

Frederick County Planning Commission



April 9, 2025

Libertytown Garden

Concept Plan

The Applicant is requesting Concept Plan approval for five (5) townhomes and a 1,360 sq. ft. variety store located on a 0.89-acre Site.



SP276989
Libertytown Garden
FcPc
04/09/2025

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 surveying, engineering or site-specific analysis.

Aerial Photography, 2023
Date: 03/11/2025
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet

SP276989
Libertytown Garden
FcPc
04/09/2025

Zoning

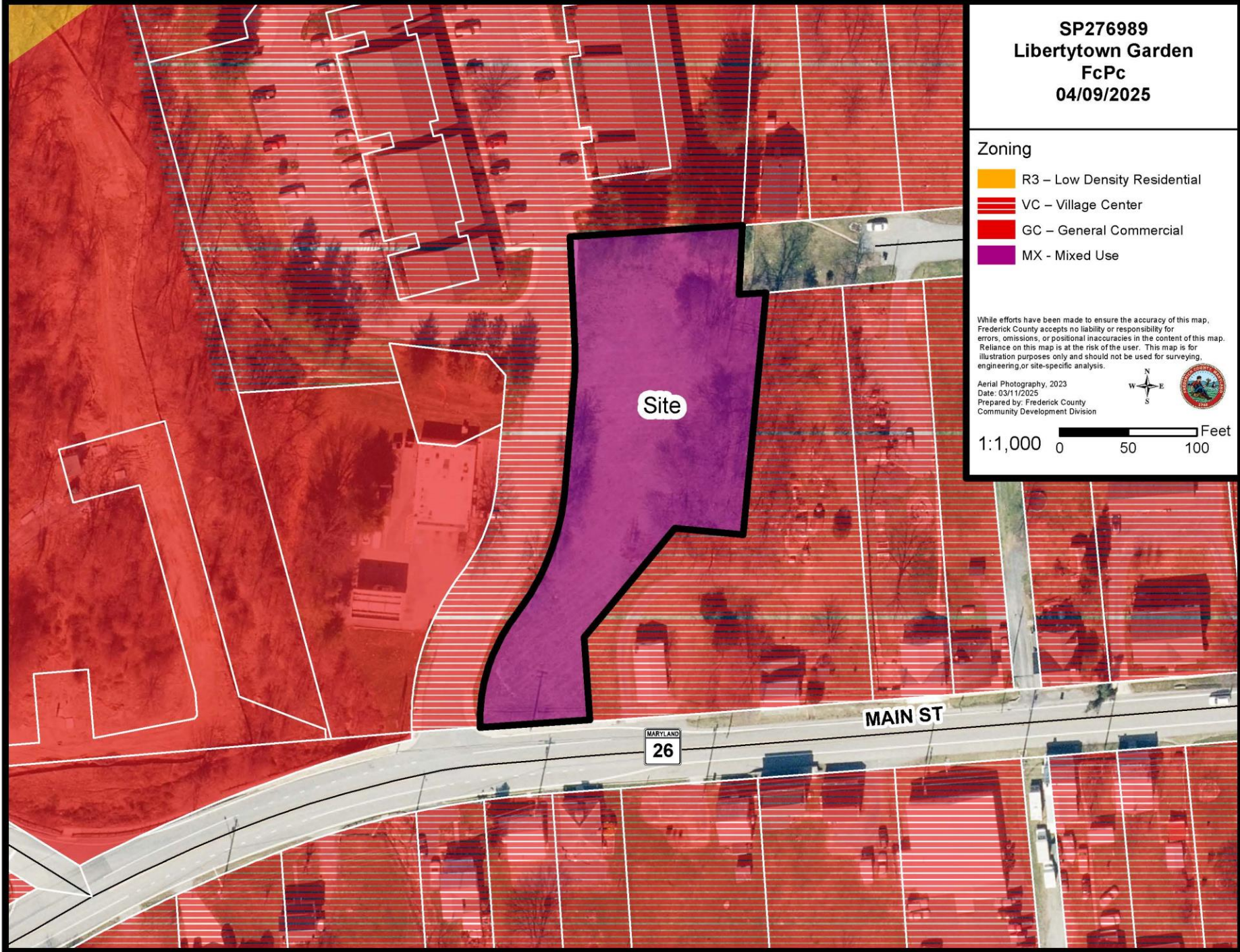
-  R3 – Low Density Residential
-  VC – Village Center
-  GC – General Commercial
-  MX - Mixed Use

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 surveying, engineering, or site-specific analysis.

Aerial Photography, 2023
Date: 03/11/2025
Prepared by: Frederick County
Community Development Division



1:1,000  Feet



SP276989
Libertytown Garden
FcPc
04/09/2025

Comprehensive Plan

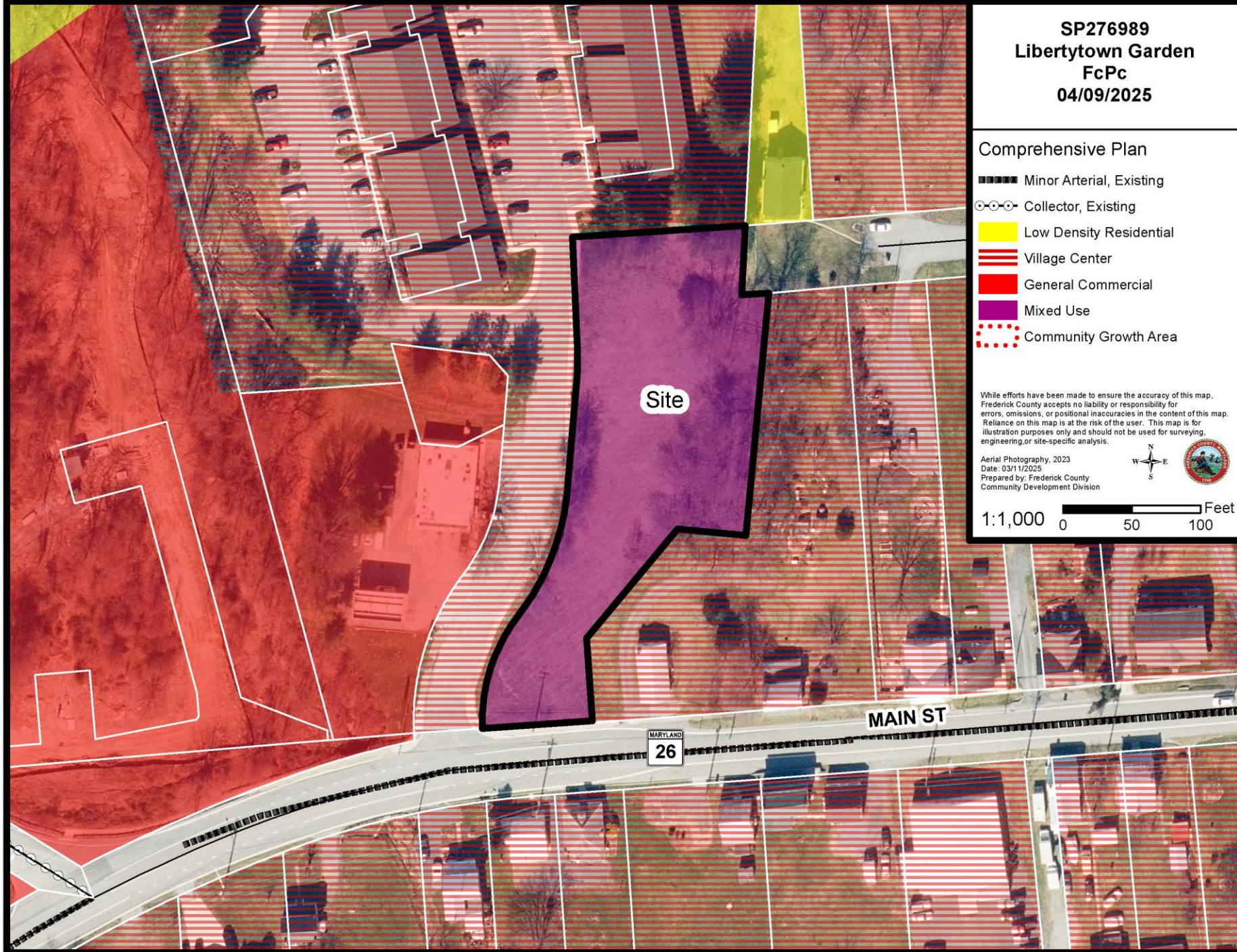
- Minor Arterial, Existing
- Collector, Existing
- Low Density Residential
- Village Center
- General Commercial
- Mixed Use
- Community Growth Area

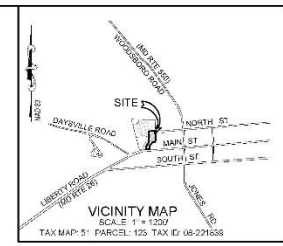
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2023
Date: 03/11/2025
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet





- LANDSCAPING AND SCREENING**
THE DESIGN IS COMPLIANT WITH SECTION 15-4-400 AS FOLLOWS.
1. STREET TREES: REQUIRED 1 TREE / 25 LF = 80/25 = 3 TREES. PROVIDED = 3 TREES
 2. LAND USE AND BUFFERING: REQUIRED EVERGREEN SHRUBS BETWEEN COMMERCIAL USES ADJACENT TO RESIDENTIAL. EVERGREEN SHRUBS PROVIDED
 3. PARKING AREA BUFFERING AND SCREENING ADJACENT TO RESIDENTIAL USES: PROVIDED 5 TREES (ONE PER RESIDENTIAL UNIT)
 4. PARKING AREA LANDSCAPING: NO MORE THAN 15 CONTINUOUS PARKING SPACES. PROVIDED NO MORE THAN 7 CONTINUOUS PARKING SPACES
 5. PLANTING AREA TREES SHALL BE PREDOMINANTLY DECIDUOUS AND PROVIDE AT LEAST 20% CANOPY COVER AT MATURITY. PROVIDED 54% CANOPY COVER AT MATURITY
 6. LANDSCAPING, SCREENING OR BUFFERING SPECIES NATIVE TO FREDERICK COUNTY PROVIDED
 7. PLANTING EXCLUDED FROM PUBLIC UTILITY EASEMENTS

