

SPECIAL EXCEPTION JUSTIFICATION STATEMENT

**Seven Springs Farm
11721 Green Valley Road
Union Bridge, MD21791
Existing Zoning – Agricultural
Proposed Zoning – Agricultural
Proposed Use – Country Inn
Applicable Sections of the Frederick County Zoning Ordinance:
1-19-3.210B, 1-19-6.100, 1-19-8.333, 1-19-11.100**

SPECIFIC REQUIREMENTS:

1-19-8.333 Country Inns in A and RC Districts

Minimum Acreage 1 acre

Minimum Lot Width – 100 Feet

**Set Backs/Required Yards – Front 40 Feet, Side 10 Feet and Rear 30 Feet, Building HT. –
30 Feet**

Zoning Ordinance Section 1-19-3.210 B- Special Exceptions

**I. The Proposed Country Inn Is Consistent With The Purpose And Intent Of The
Comprehensive Development Plan**

The Comprehensive Plan for the Walkersville Region designates the subject property as Agricultural and it is zoned Agricultural on the Zoning map. A Country Inn is a permitted use in the Agricultural zoning district with Board of Appeals approval of a special exception. A special exception is a use that has been determined by the governing body of Frederick County to be a compatible land use in the Agricultural zoning district. Therefore, the Comprehensive Plan and Zoning Map recognize and plan for the continuance of agricultural operations along with uses permitted by special exception thereto in the Agricultural zone.

The proposed Country Inn use of the Subject Property is appropriate and consistent with the Comprehensive Plan's vision and goal of protecting and preserving the County's natural and historic resources. The proposed Country Inn will allow County residents, visitors and tourists to enjoy and experience these resources while providing an innovative means of supporting retention of agricultural use on the majority of the Subject Property as well as retention of the historic manor house on the Subject Property and the existing barn structures on the property. The proposed Country Inn would entail adaptive reuse of the manor house, which was constructed in 1796, in an unobtrusive manor. This proposal would be compatible with the existing neighborhood and the surrounding natural assets.

The Applicant has been repairing and cleaning up the subject property to restore the barn areas as well as the manor house. The Country Inn proposal will be a low impact, environmentally sensitive use which retains the majority of the property as an agricultural operation. Therefore, the proposed Country Inn preserves both the agricultural use of the Subject Property while preserving the historic manor house and

structures on the property in a manner compatible with the surrounding neighborhood.

II. The Nature And Intensity Of The Proposed Use Will be In Harmony With The Appropriate And Orderly Development Of The Neighborhood

The proposed Country Inn and associated activities will be conducted in an area of about 4 acres in approximately the center of the Subject Property, which is 41 acres. The Country Inn use area is screened to east and west by existing tree lines and forestation and is set back from Green Valley Road approximately 1000 feet. Events at Seven Springs Farm will be held primarily on weekends in the middle of the day if held during the week. These events will be scheduled, private and by invitation only. Whether on weekends or weekdays, events will typically start by mid- morning or early afternoon and be concluded by 9 PM. There will be no amplified outdoor music or speaking after 9 PM.

The area of the property to be used for events is not in close proximity to any existing adjoining residential structures. The Seven Springs Farm Country Inn can operated in a manner that is highly compatible with the existing neighborhood. The area of the property to be used is well secluded naturally from the adjoining properties. The surrounding retained agricultural use on the property provides a substantial buffer.

III. The Operation Of The Country Inn At The Proposed Location Will Not Have Adverse Impacts Beyond That Associated With Other Locations In The Agricultural District

Because the proposed Country Inn is located on a relatively large site and because the majority of the site is retained as open space, this proposed use will not have an adverse impact with regard to fumes, noise, traffic and/or other characteristics beyond those associated with locating this Country Inn on other agricultural zoned properties. In addition, the proposed use is located on a minor arterial road and thus will not present any issues with roadway or traffic capacity. The proposed use also retains a low density and low intensity use for this 41acre site.

IV. The Proposed On Site Parking Areas Will Be In Compliance With County Requirements And The Entrances Will Be Located Pursuant To County Approval

The proposed use will be required to go through County site plan review and will therefore have the required number of parking spaces as well as screening. Likewise, the proposed entrances associated with this use will undergo and be subject to review by the County Development Review Division as well as the State Highway Administration because Green Valley Road is a State road. The Applicant has begun the process of having a Site Plan prepared for this proposed use. A copy of this draft Site Plan will be presented to the Board of Appeals for its use in evaluating this application.

V. The Road System Providing Access For This Site Is Adequate To Service The Proposed Use On Site

The site is served by Green Valley Road (MD RT. 75), which is a minor arterial road under the County Road Classification system. The proposed use will generate a minor traffic load and be well within the traffic capacity for Green Valley Road.

