

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

Zoning

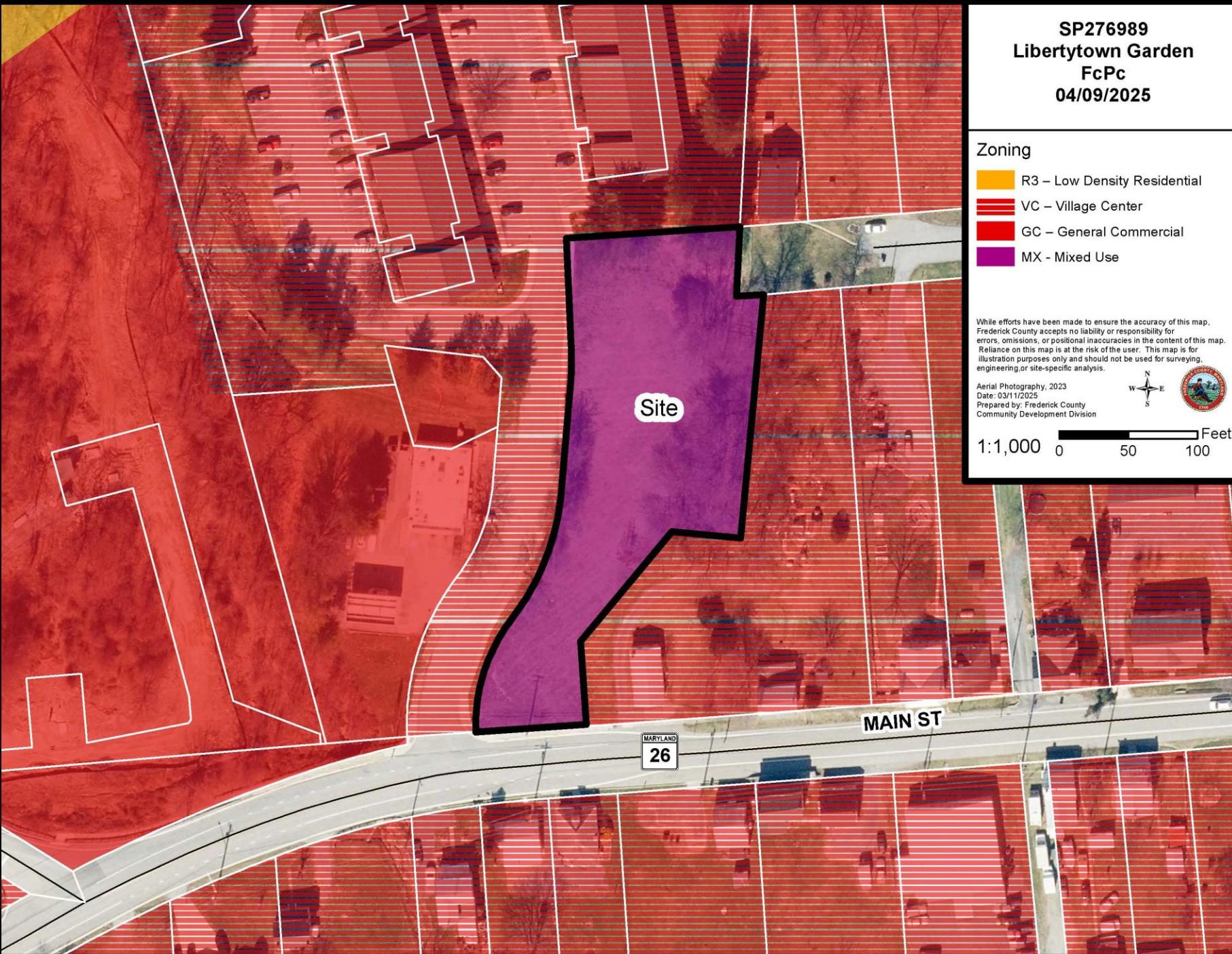
- R3 – Low Density Residential
- VC – Village Center
- GC – General Commercial
- MX – Mixed Use

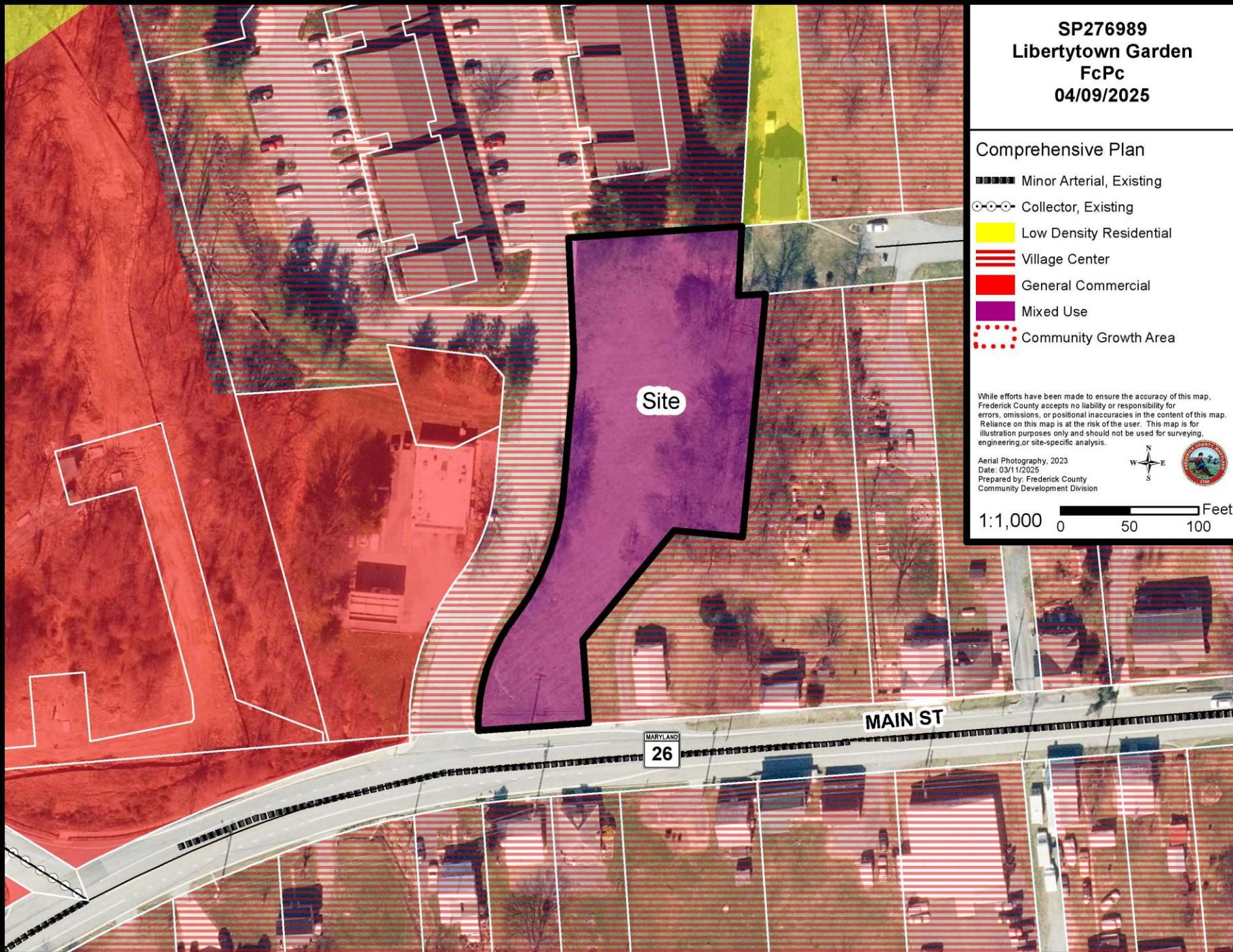
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Aerial Photography, 2023
Date: 03/1/2025
Prepared by: Frederick County
Community Development Division



1:1,000 0 50 100 Feet





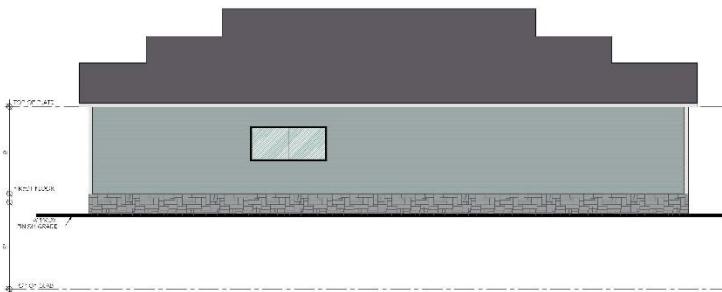




LIBERTYTOWN GARDEN TOWNHOMES

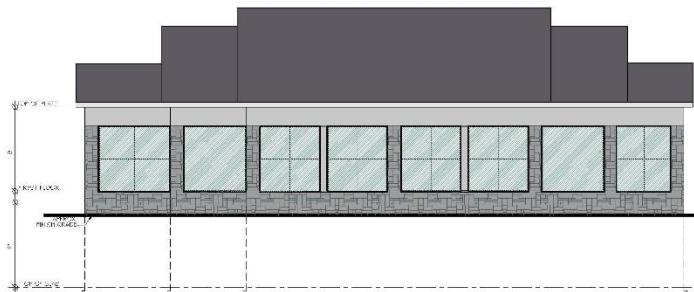
FRONT ELEVATION

3'10" = 1'-0"