OWNER/DEVELOPER
FRALL DEVELOPERS, INC.
P.O. BOX 659
MOUNT AIRY, MD. 21771
PHONE: 301-831-5400

FILE # 6P13-18
APP # 6P275608
DATE:

LANDSCAPE PLAN
LOTS 1-6
LIBERTYTOWN GARDEN
PREVIOUSLY RECORDED IN P.B. 40 PG. 30
11924 MAIN STREET/LIBERTY ROAD (MARYLAND ROUTE 26)
LIBERTYTOWN
LIBERTY ELECTION DISTRICT NO. 8
WALKERSVILLE PLANNING REGION
FREDERICK COUNTY, MARYLAND
SCALE: 1" = 20' JUNE, 2024

VANMAR ASSOCIATES, INC.
210 South Main Street, 2nd Floor, Mount Airy, MD 21771
(301) 831-5400 (301) 831-5401 (410) 344-2701

RECOMMENDATION

Staff has no objection to conditional approval of the Concept Plan.

Based upon the findings and conclusions as presented in the staff report the application meets Concept Plan approval criteria subject to the following conditions:

1. Address all agency comments as the plan proceeds through the review process.
2. Preliminary Plan and Site Development Plan approval is required prior to development of the proposed mixed-use project.

Park Place at Ballenger

Site Plan

The Applicant is requesting Site Development Plan reapproval to construct 29 townhomes on a 2.978-acre Site.

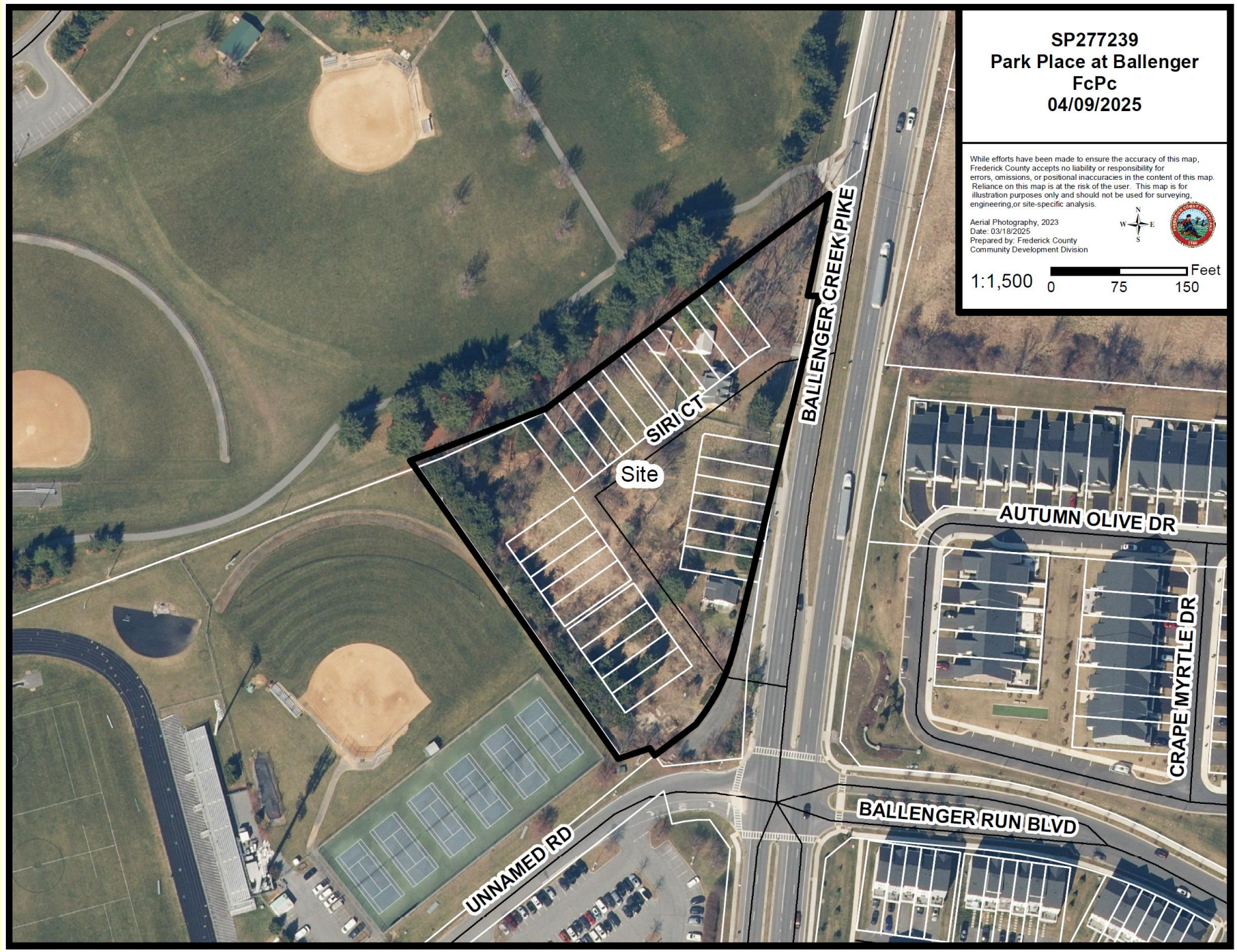
SP277239
Park Place at Ballenger
FcPc
04/09/2025

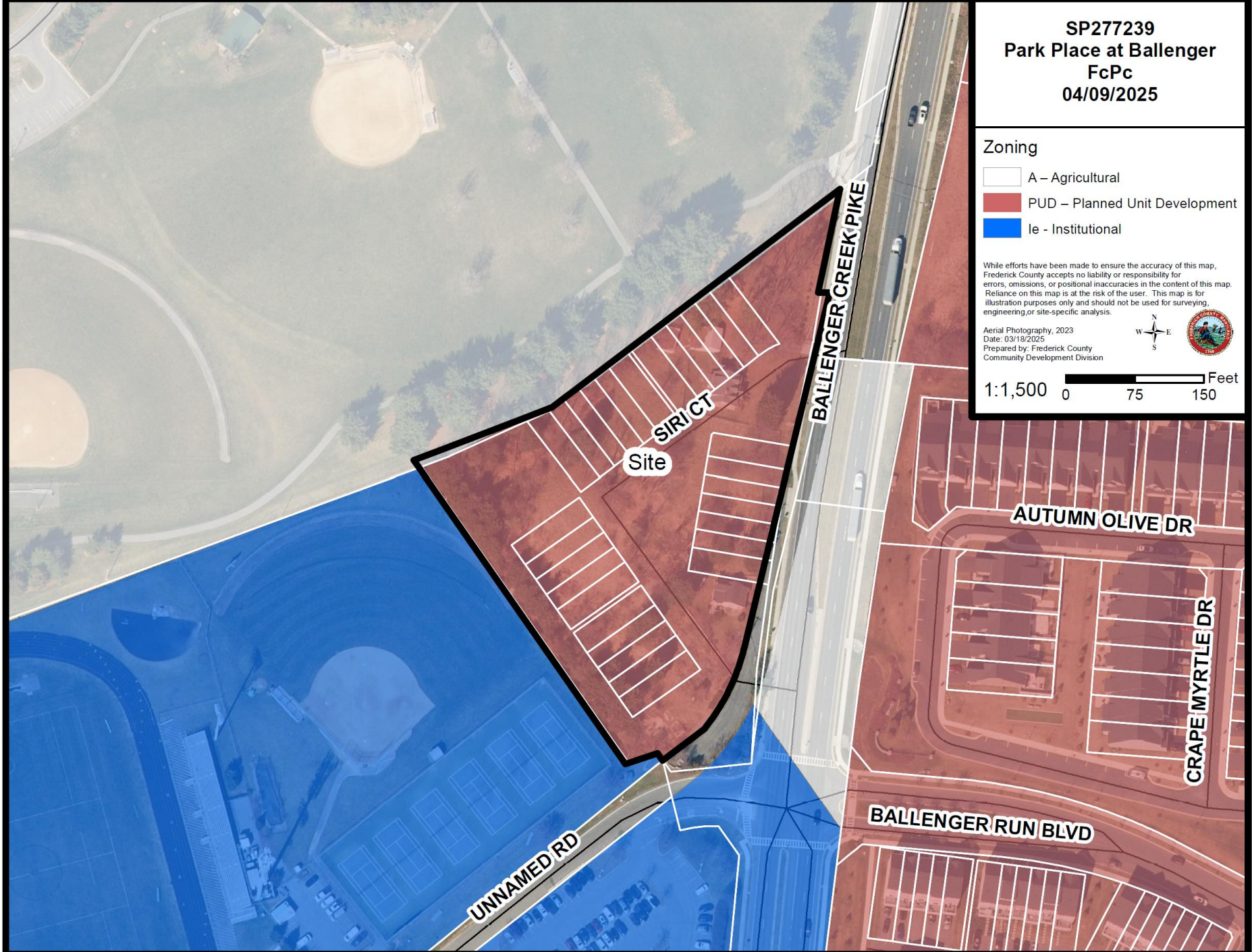
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2023
Date: 03/18/2025
Prepared by: Frederick County
Community Development Division



1:1,500 0 75 150 Feet





SP277239
Park Place at Ballenger
FcPc
04/09/2025

Zoning

- A – Agricultural
- PUD – Planned Unit Development
- Ie - Institutional

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 surveying, engineering, or site-specific analysis.

