

Frederick County Planning Commission



May 14, 2025

The Farm at McKaig

Combined Preliminary/Final Plat

The Applicant is requesting a modification to allow a new common driveway entrance, which does not meet the minimum separation distances from existing driveways that is required for a Staff level approval.

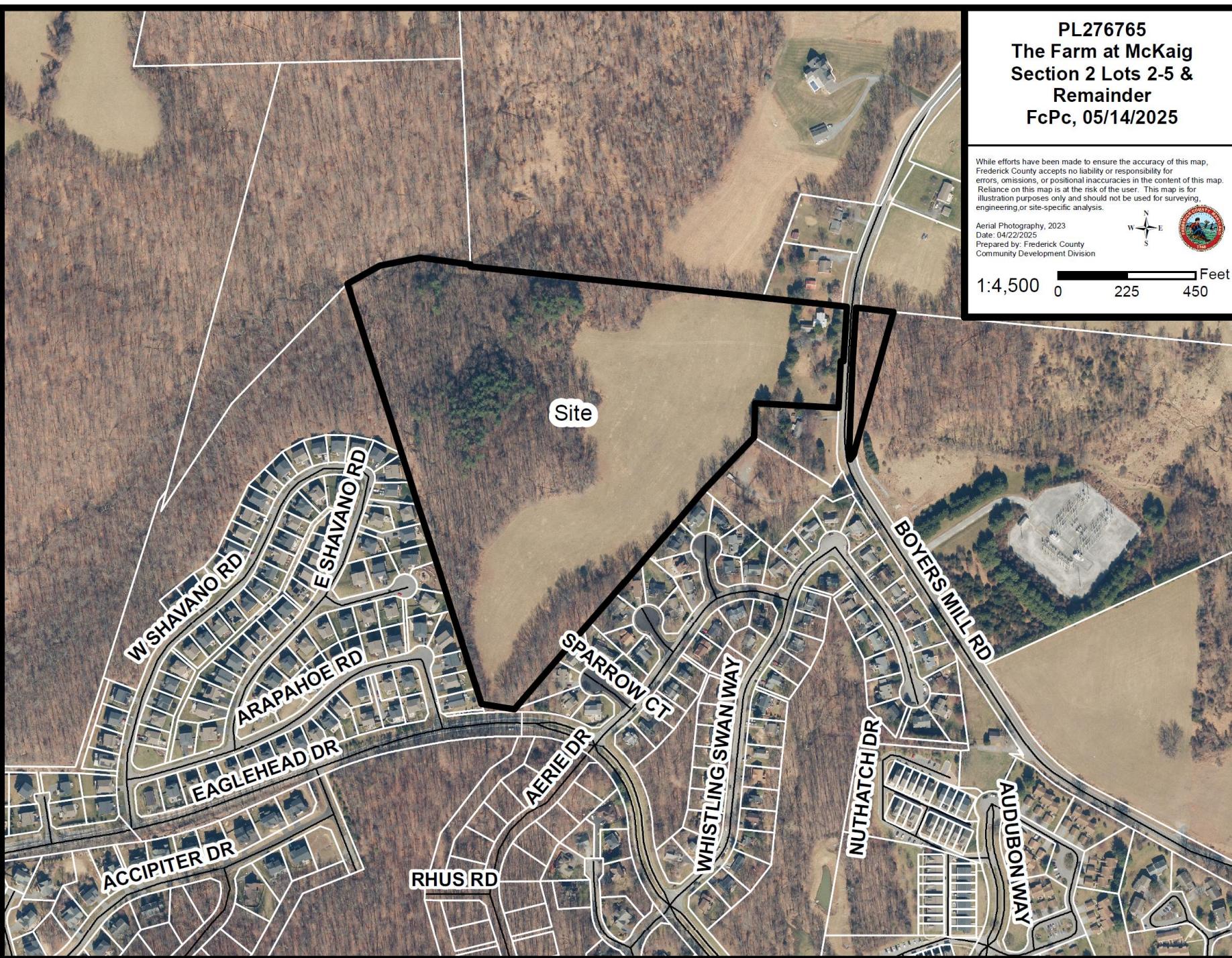
PL276765
The Farm at McKaig
Section 2 Lots 2-5 &
Remainder
FcPc, 05/14/2025