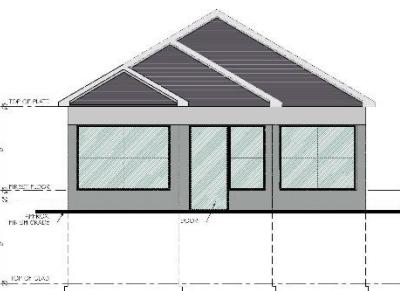
REAR ELEVATION

3'10" = 1'-0"



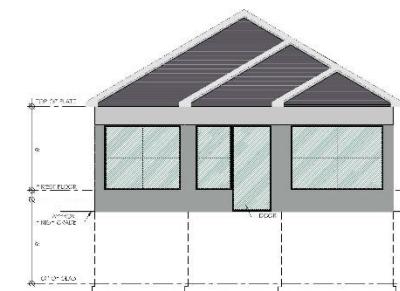
FRONT ELEVATION

3'10" = 1'-0"



LEFT SIDE ELEVATION

3'10" = 1'-0"



RIGHT SIDE ELEVATION

3'10" = 1'-0"

LIBERTYTOWN GARDEN
RETAIL VARIETY STORE BUILDING

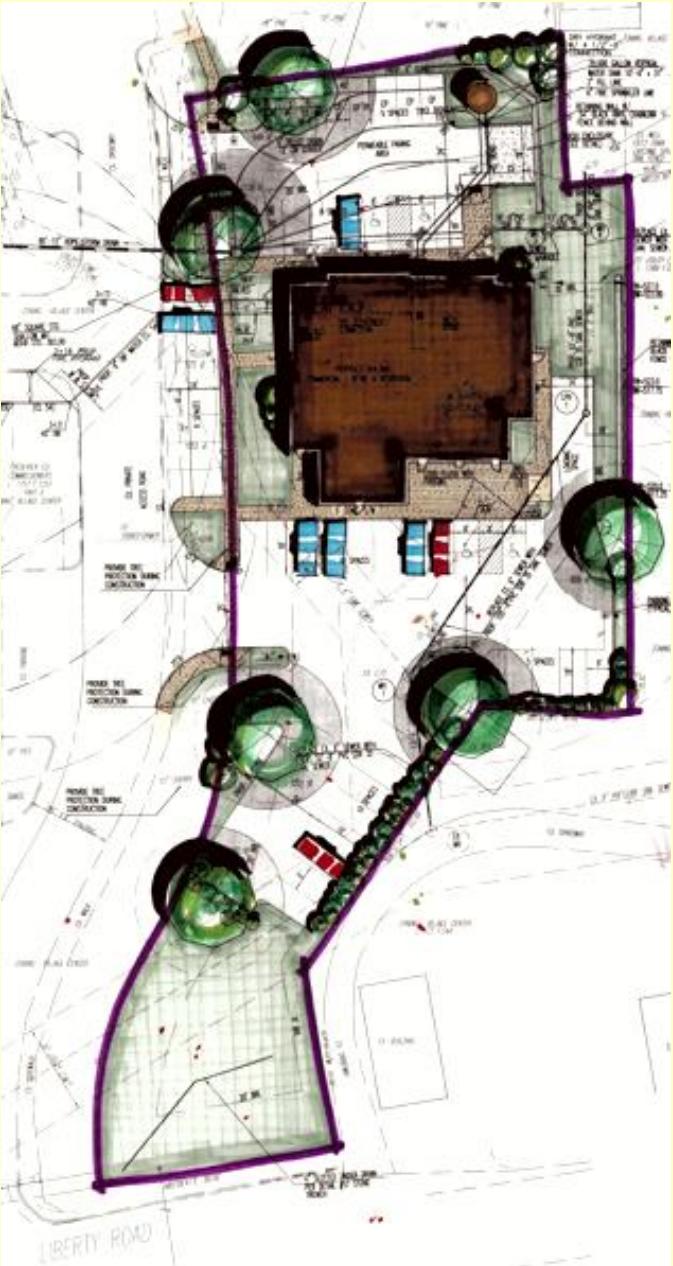
OWNER/DEVELOPER
FRALL DEVELOPERS, INC.
P.O. BOX 659
MOUNT AIRY, MD. 21771
PHONE: 301-831-5400

FLL #: SP73-18
AP #: SP273928
DUE DATE:

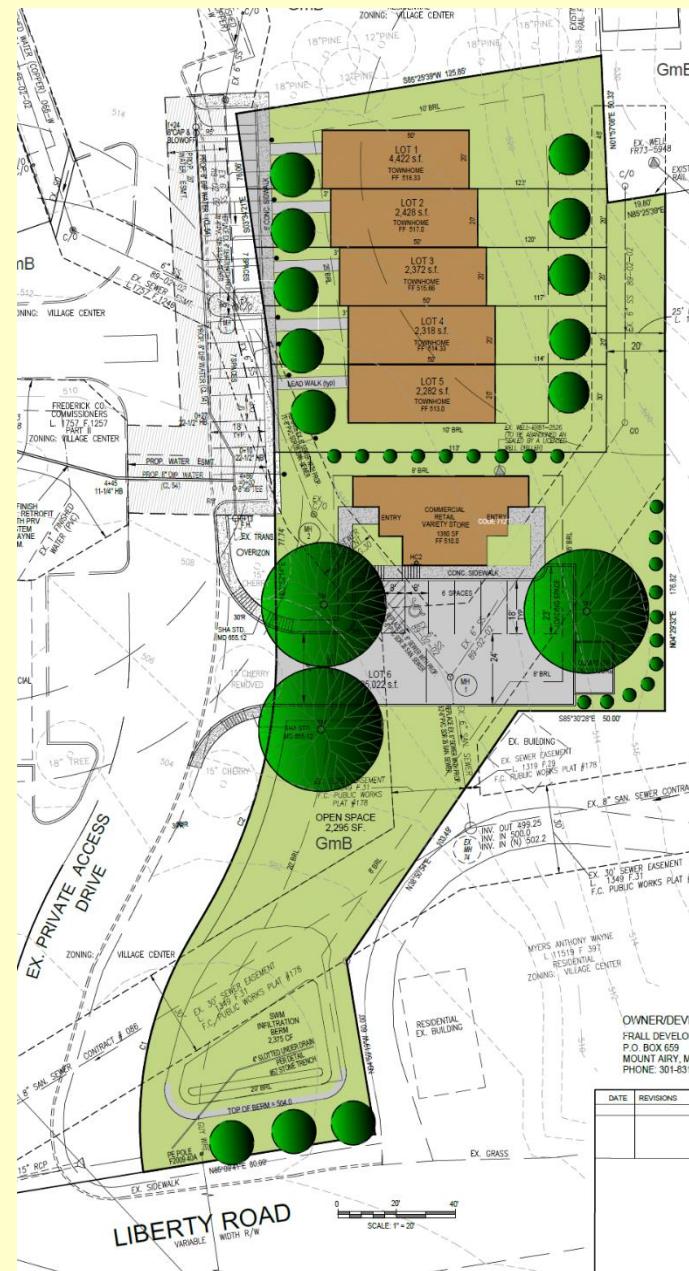
BUILDING ELEVATION
LOTS 1-8
LIBERTYTOWN GARDEN
PREVIOUSLY RECORDED IN P.B. 40 PG.30
11924 MAIN STREET/LIBERTY ROAD (MARYLAND ROUTE 26)
LIBERTYTOWN
LIBERTY ELECTION DISTRICT NO. 8
WALKERSVILLE PLANNING REGION
FREDERICK COUNTY, MARYLAND
SCALE: AS SHOWN JUNE, 2024

 VANMAR
ASSOCIATES, INC.
Engineers Surveyors Planners
319 South Main Street P.O. Box 228 Mount Airy Maryland 21771
(301) 831-5400 (Fax 301) 831-5401 (212) 545-2222

2017



2025



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.