Aerial Photography, 2023
Date: 03/18/2025
Prepared by: Frederick County
Community Development Division



1:1,500 0 75 150 Feet

SP277239
Park Place at Ballenger
FcPc
04/09/2025

Comprehensive Plan

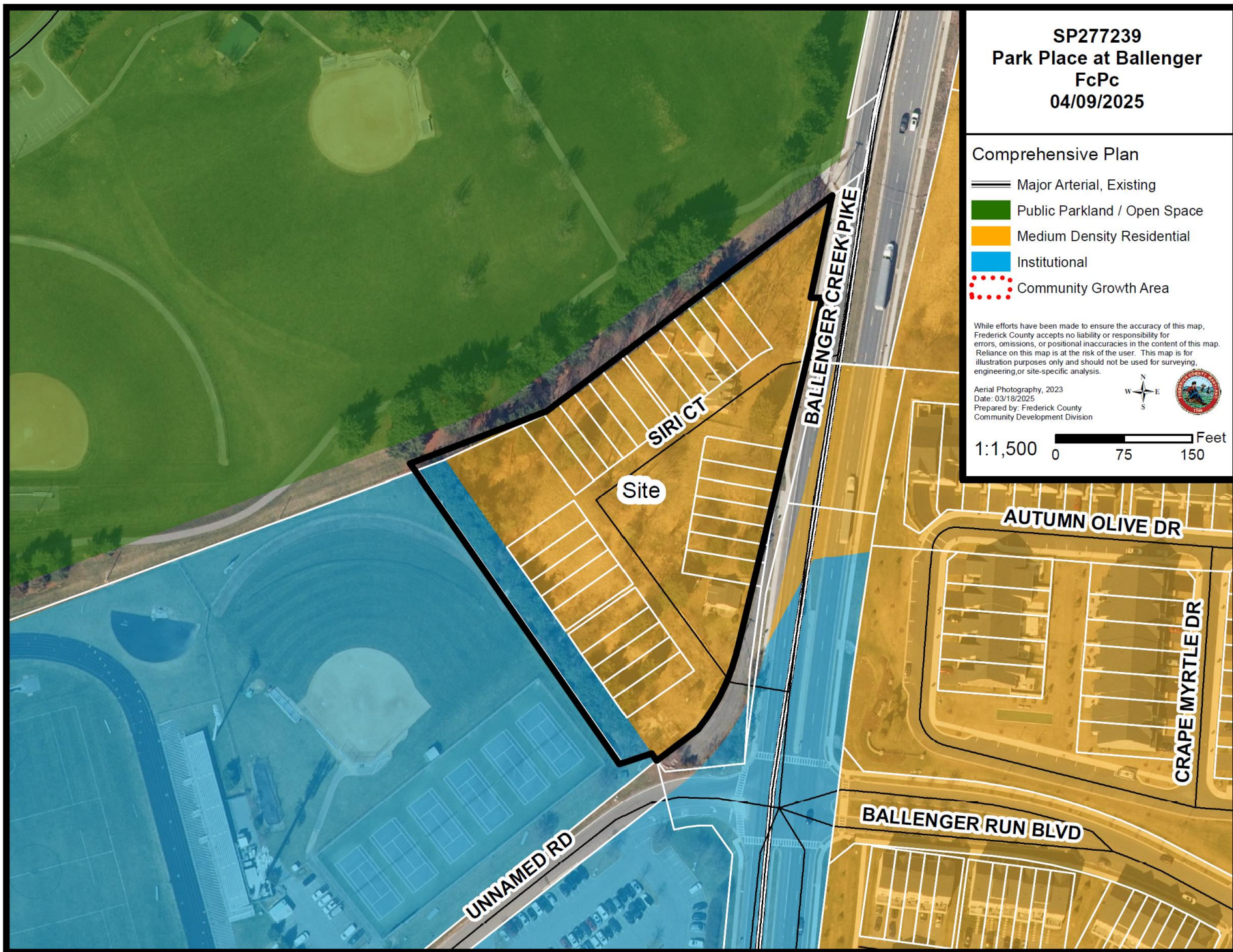
- Major Arterial, Existing
- Public Parkland / Open Space
- Medium Density Residential
- Institutional
- Community Growth Area

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 surveying, engineering, or site-specific analysis.

Aerial Photography, 2023
Date: 03/18/2025
Prepared by: Frederick County
Community Development Division



1:1,500 0 75 150 Feet



BOARD OF COUNTY COMMISSIONERS
BALLENGER CREEK PARK
P.B. 32 P.197
L.1180 F.953
ZONED - A

BALLENGER RUN
PB.98 PG.1
VARIABLE WIDTH RIG
(LOCAL)

MARYLAND ROUTE 351
(BALLENGER CREEK PIKE)
D.P.W. PLATS #309 & 310
VARIABLE WIDTH RIGHT OF WAY
(MAJOR)

FINAL PLAT, LAND
PLAT 2
LOTS 501-516 /
COMMON SP.
PB.104 PG.1
ZONED-PU

RECOMMENDATION

Staff has no objection to the conditional approval of the Park Place at Ballenger 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 April 9, 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:

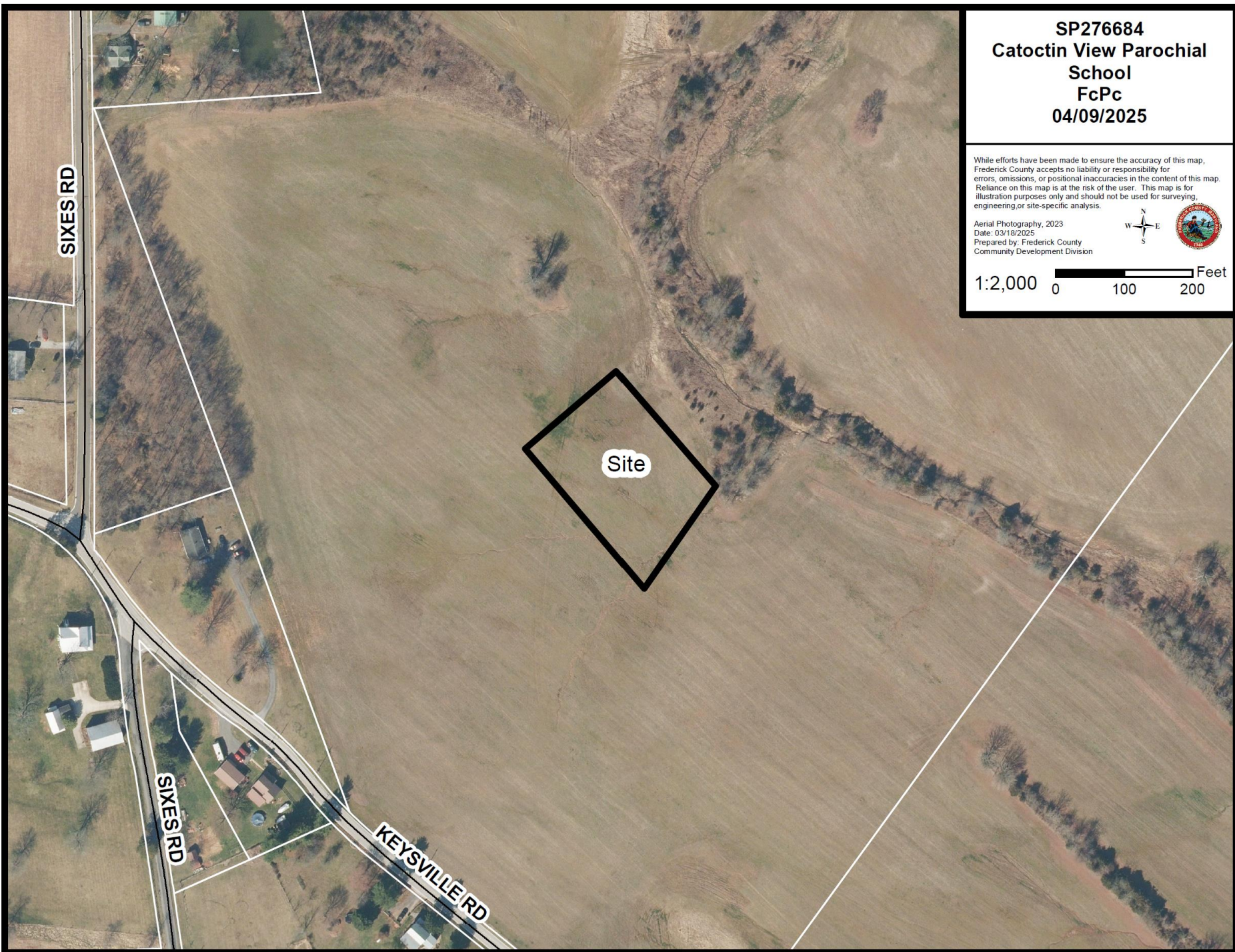
Staff-proposed conditions of approval:

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

Catoctin View Parochial School

Site Plan

The Applicant is requesting Site Development Plan approval for an 1,840 sq. ft. Private School located on a 43,055 sq. ft. Site.