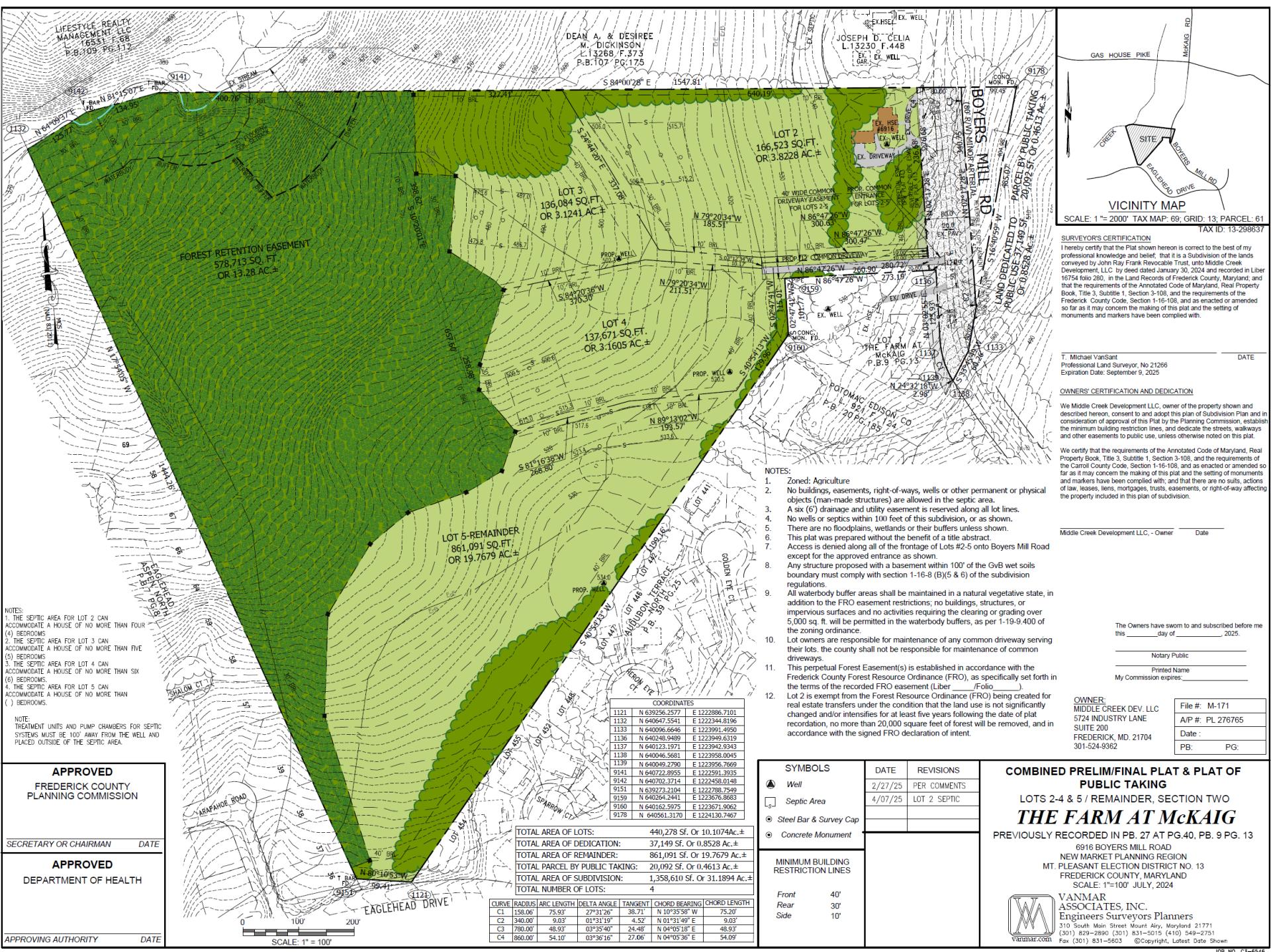
While efforts have been made to ensure the accuracy of this map,
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Reliance on this map is at the risk of the user. This map is for