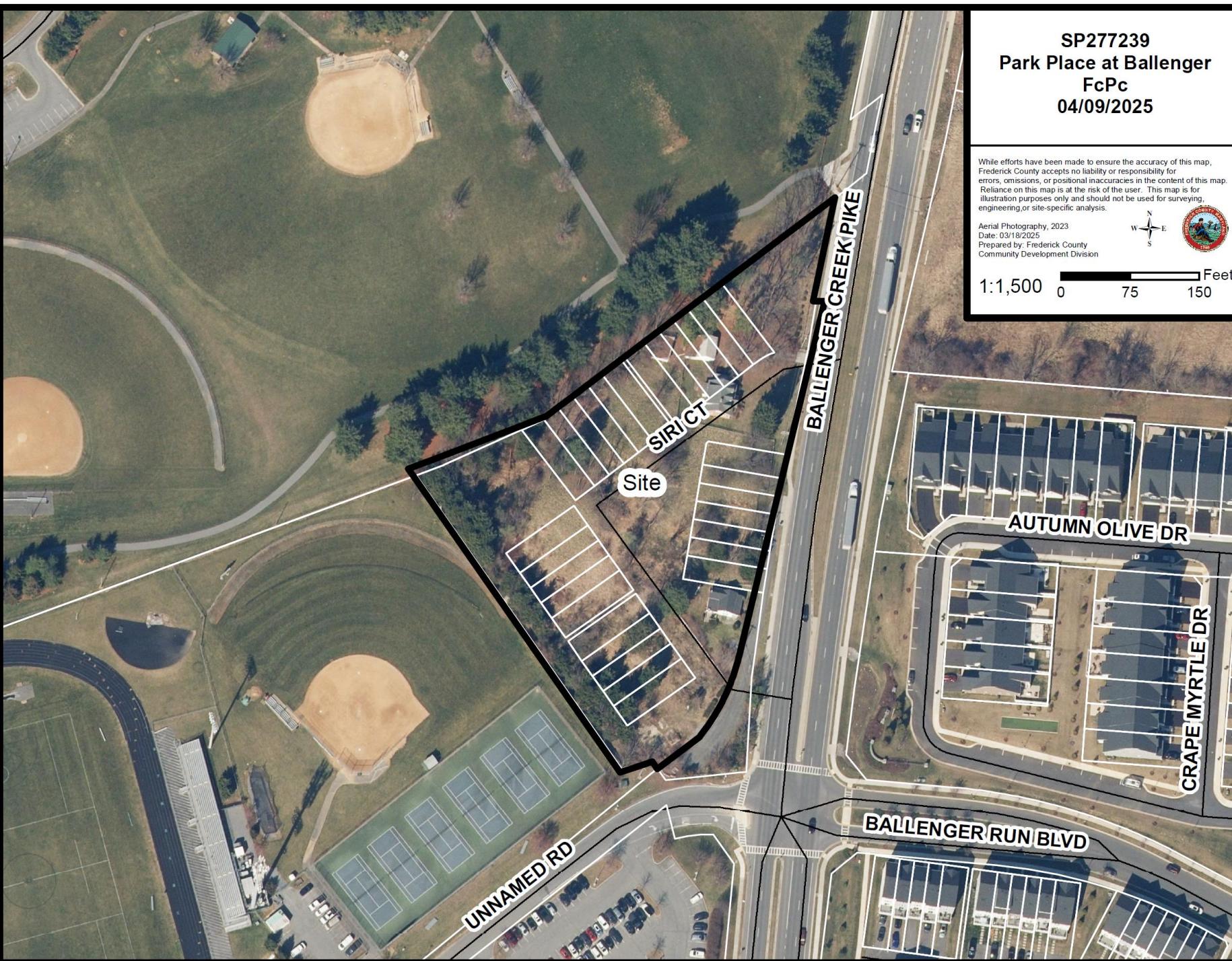
SP277239
Park Place at Ballenger
FcPc
04/09/2025

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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

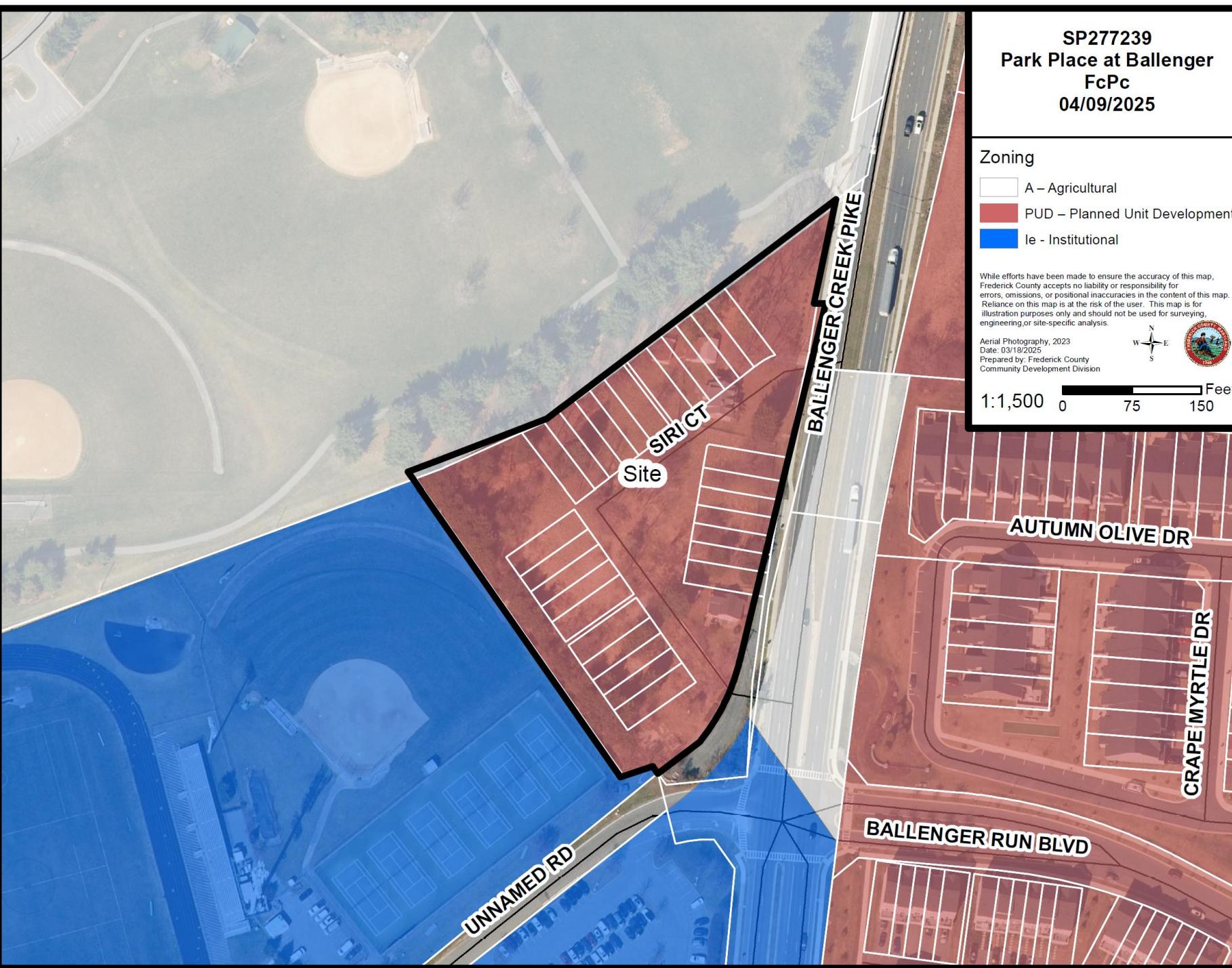
- A - Agricultural
- PUD - Planned Unit Development
- Ie - Institutional

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Community Development Division



1:1,500 0 75 150 Feet



SP277239
Park Place at Ballenger
FcPc
04/09/2025

Comprehensive Plan

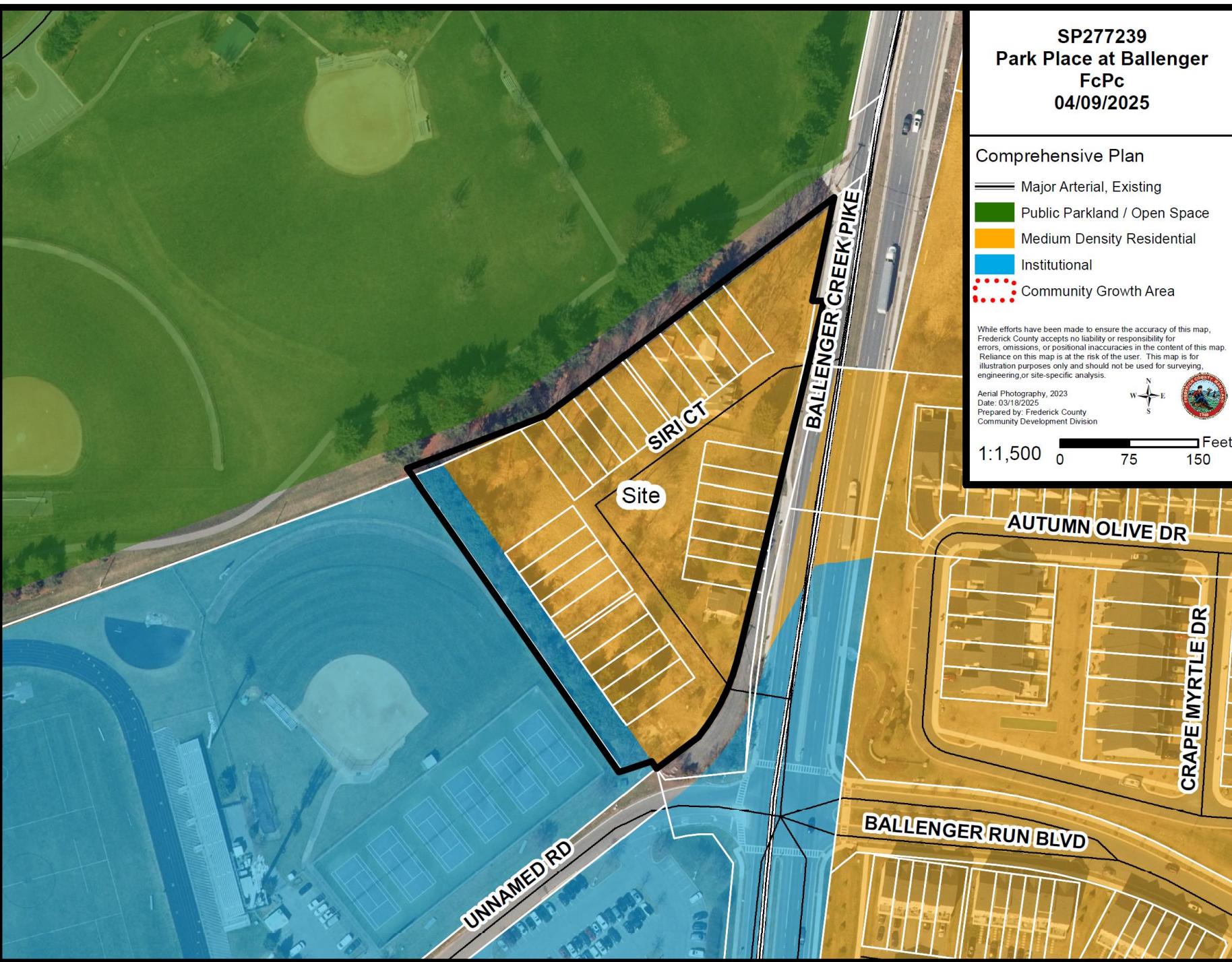
- Major Arterial, Existing
- Public Parkland / Open Space
- Medium Density Residential
- Institutional
- Community Growth Area

