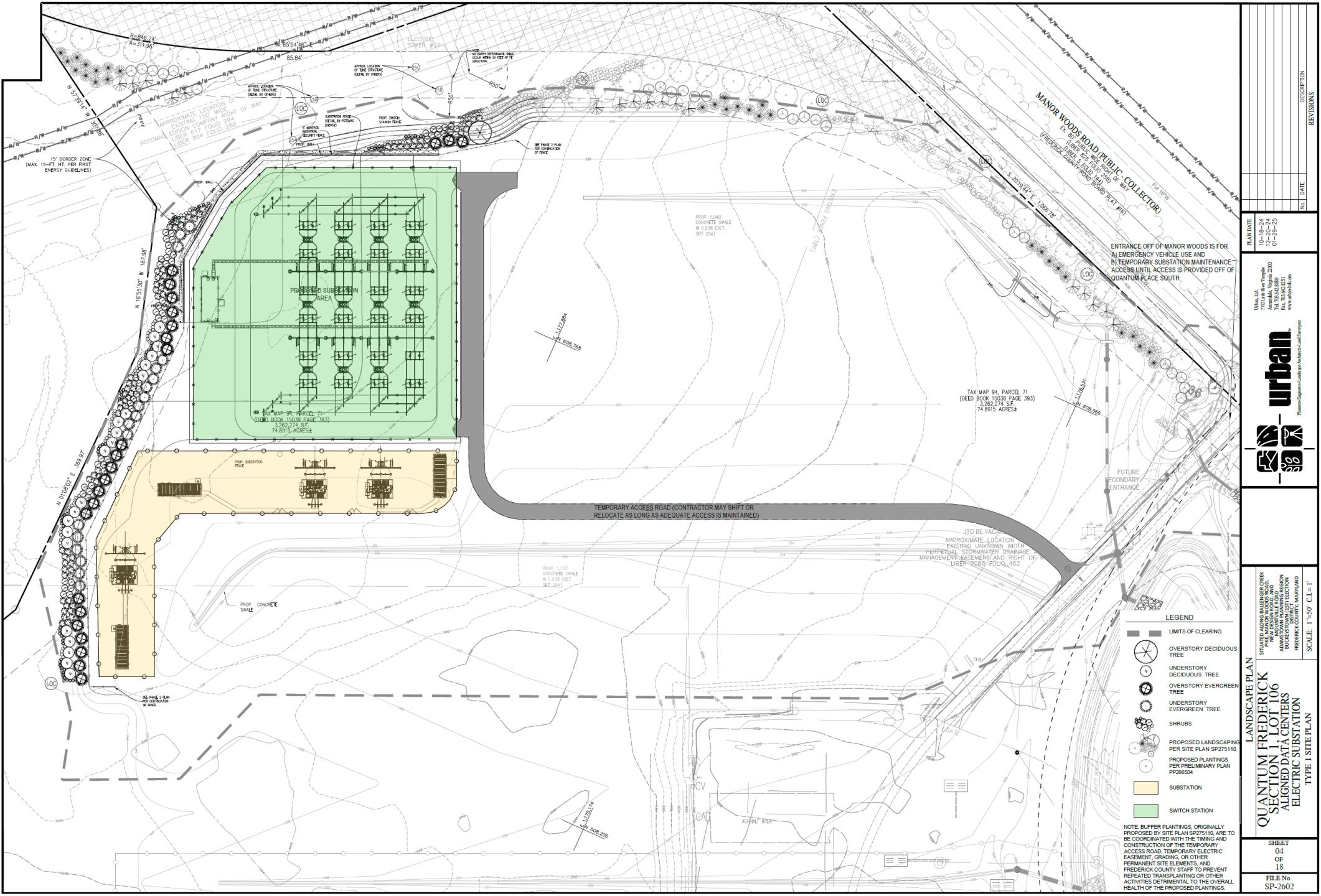


Illustrative Rendering - Substation

QUANTUM FREDERICK - LOT 106

ALIGNED DATA CENTERS
Frederick County, Maryland







VIEW FROM MANOR WOODS ROAD

CORGAN 



VIEW FROM MANOR WOODS ROAD

CORGAN 



VIEW FROM MANOR WOODS ROAD

CORGAN 

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 (March 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 lighting modification per §1-19-8.403(D)(2) to allow 7 unshielded lights due to substation maintenance requirements.
2. A modification under §1-19-8.403(D)(1)(d) to allow a secondary inner security perimeter fence to be made of chain link or woven metal.

Staff-proposed conditions of approval:

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