Zoning Ordinance Section 1-19-8,333 – Country Inns in Ag and RC Zones

A. Minimum Lot Size – 1 acre for Country Inn in Ag Zone with setbacks the same as a single family home in the Ag Zone

The site is 42 acres and the proposed use will well exceed the required setbacks for a single family home in the Ag Zone.

B. No parking will be permitted within the required setbacks.

Parking as shown on the draft Site Plan can be accomplished without encroaching into the setback area

C. The property will have frontage and access on a paved public road.

The Subject Property fronts on and has access to Green Valley Road which is a paved public minor arterial road.

D. The Country Inn shall only within a structure that existed on January 24, 1977. Conversion of existing structures may include the expansion of such structures, however, the existing external appearance of the structure must be maintained although it may be upgraded, repaired or expanded.

The Applicant plans to maintain the existing external appearance of the manor house which was constructed in 1796. Any upgrades would be to the interior and it is noted that the Applicant currently resides in the manor house. The Applicant will reserve 1 bedroom for overnight stays for patrons of the Country Inn. The barns on the property were also constructed prior to January 24, 1977.

E. One freestanding sign of no more than 15 feet in height and 25 square feet in area is permitted and shall be subject to the normal setback requirement for natural resources uses.

Any signage proposed by the Applicant will be in compliance with this section and shown on the Site Plan in the Site Plan process. The sign will be in compliance with the applicable setback requirements

F. Within the RC District, the requirements of section 1-19-7.200 of the County Code will be met.

The Subject Property is zoned Agricultural. Thus, this condition is not applicable to this Application.

Applicant respectfully submits that she can meet the requirements set forth for a Country Inn in the Agricultural Zone by the Frederick County Zoning Ordinance. Specifically, as set forth herein, Applicant can meet the criteria for a Special Exception as set forth in Section 1-19-3.210 (B) and for Country Inns in the Ag Zone as set forth in Section 1-19-8.333. Therefore, Applicant respectfully requests that this Application be set for a hearing before the Frederick County Board of Appeals.

Real Property Data Search ()
Search Result for FREDERICK COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 17 Account Number - 359312

Owner Information

Owner Name: SEVEN SPRINGS FARM LIVING TRUST
PLAYER GLENDA TRUSTEE

Use: AGRICULTURAL
Principal Residence: YES

Mailing Address: 11721 GREEN VALLEY RD
UNION BRIDGE MD 21791-8517

Deed Reference: /16843/ 00110

Location & Structure Information

Premises Address: 11721 GREEN VALLEY RD
UNION BRIDGE 21791-8517

Legal Description: 41.0149 AC
S/S RT 75

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0043 0005 0181 17010001.11 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1796 3,000 SF 41.0100 AC

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements

2 YES STANDARD UNITSTONE/4 2 full

Value Information

Base Value Value Phase-in Assessments

As of As of As of

01/01/2023 07/01/2024 07/01/2025

Land: 108,500 128,500

Improvements 251,900 374,500

Total: 360,400 503,000 455,467 503,000

Preferential Land: 8,500 8,500

Transfer Information

Seller: PLAYER GLENDA Date: 04/29/2024 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /16843/ 00110 Deed2:

Seller: PLAYER CHARLES ROBERT Date: 04/24/2024 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /16838/ 00029 Deed2:

Seller: COPE ROBERT W & CAROL L TAYLOR Date: 05/09/2017 Price: \$600,000

Type: NON-ARMS LENGTH OTHER Deed1: /11808/ 00220 Deed2:

Exemption Information

Partial Exempt Assessments:Class 07/01/2024 07/01/2025

County: 000 0.00

State: 000 0.00

Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

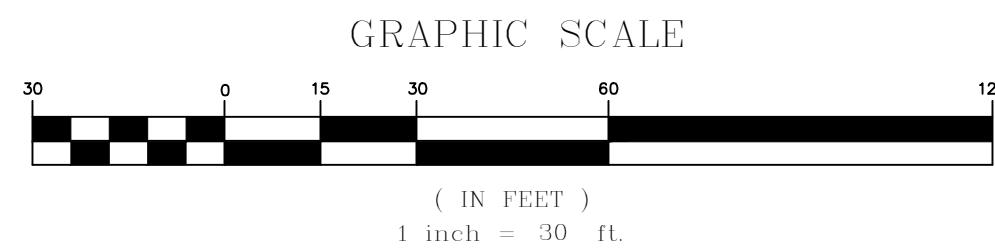
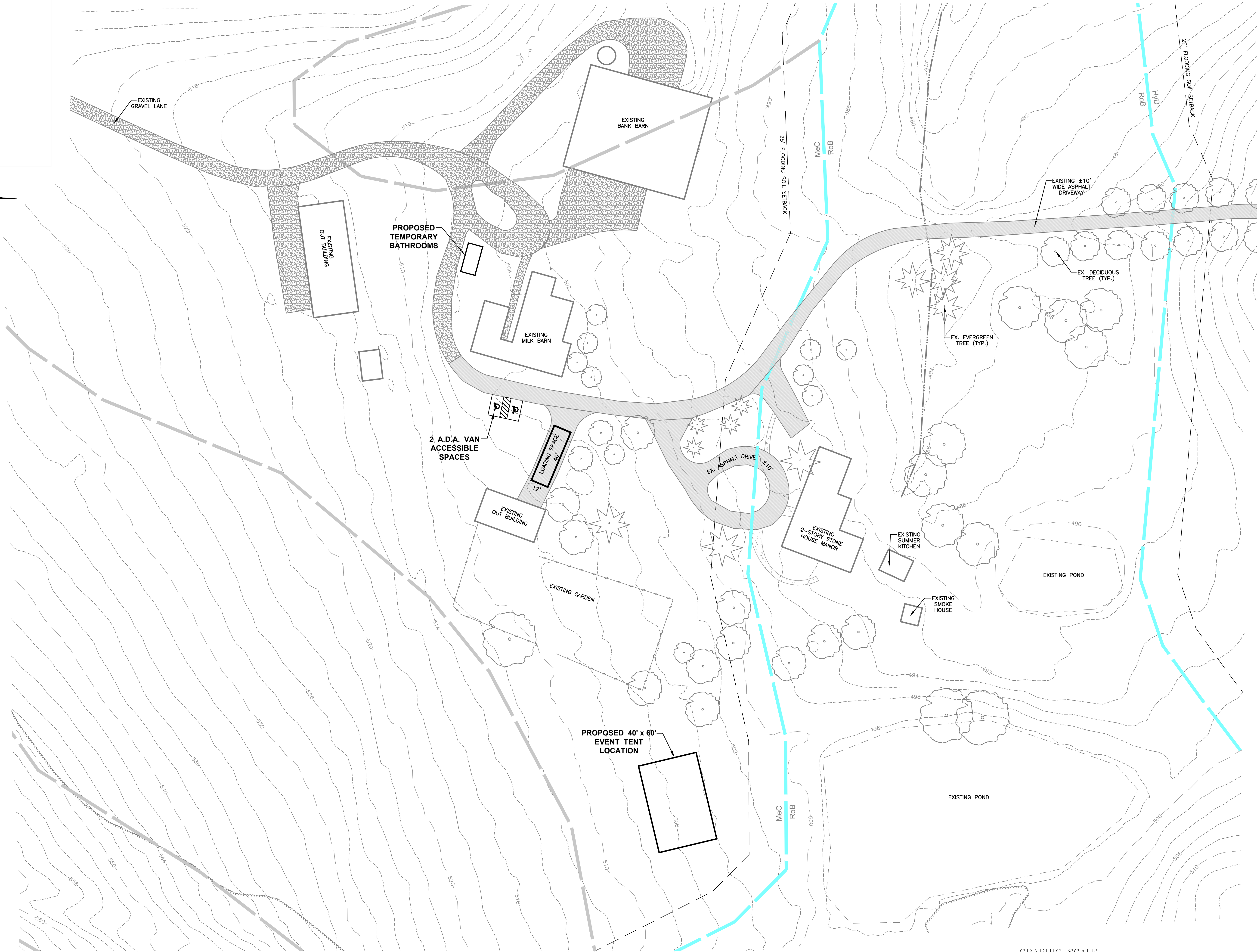
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

H:\CARLSM\PROJECTS\24\32076 7 Springs Farm\DWG\SITE-01.dwg, 12/6/2024, 9:38:15 AM, ROCKINS.M, 1:1

OWNER
CHARLES & DIANE PLAYER
11721 GREEN VALLEY ROAD
UNION BRIDGE, MARYLAND 21791



CDD - Dev. Review

File : SP
A / P # : SP
Due Date :



FOX & ASSOCIATES, INC.

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SITE PLAN DETAIL

7 SPRINGS FARM

11721 GREEN VALLEY ROAD

SITUATED ON THE SOUTH SIDE OF GREEN VALLEY ROAD
JOHNSVILLE ELECTION DISTRICT No. 17
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND THAT
I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.:
EXP. DATE:
PROJECT NO.: 24 - 32076
DRAWING NO.: D
DATE: DECEMBER 2024
DRAWN BY: RND
CHECKED BY: JEM

SHEET 2 OF 2