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Community Development Division



1:1,500 0 75 150 Feet





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.

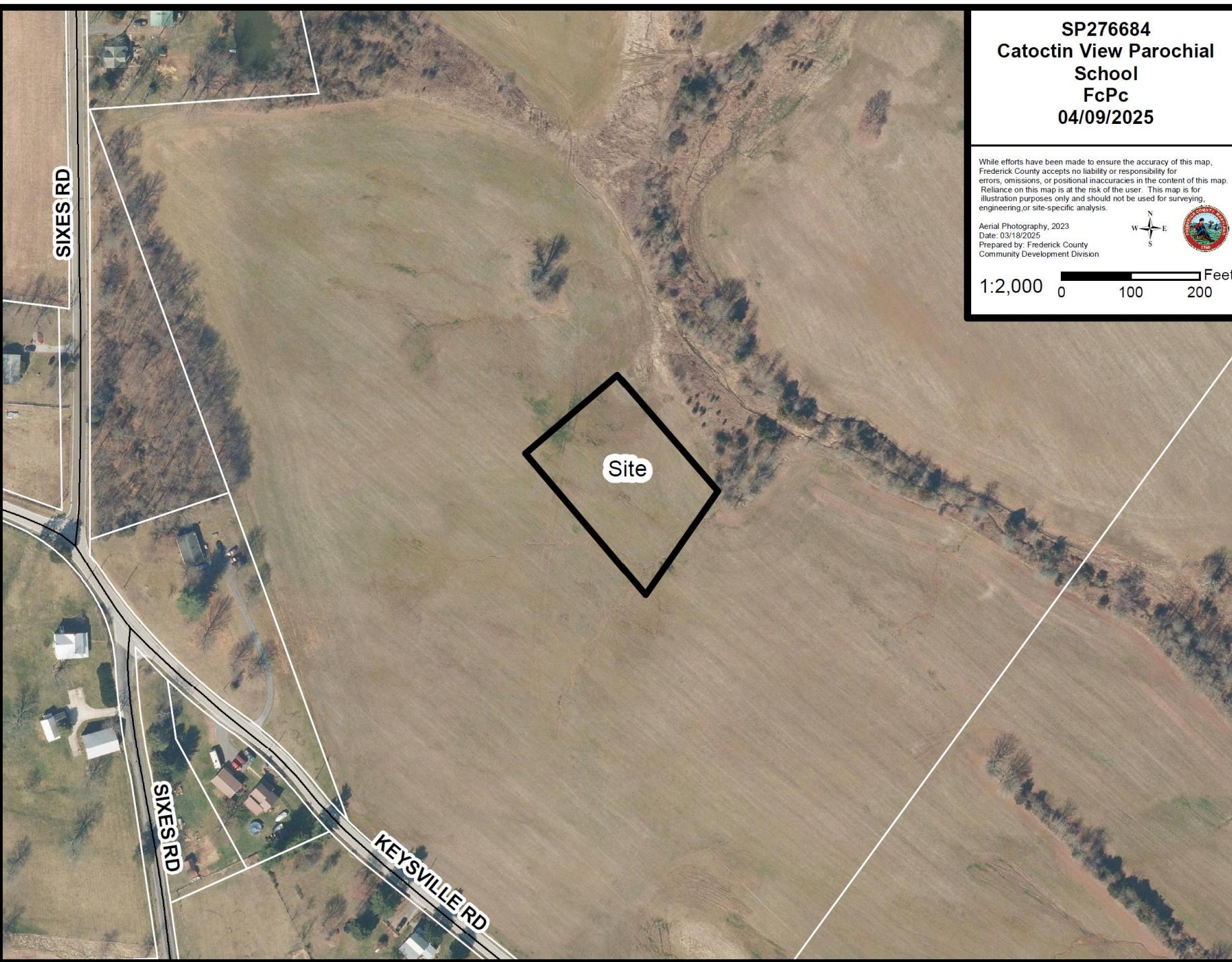
SP276684
Catoctin View Parochial
School
FcPc
04/09/2025

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Community Development Division



1:2,000 0 100 200 Feet



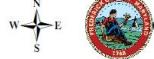
SP276684
Catoctin View Parochial
School
FcPc
04/09/2025