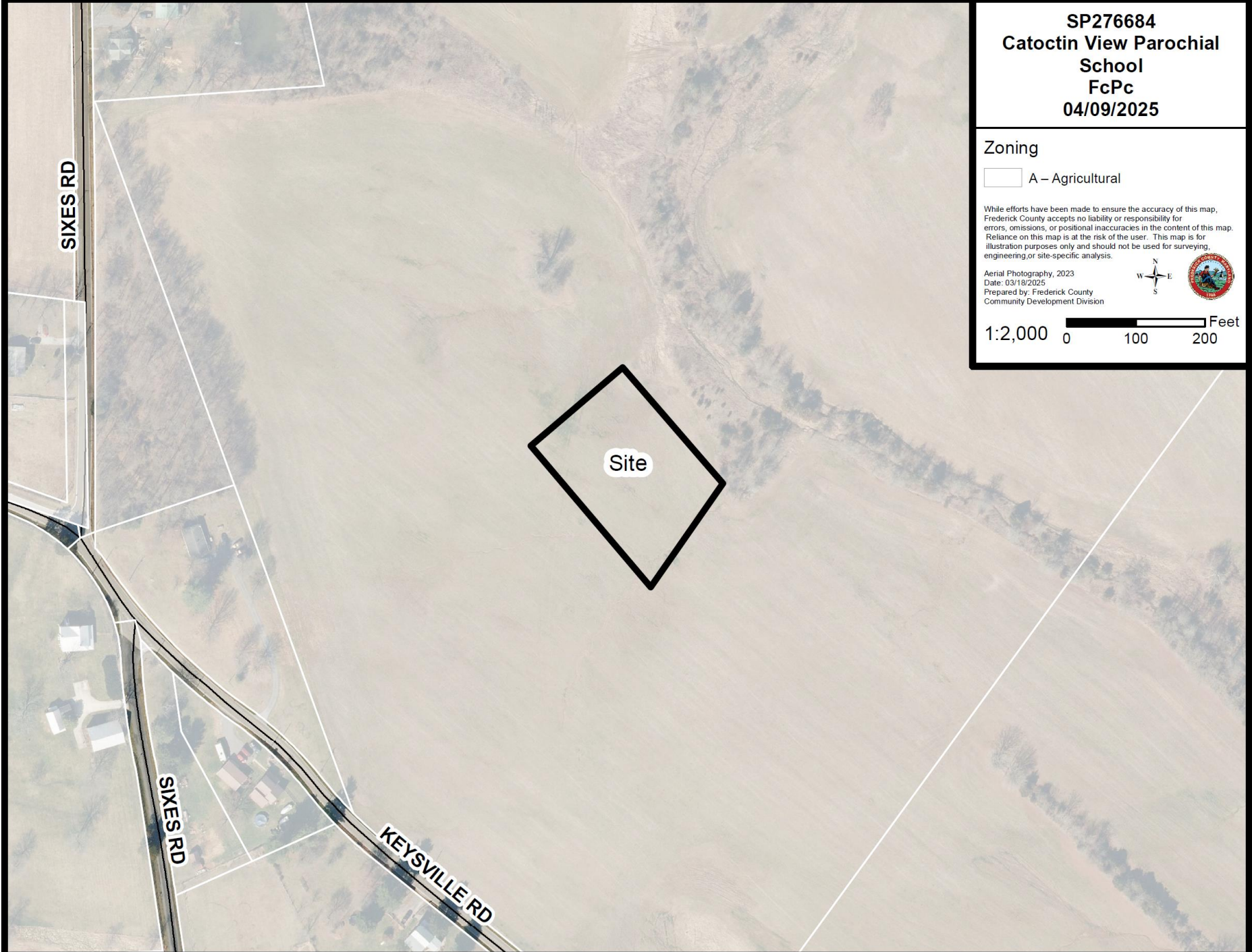
SP276684
Catoctin View Parochial
School
FcPc
04/09/2025

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 surveying, engineering, or site-specific analysis.

Aerial Photography, 2023
Date: 03/18/2025
Prepared by: Frederick County
Community Development Division



1:2,000 0 100 200 Feet



SP276684
Catoctin View Parochial
School
FcPc
04/09/2025

Zoning

☐ A – Agricultural

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 surveying, engineering, or site-specific analysis.


Aerial Photography, 2023
Date: 03/19/2025
Prepared by: Frederick County
Community Development Division



1:2,000 0 100 200 Feet

SP276684
Catoctin View Parochial
School
FcPc
04/09/2025

Comprehensive Plan

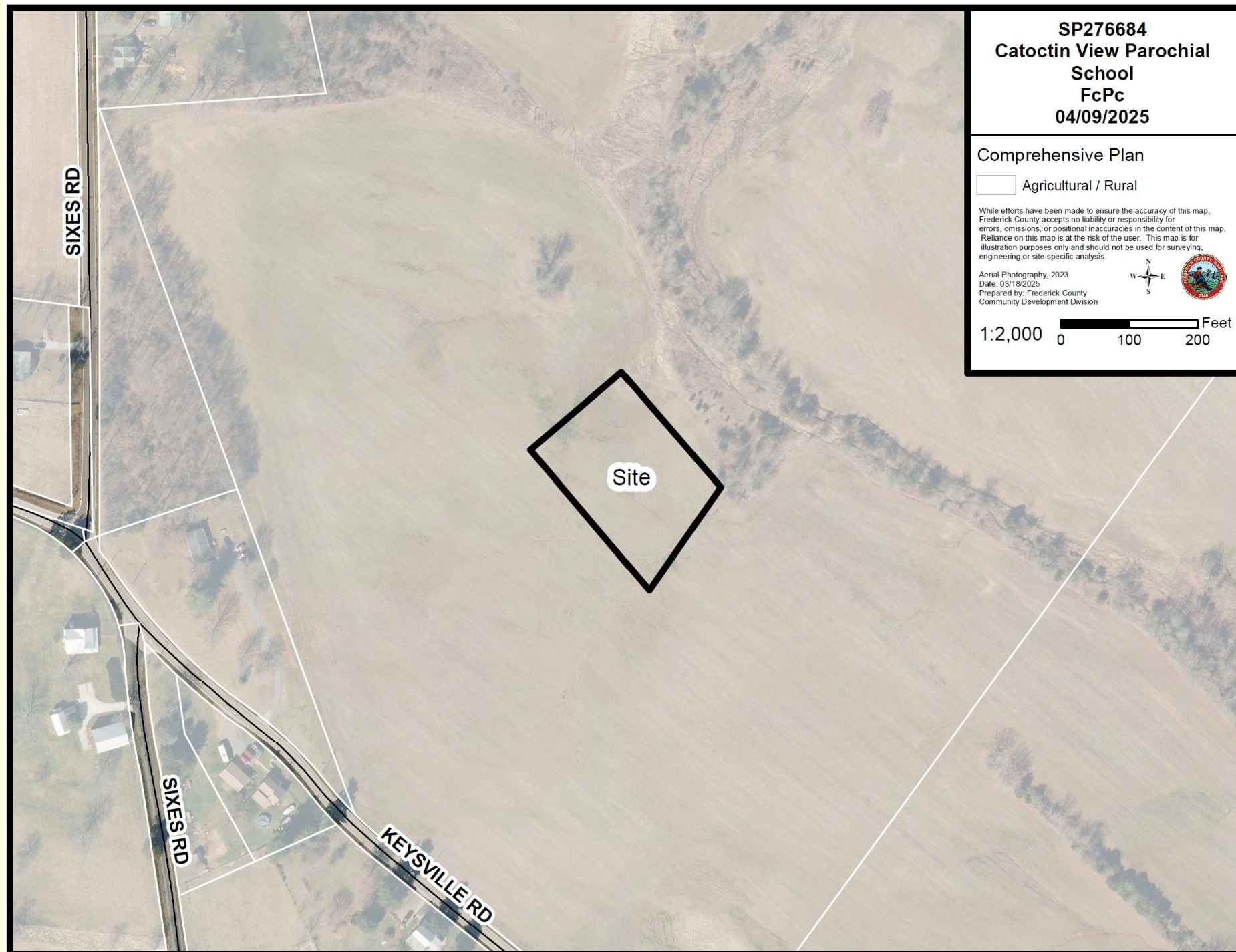
 Agricultural / Rural

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 surveying, engineering, or site-specific analysis.