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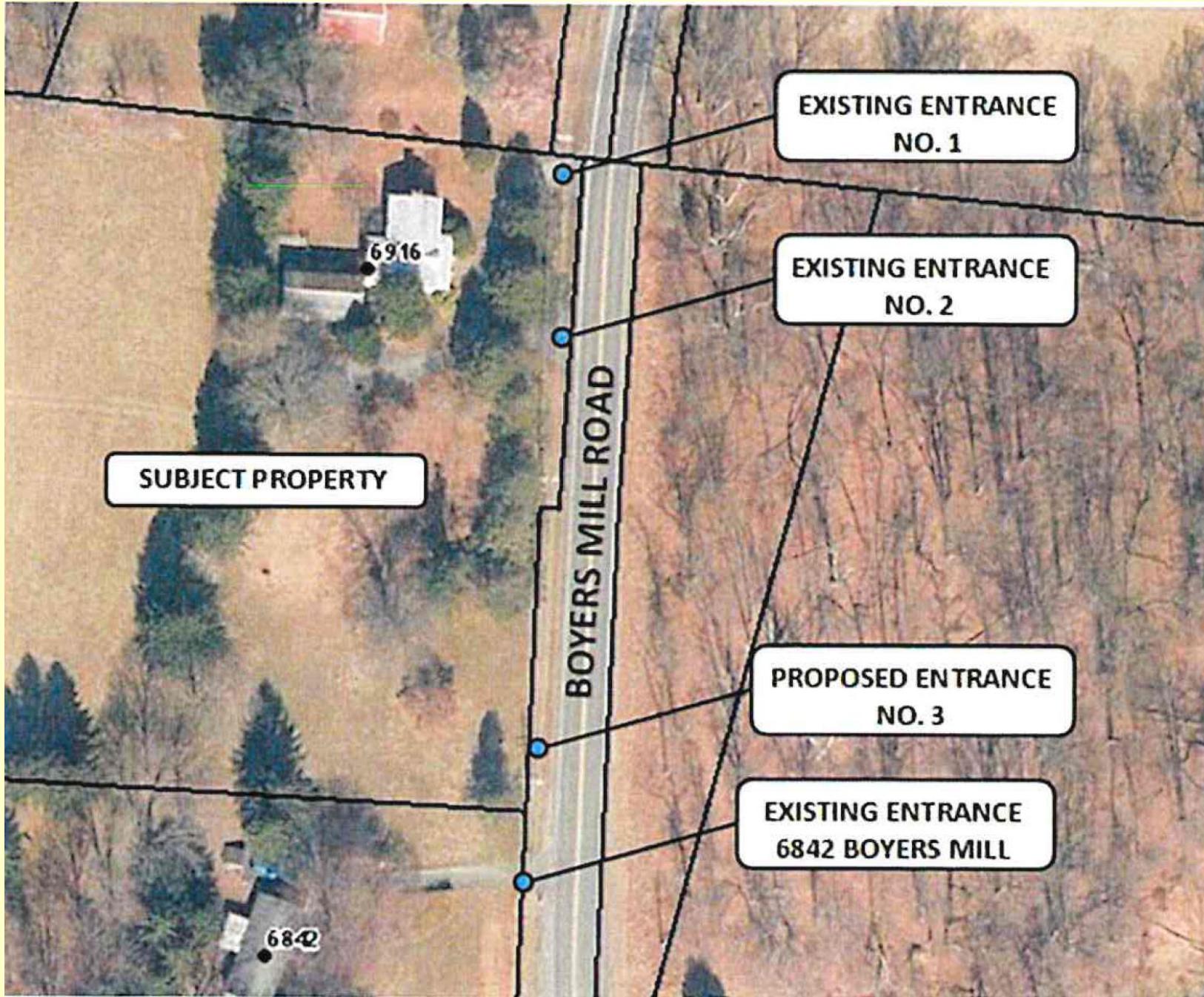
Aerial Photography, 2023
Date: 04/22/2025
Prepared by: Frederick County
Community Development Division