Zoning

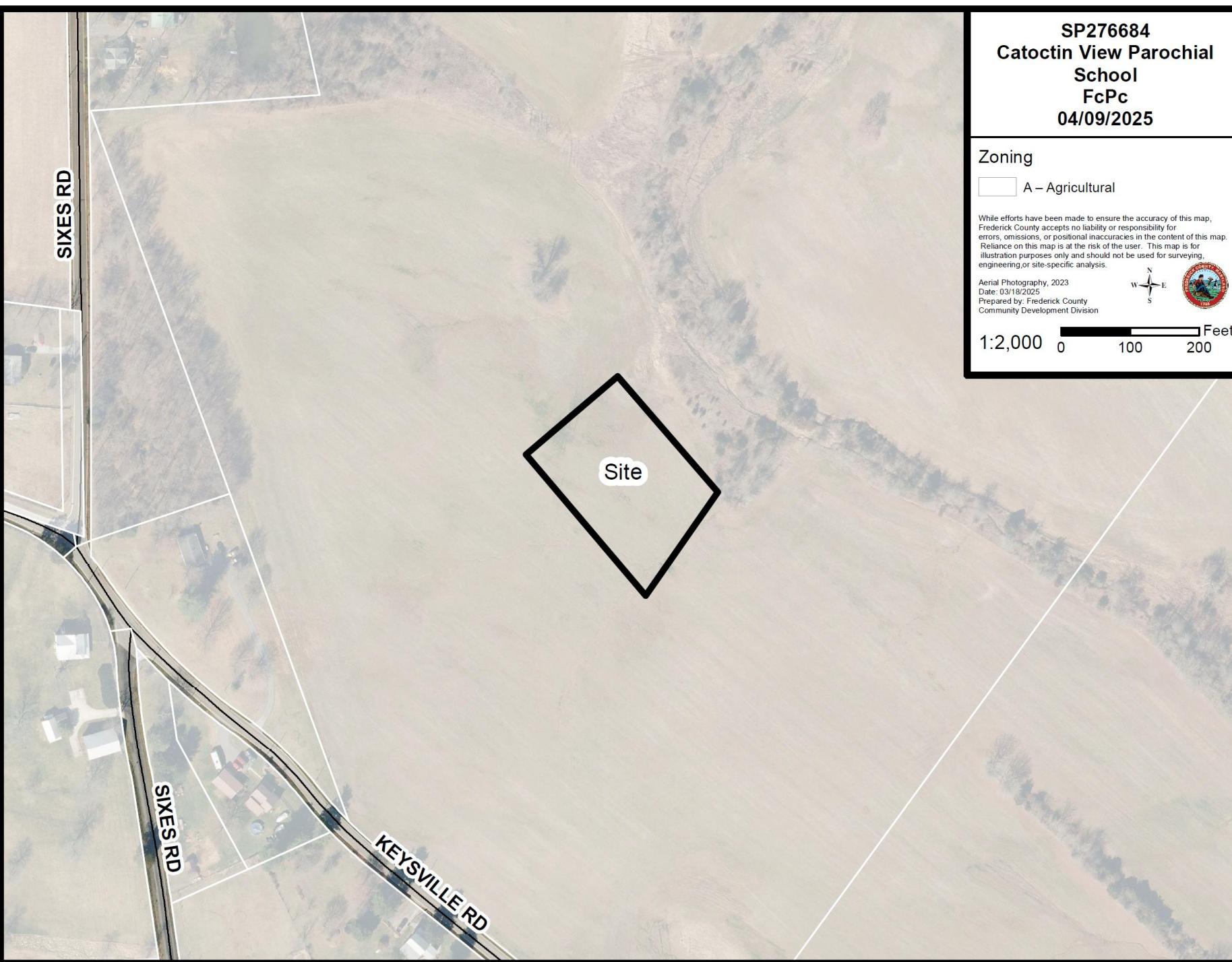
A – Agricultural

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1:2,000 0 100 200 Feet



SP276684
Catoctin View Parochial
School
FcPc
04/09/2025

Comprehensive Plan

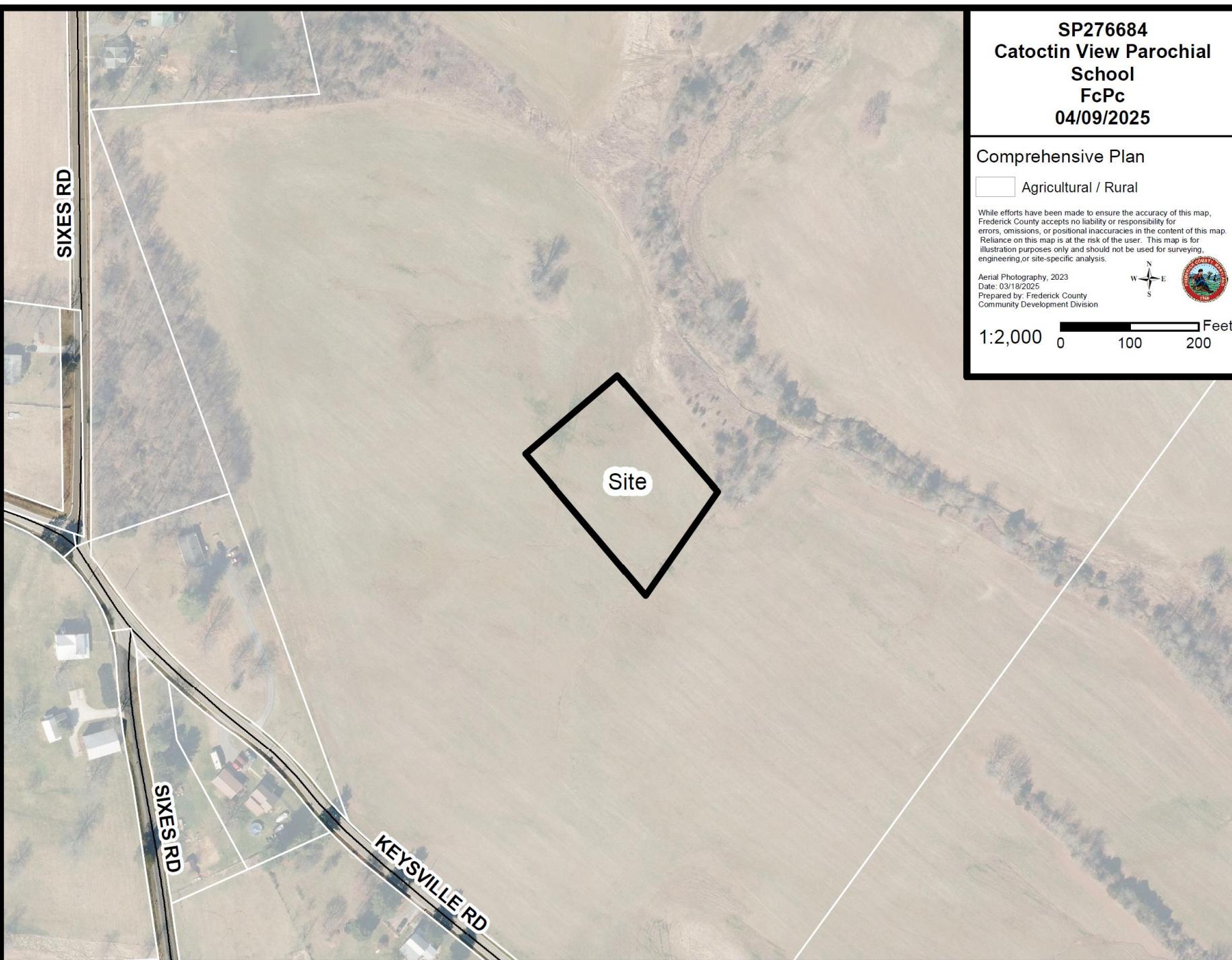
Agricultural / Rural

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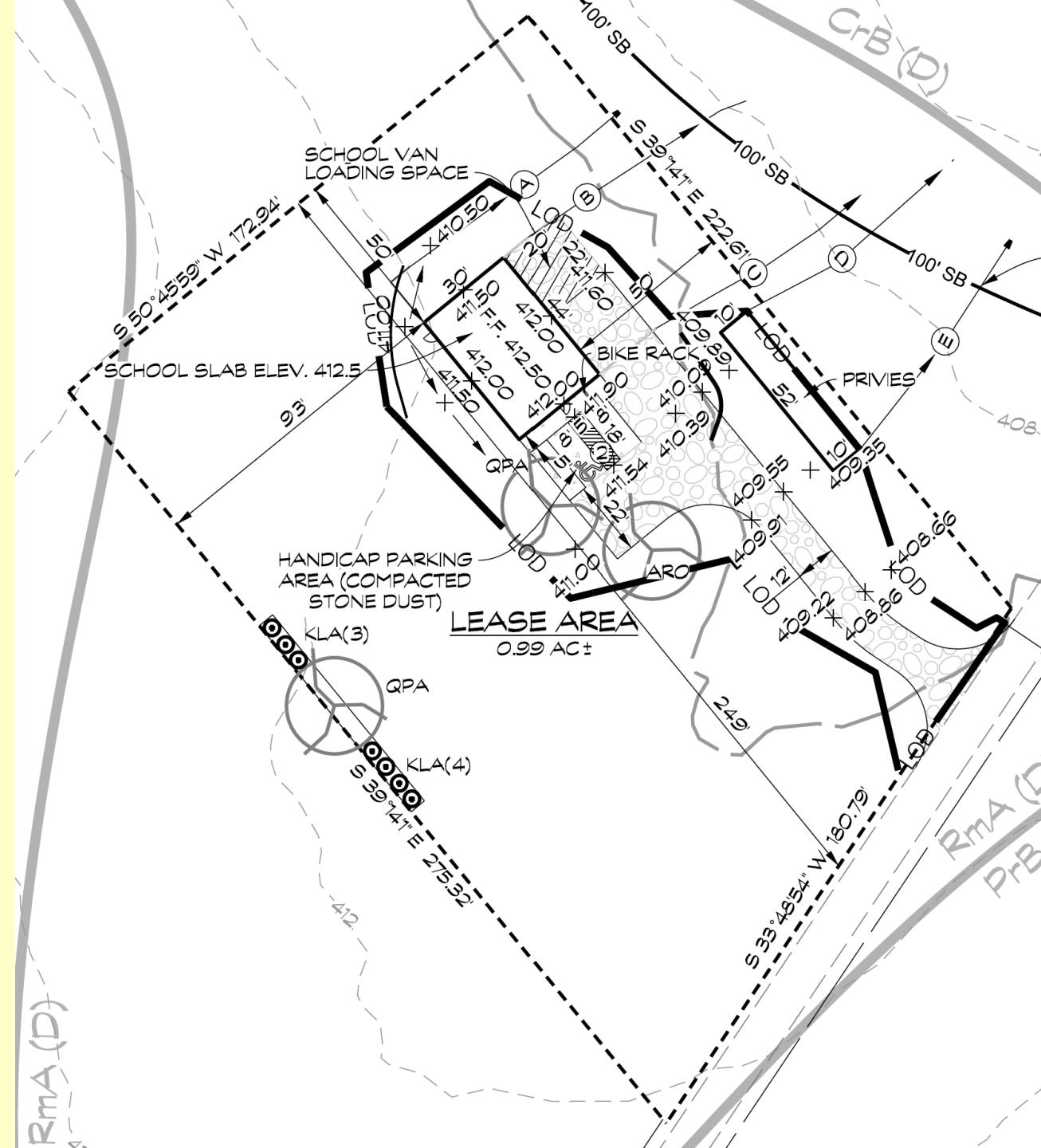