Aerial Photography, 2023
Date: 03/18/2025
Prepared by: Frederick County
Community Development Division



1:2,000  Feet
0 100 200



KEYSVILLE ROAD
(LOCAL 50' R/W)

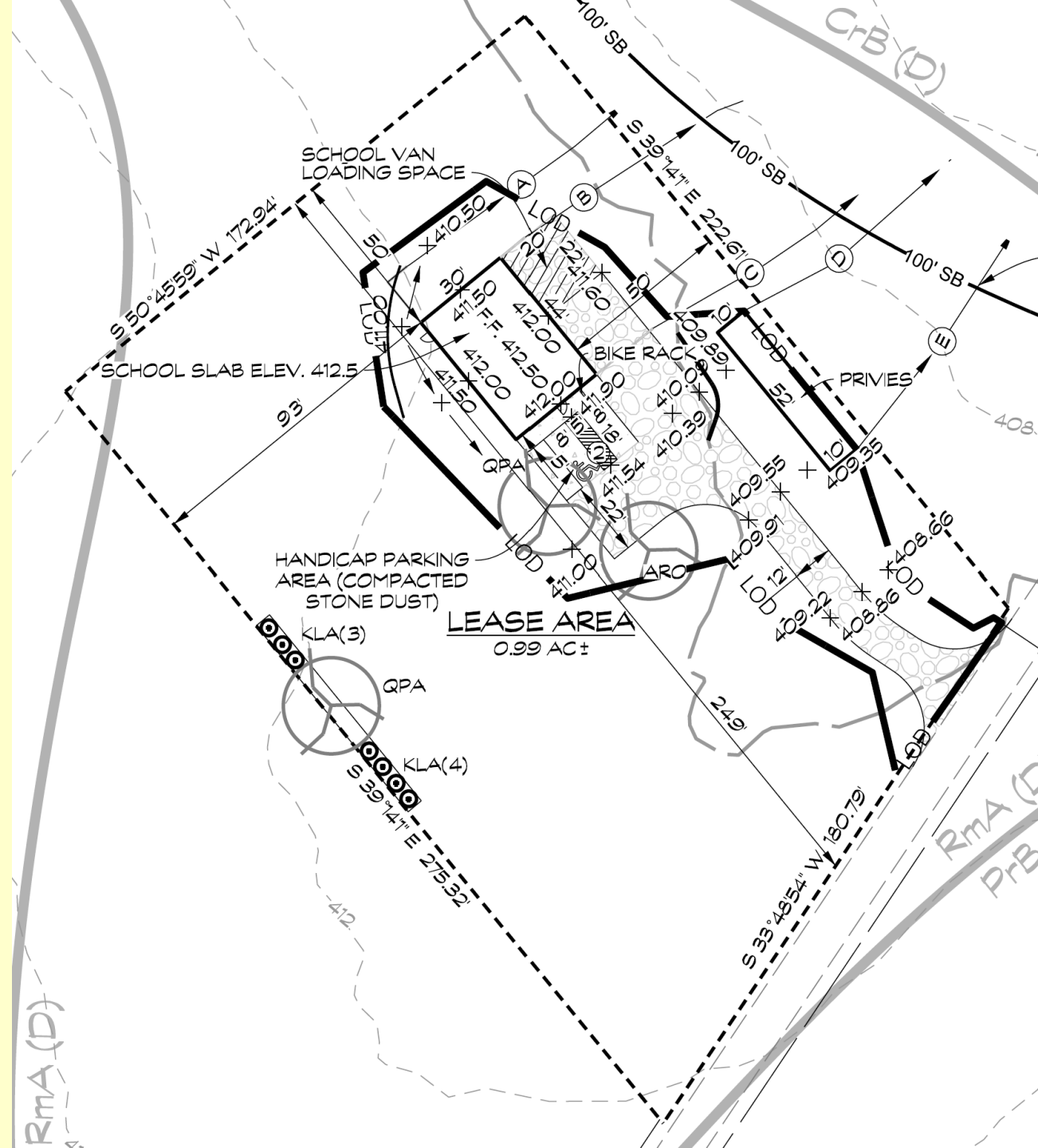
LEASE AREA
0.99 AC ±

SCHOOL
BUILDING

DRIVES







- NOTES:
1. BUILDING EXTERIOR MATERIAL-VINYL SIDING
 2. BUILDING EXTERIOR COLOR: WHITE
 3. ROOF MATERIAL: METAL
 4. ROOF COLOR: GREY

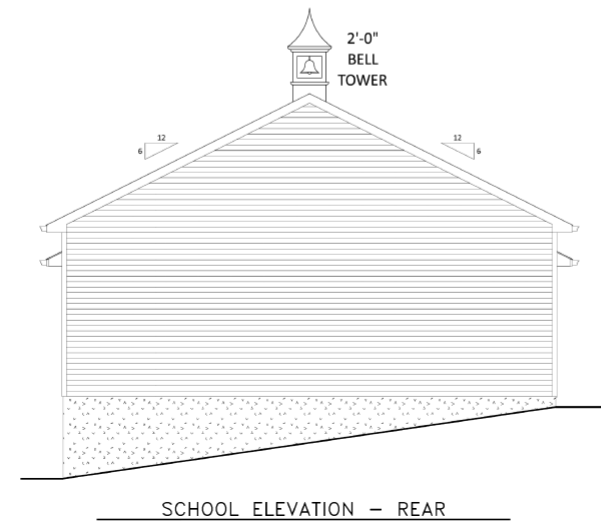
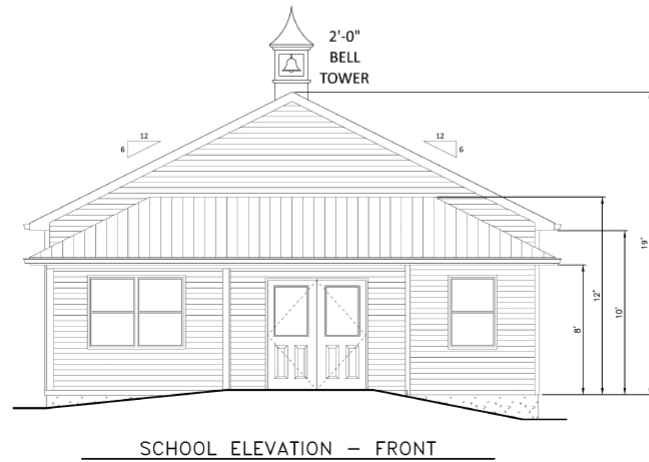
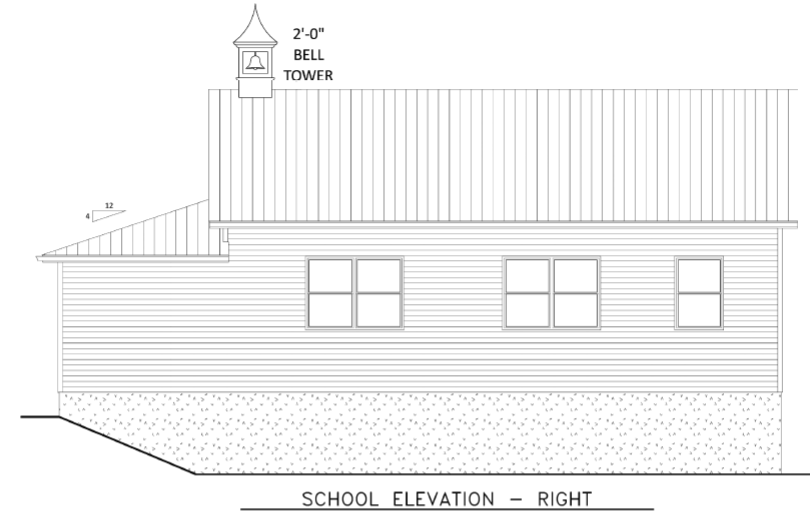
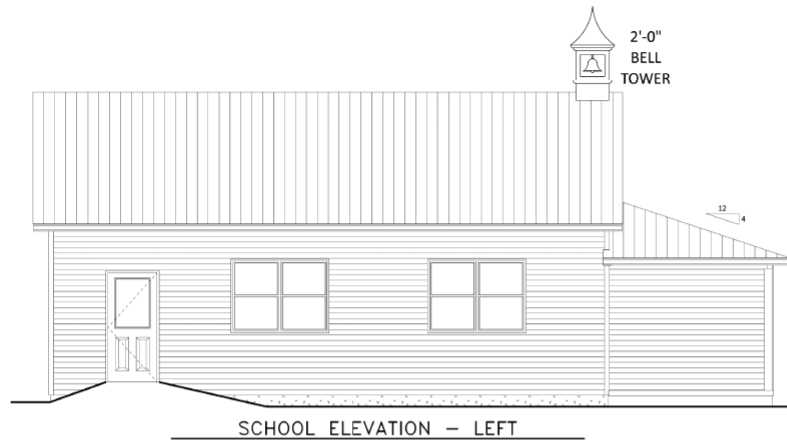




EXHIBIT C
EXAMPLE OF EXISTING
AMISH SCHOOLHOUSE
ROOP ROAD
CARROLL COUNTY, MD



EXHIBIT B
EXAMPLE OF EXISTING
AMISH SCHOOLHOUSE
ROOP ROAD
CARROLL COUNTY, MD

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 (April 9, 2025). Therefore, the plan expires April 9, 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. Applicants are requesting a landscape modification to reduce the number of street trees from 8 to 1 and to relocate that 1 tree to the edge of the leased area for the proposed school.
2. Applicants are requesting a landscape modification to reduce the amount of screening required for the parking area.
3. Applicants are requesting a landscape modification to allow for the two pin oak trees as shown on the plan to complete the canopy cover requirement.
4. A parking modification to reduce the number of required parking spaces.