1:4,500 0 225 450 Feet







RECOMMENDATION

Staff has no objection to conditional approval of the requested entrance spacing modification.

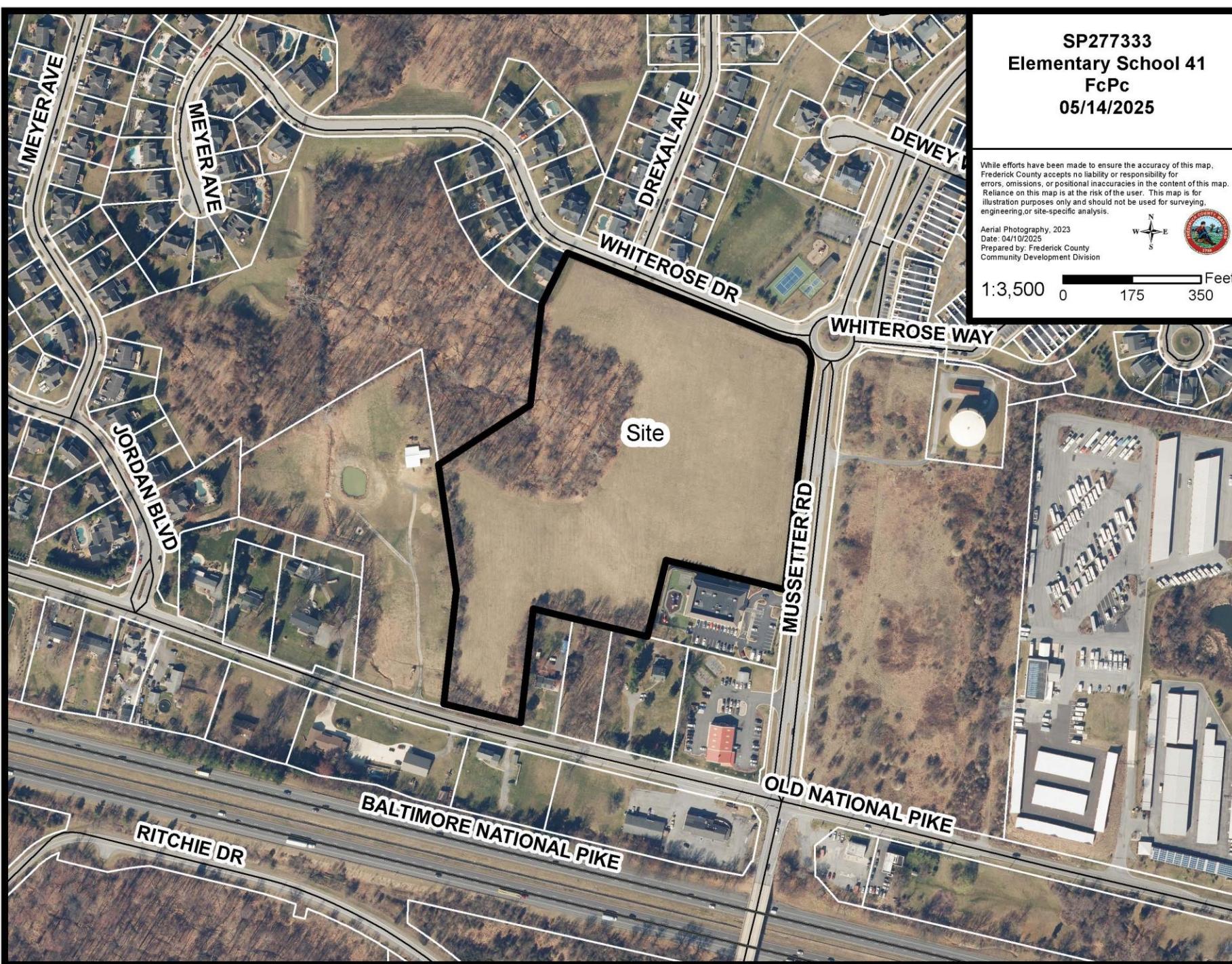
Because the Applicants have demonstrated safe and adequate sight distance for the proposed common driveway location and using the existing entrances to the north would not meet sight distance and would make access to the other proposed lots difficult, staff supports the approval of this modification for this application (M-171, AP PL276765) subject to the following conditions:

1. The Applicants shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall construct a common driveway in accordance with 1-16-109(D) of the Subdivision Regulations prior to plat recordation.