1:2,000 0 100 200 Feet









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

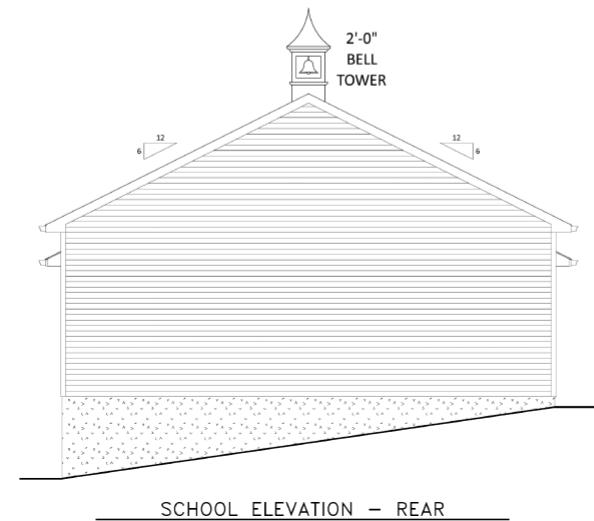
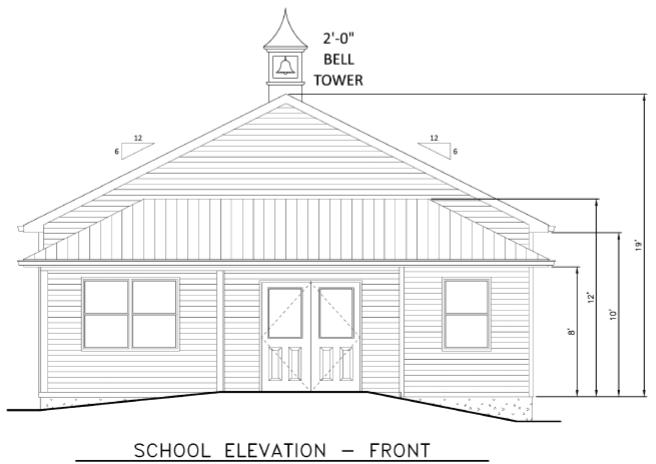
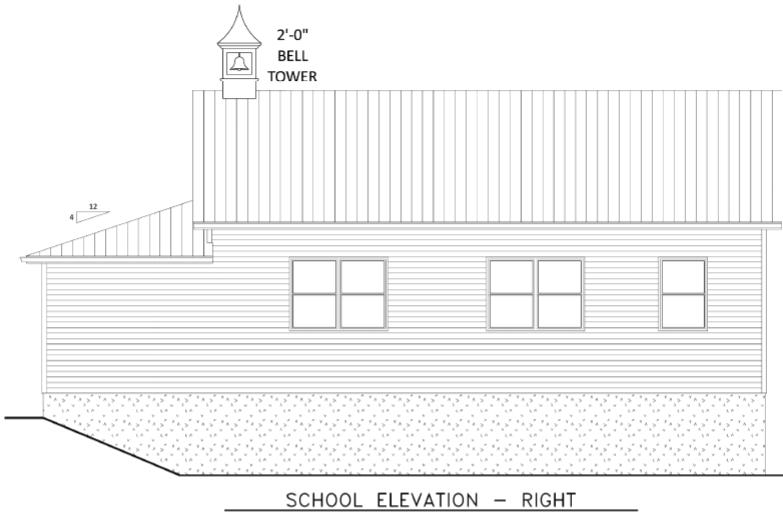
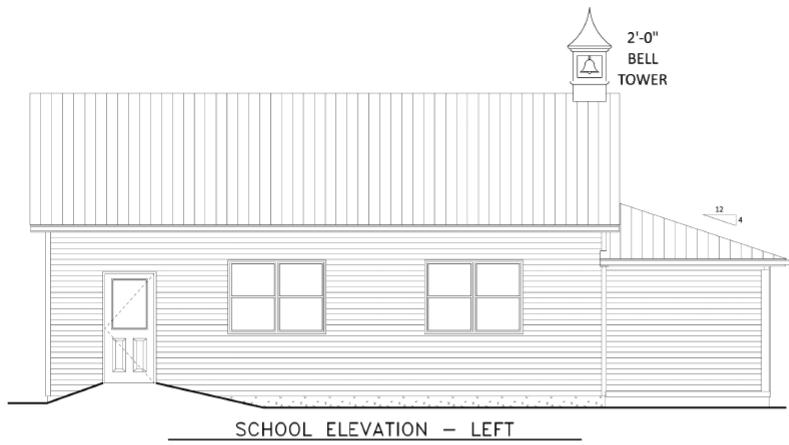




EXHIBIT C
EXAMPLE OF EXISTING
AMISH SCHOOLHOUSE
ROOP ROAD
CARROLL COUNTY, MD



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

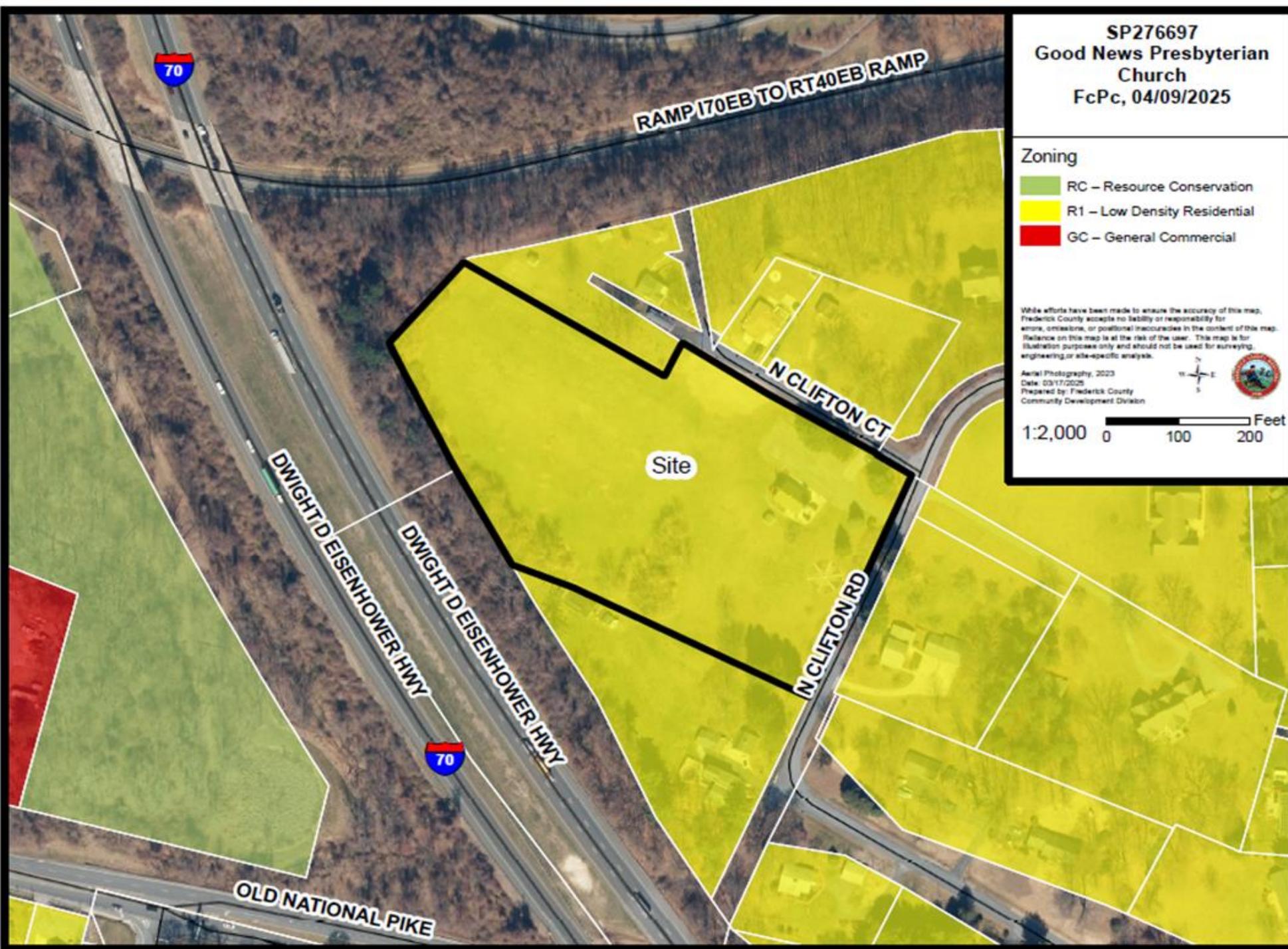
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1:2,000 0 100 200 Feet