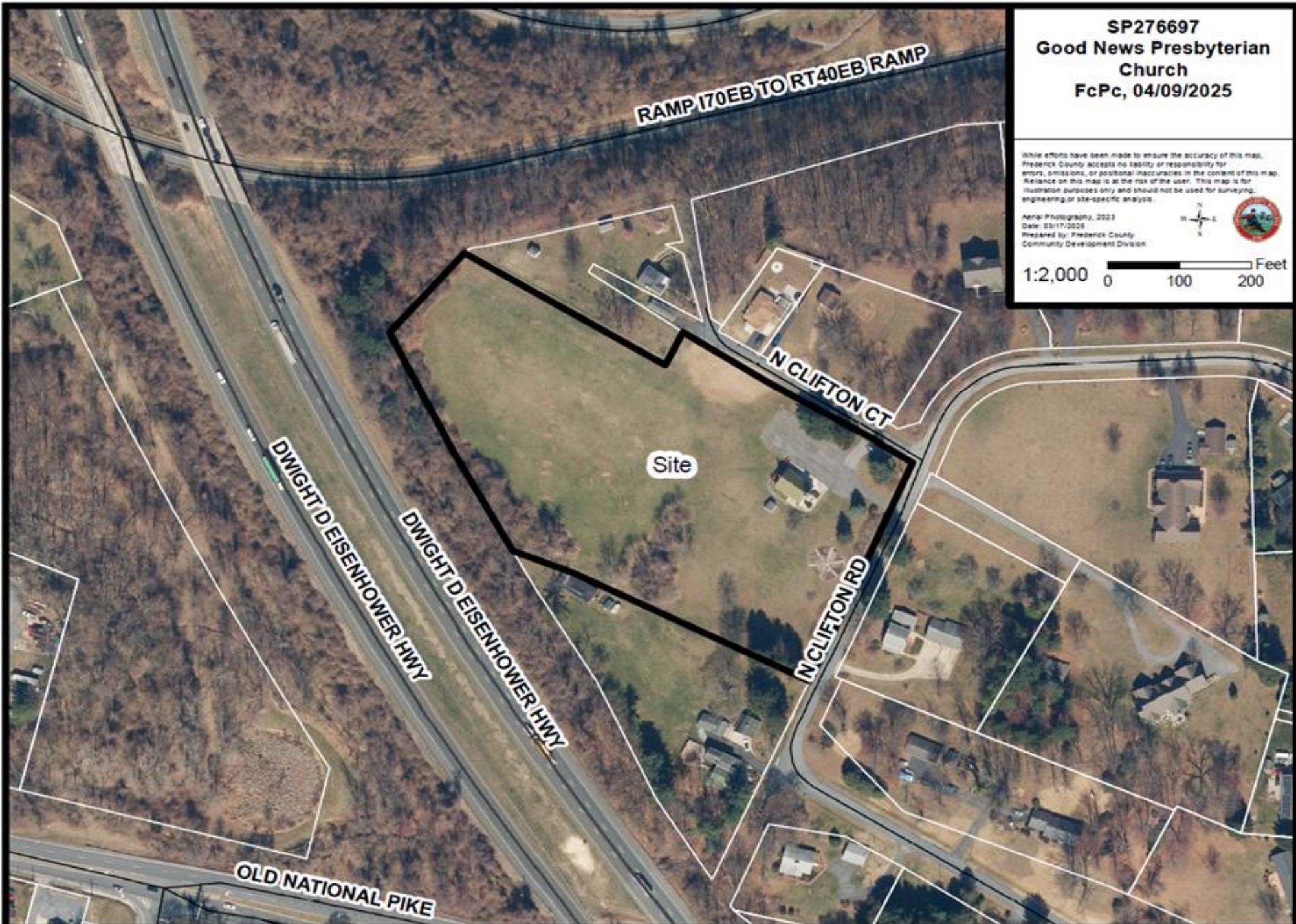
Staff-proposed conditions of approval:

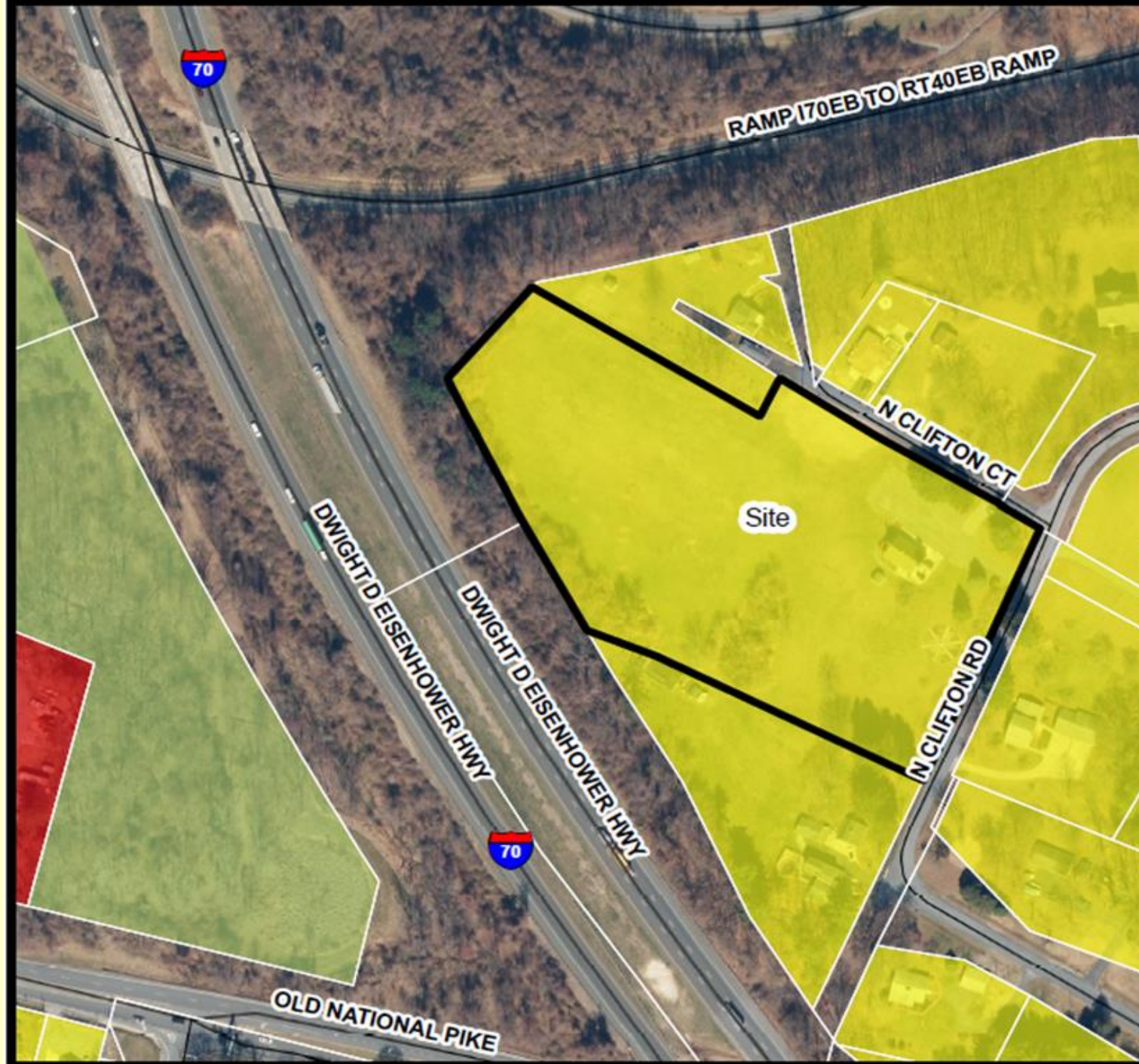
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. An easement granting access from Keysville Road to the leased area of the private school shall be recorded and noted on the site plan prior to approval.
4. Label the building height as measured to mid-point of pitched roof (15.25' as shown on previous submission).

Good News Presbyterian Church

Site Plan

The Applicant is requesting Site Development Plan approval to construct a 11,125 SF Sanctuary building on an existing 5.7 acre lot to support the existing church on the site.





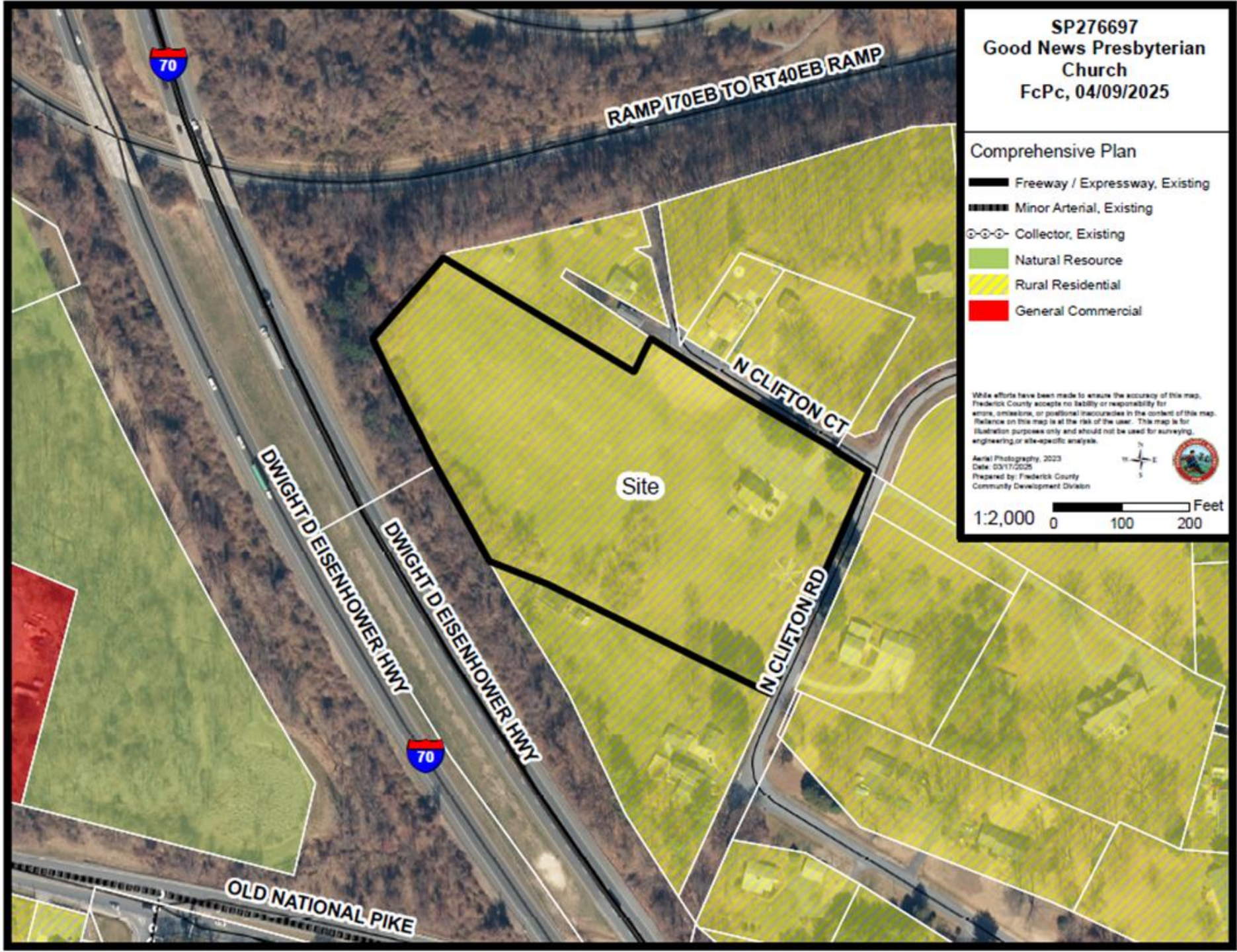
SP276697
Good News Presbyterian
Church
FcPc, 04/09/2025