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

Zoning

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

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1:2,000 0 100 200 Feet

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

Comprehensive Plan

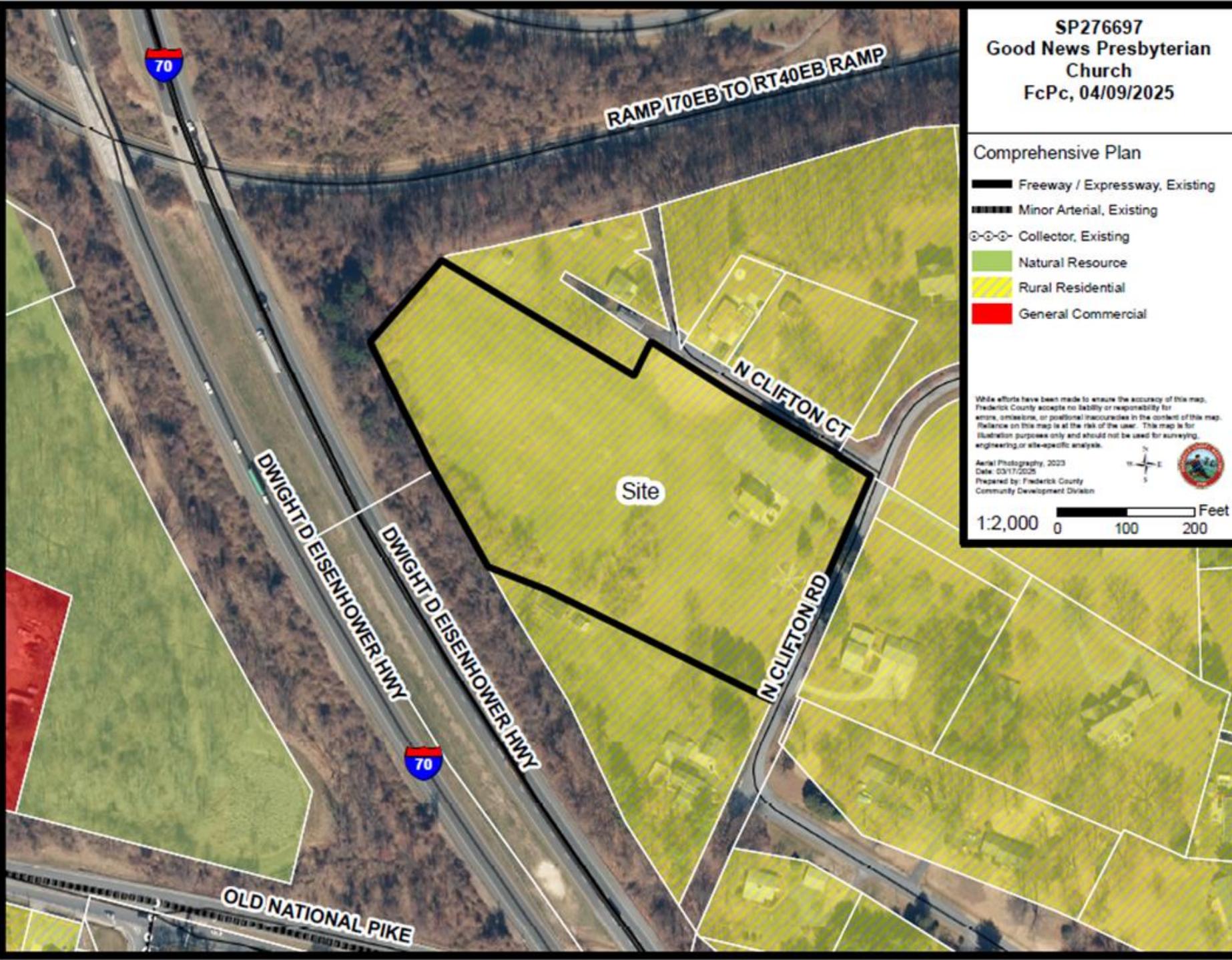
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Collector, Existing
- Natural Resource
- Rural Residential
- General Commercial