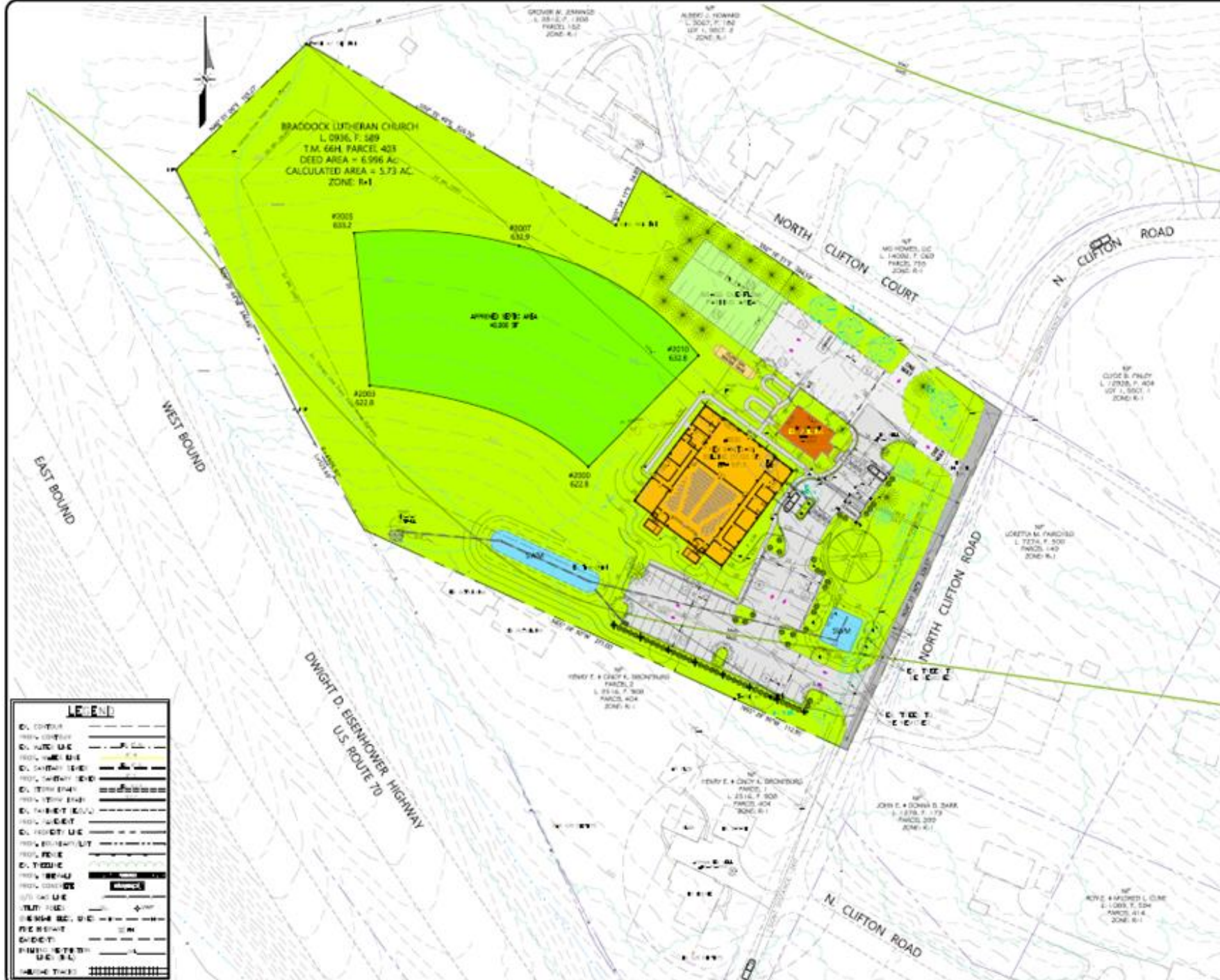
- Zoning
- RC – Resource Conservation
 - R1 – Low Density Residential
 - GC – General Commercial

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 surveying, engineering, or site-specific analysis.

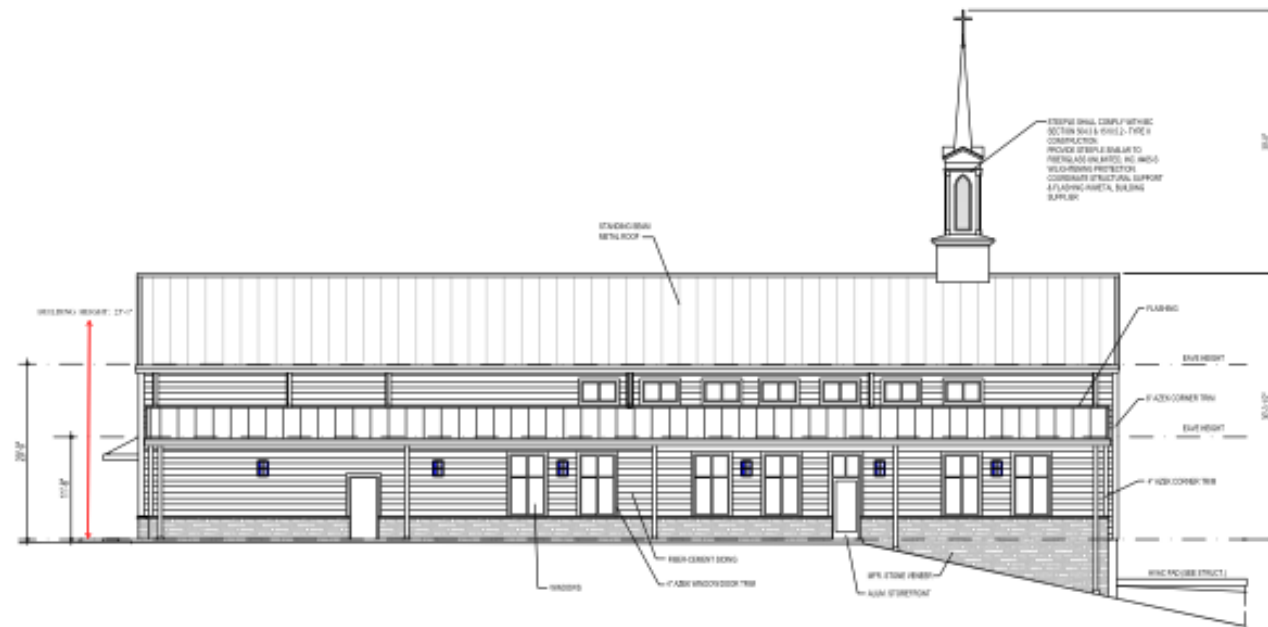
Aerial Photography, 2023
Date: 03/17/2025
Prepared by: Frederick County
Community Development Division