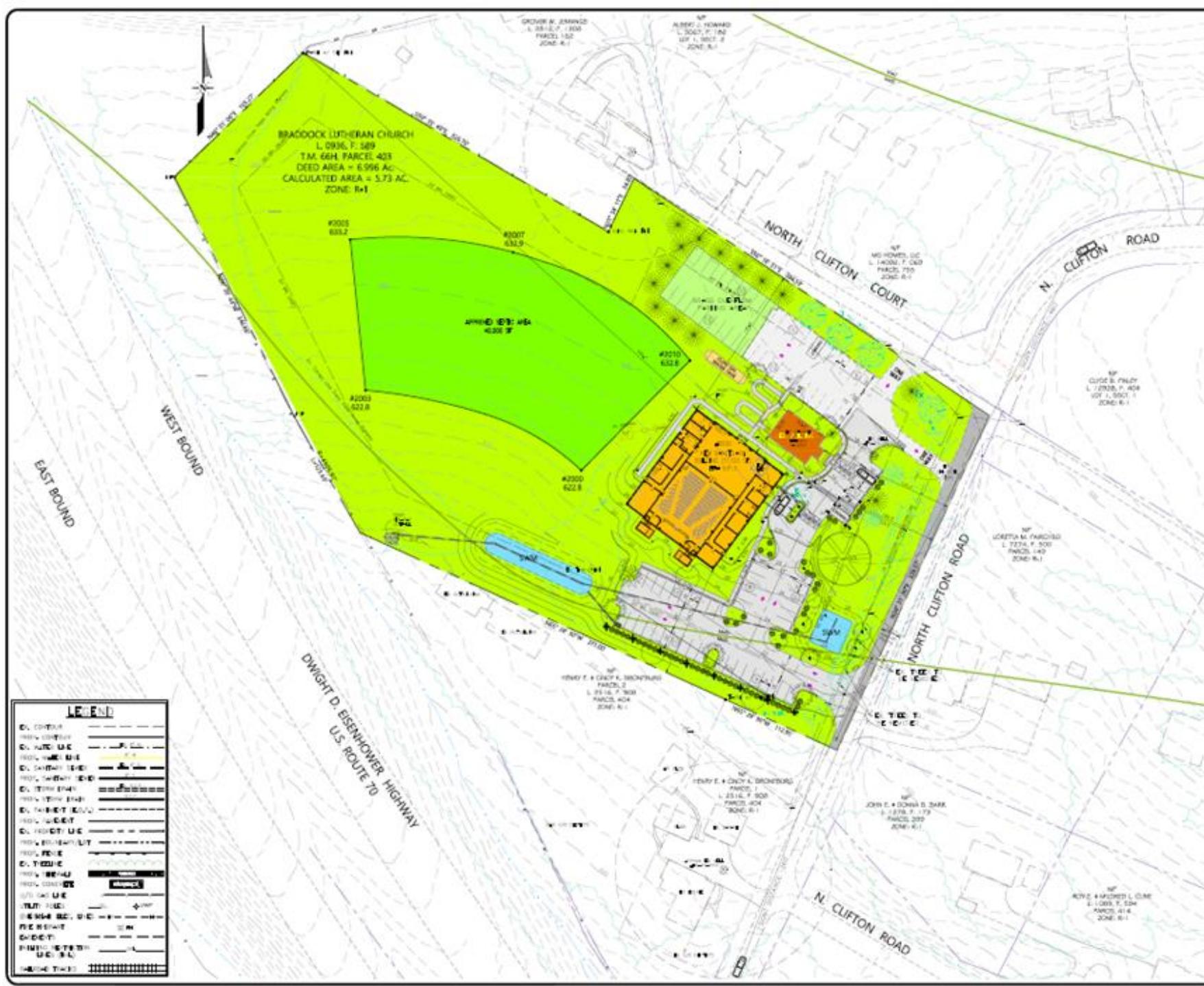
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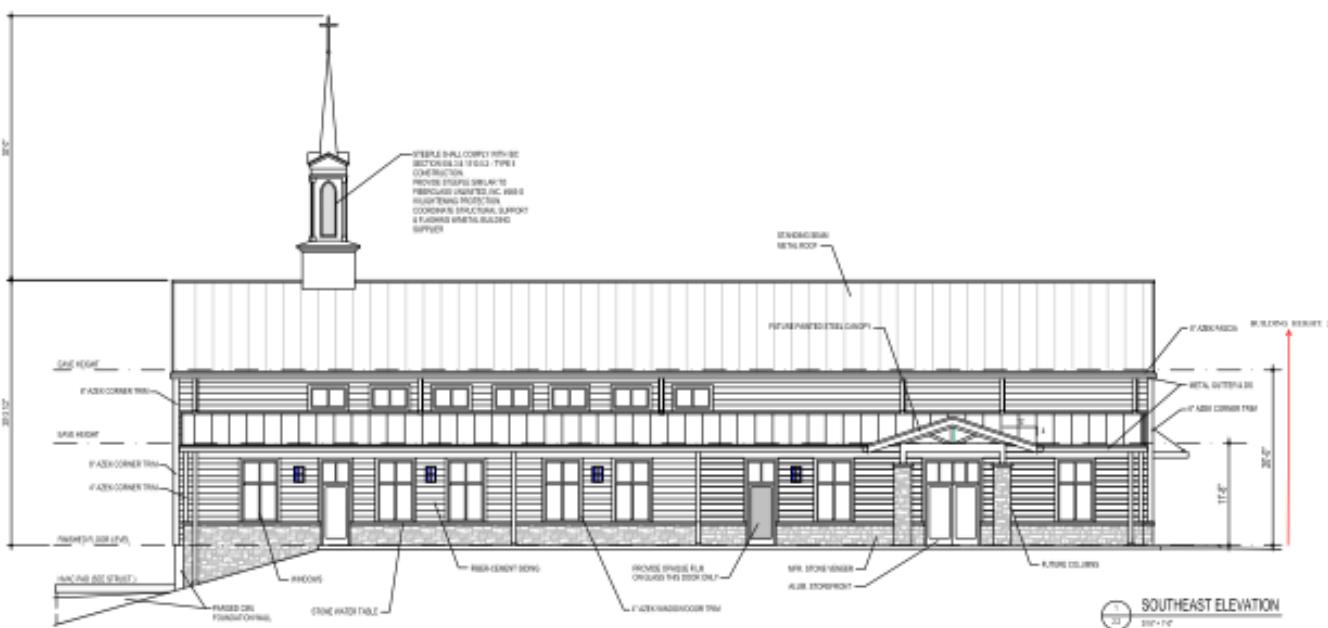
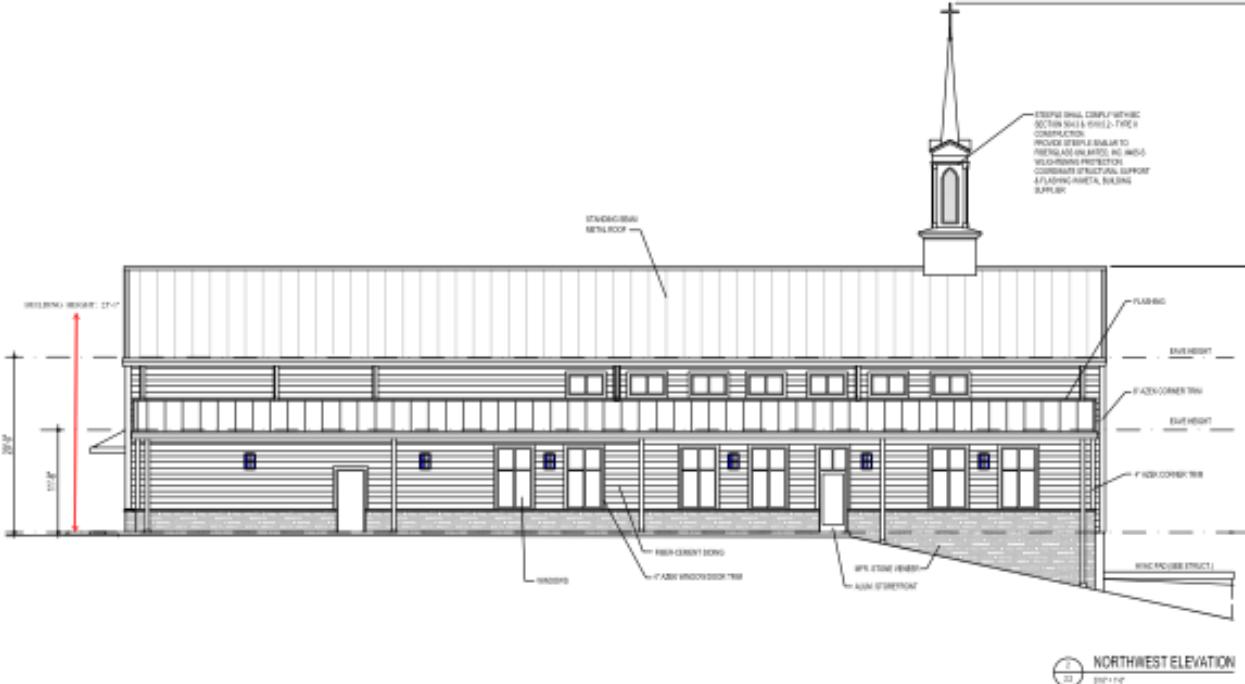
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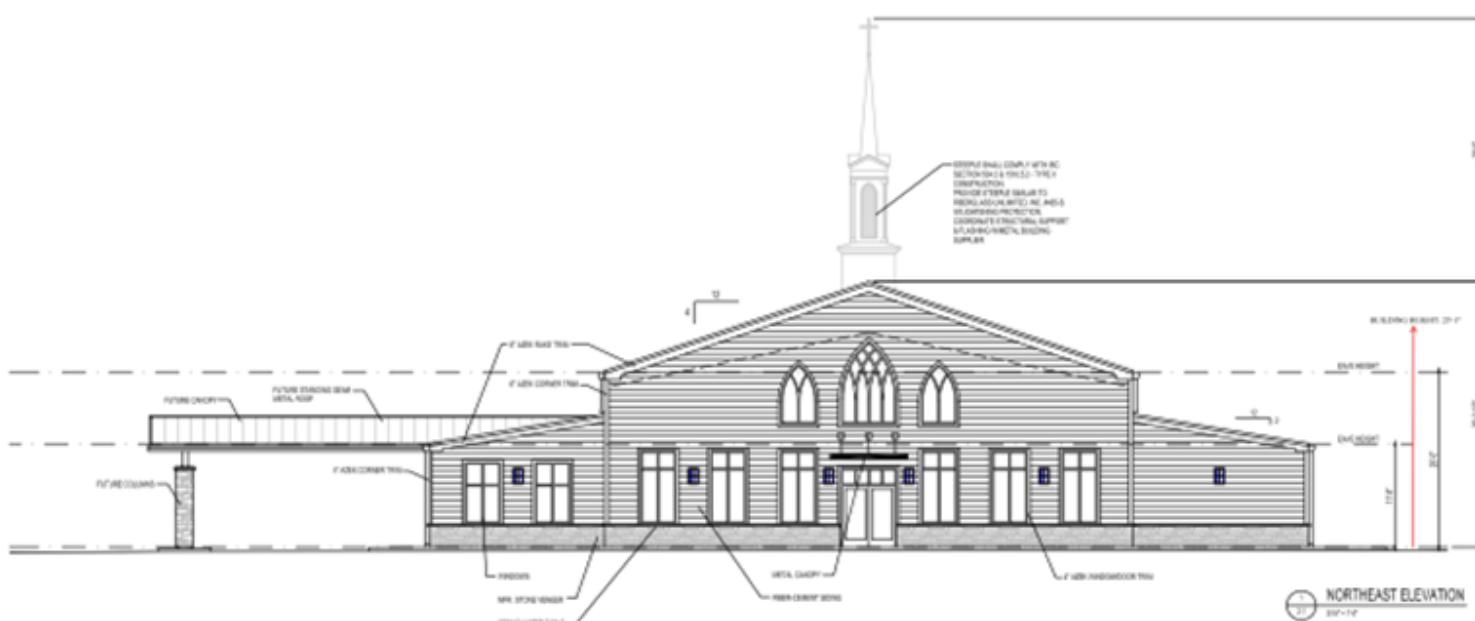
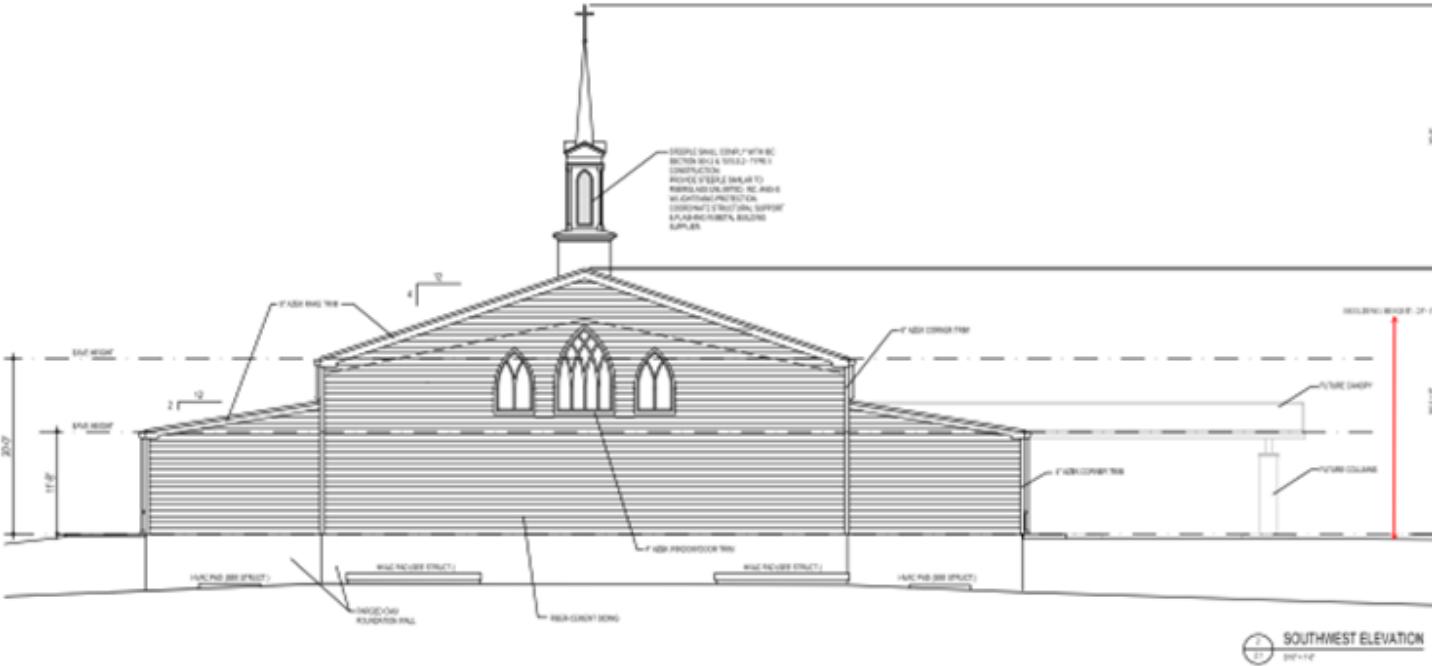




AA Project #2000010
New Church
GOOD NEWS CHURCH
6830 North Calton Road
Frederick, Maryland 21702

ELEVATIONS

A2.2



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.