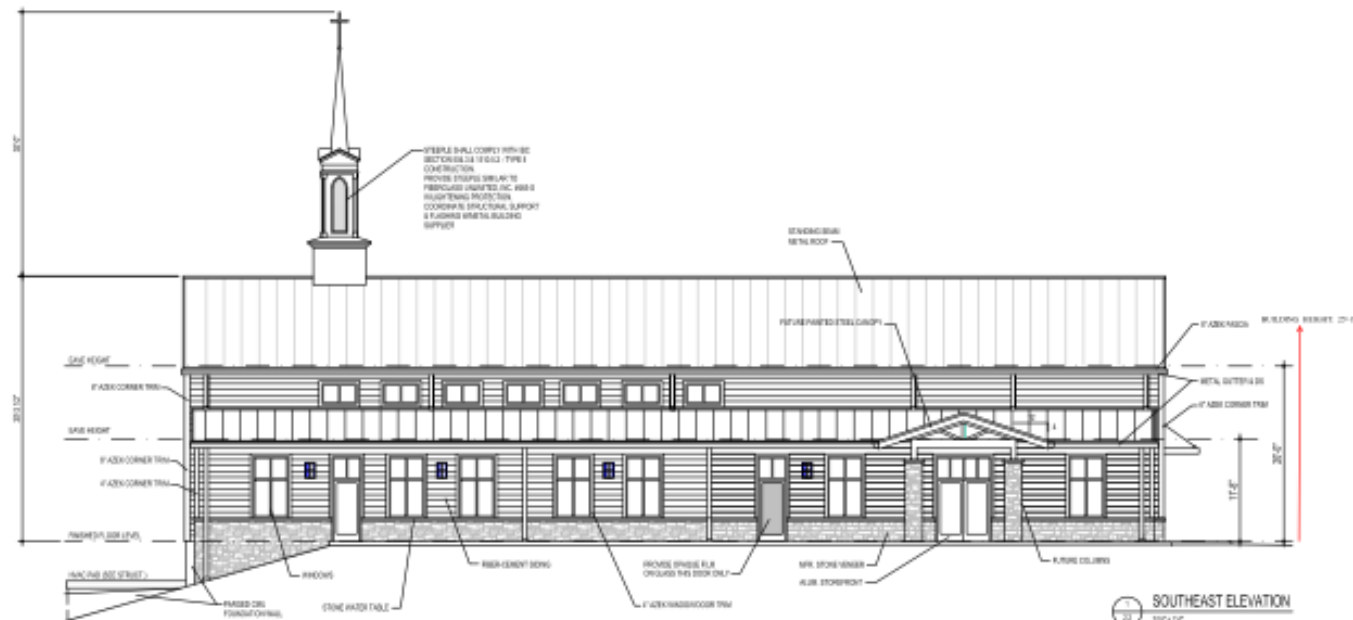




Terra Solutions Engineering, LLC (a Maryland limited liability company) 10000 Rte. 42, Suite 100 Bethesda, MD 20814 Tel: 301.221.0000 Fax: 301.221.0001 Email: info@terraeng.com Web: www.terraeng.com		GOOD NEWS PRESBYTERIAN CHURCH Situated at 6008 North Collins Road Limer 1402 Bldg. 415 and 218, R.F.P. 142 Bldg. 415, Heights Estates, District No. 24 Frederick's County, Maryland		SUTE PLAN RENDERING		NO DATE REVISION 18.00.00.00.00	
Civil Engineering		SUTE PLAN RENDERING		NO DATE REVISION 18.00.00.00.00		NO DATE REVISION 18.00.00.00.00	



NORTHWEST ELEVATION
200' x 110'



SOUTHEAST ELEVATION
200' x 110'



AVA Project #2400030
New Church:
GOOD NEWS CHURCH
1830 North Olin Road
Frederick, Maryland 21702

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/2024
2	ISSUED FOR PERMIT	01/11/2024
3	ISSUED FOR PERMIT	01/11/2024
4	ISSUED FOR PERMIT	01/11/2024
5	ISSUED FOR PERMIT	01/11/2024
6	ISSUED FOR PERMIT	01/11/2024
7	ISSUED FOR PERMIT	01/11/2024
8	ISSUED FOR PERMIT	01/11/2024
9	ISSUED FOR PERMIT	01/11/2024
10	ISSUED FOR PERMIT	01/11/2024

ELEVATIONS

DATE: 01/11/2024
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS

A2.2
COPYRIGHT 2024

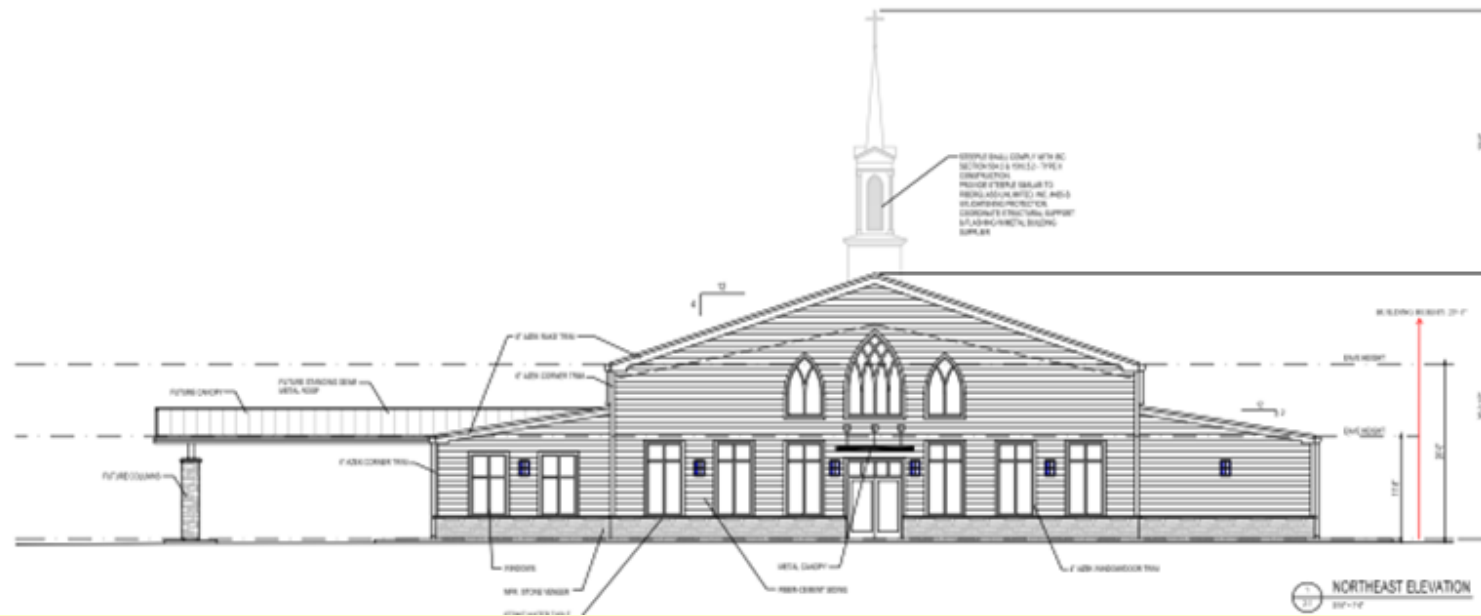
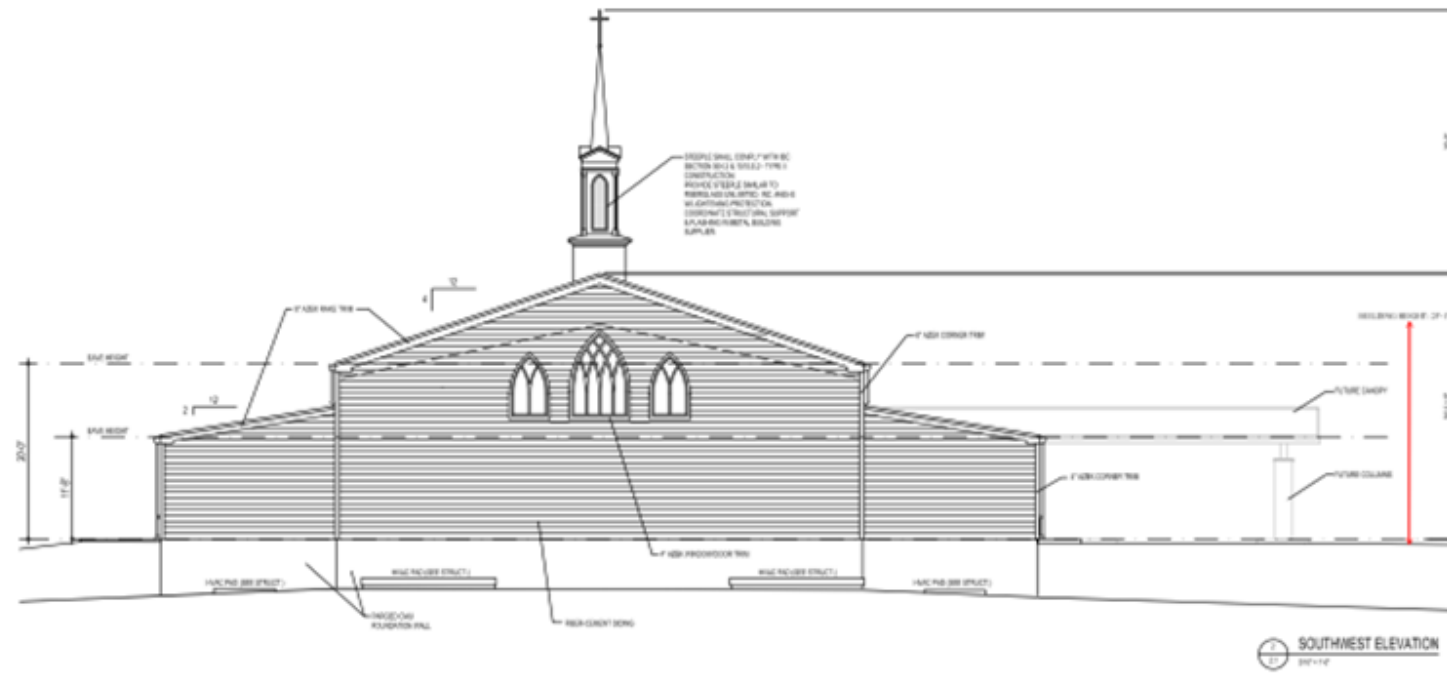


New Church:
GOOD NEWS CHURCH
 6630 North O'Brien Road
 Frederick, Maryland 21702
 Ask Project #200070

NORTHEAST ELEVATION

A2.1

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd



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 (April 9, 2028) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on April 9, 2028. Therefore, the plan expires April 9, 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. A parking modification to allow an additional 35 parking spaces (15 additional paved parking spaces and 20 grass overflow parking spaces) for a total of 89 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 to applying for building or grading permits, whichever is applied for first.
3. Revise the lighting note to state that lighting shall be designed and installed to be fully shielded to prevent glare and light trespass onto adjacent properties, roadways, and the nighttime sky.