Elementary School 41

Site Plan

The Applicant is requesting Site Development Plan approval for a 102,536 sq. ft. elementary school located on a 15.20-acre Site.



SP277333
Elementary School 41
FcPc
05/14/2025

Zoning

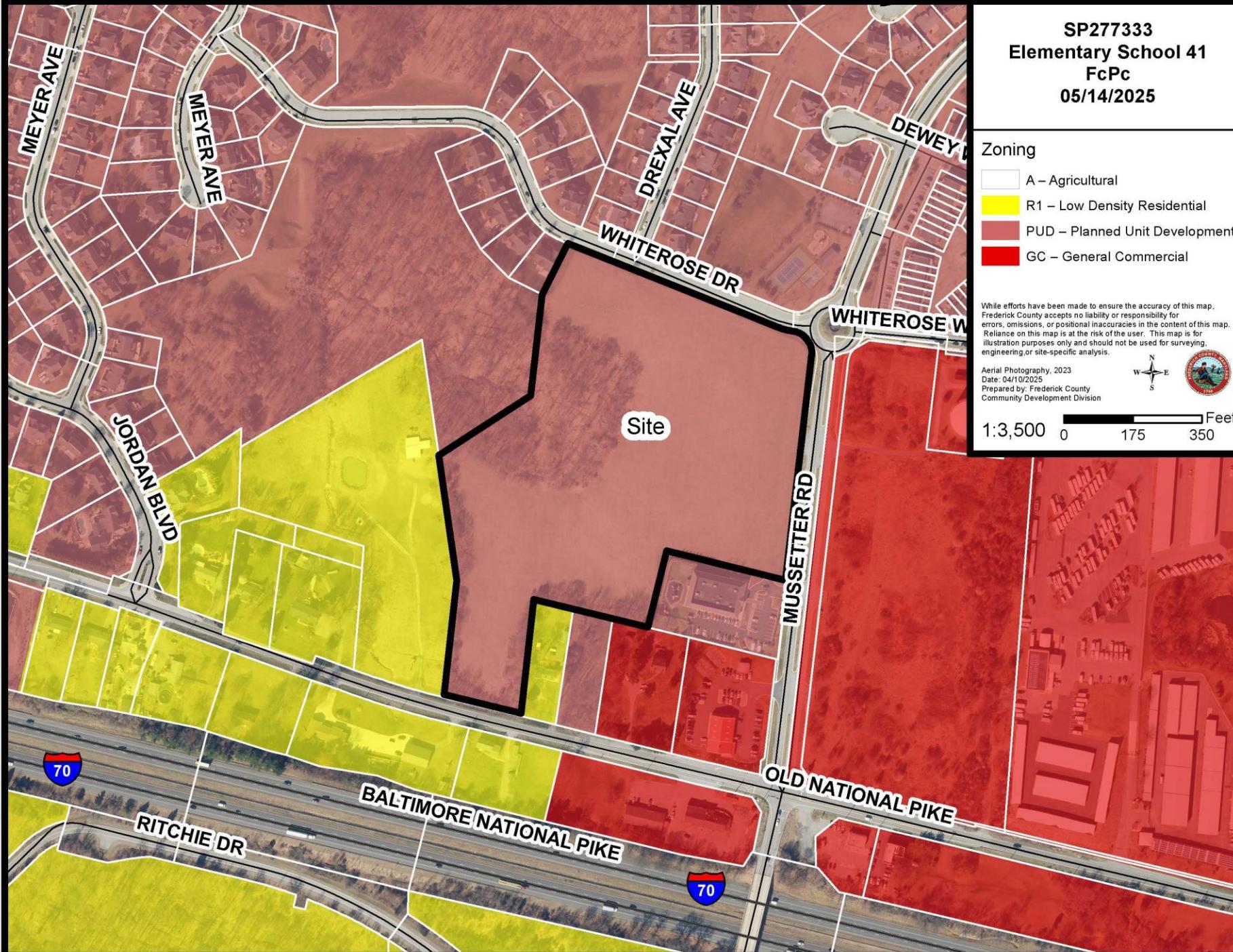
- A – Agricultural
- R1 – Low Density Residential
- PUD – Planned Unit Development
- GC – General Commercial

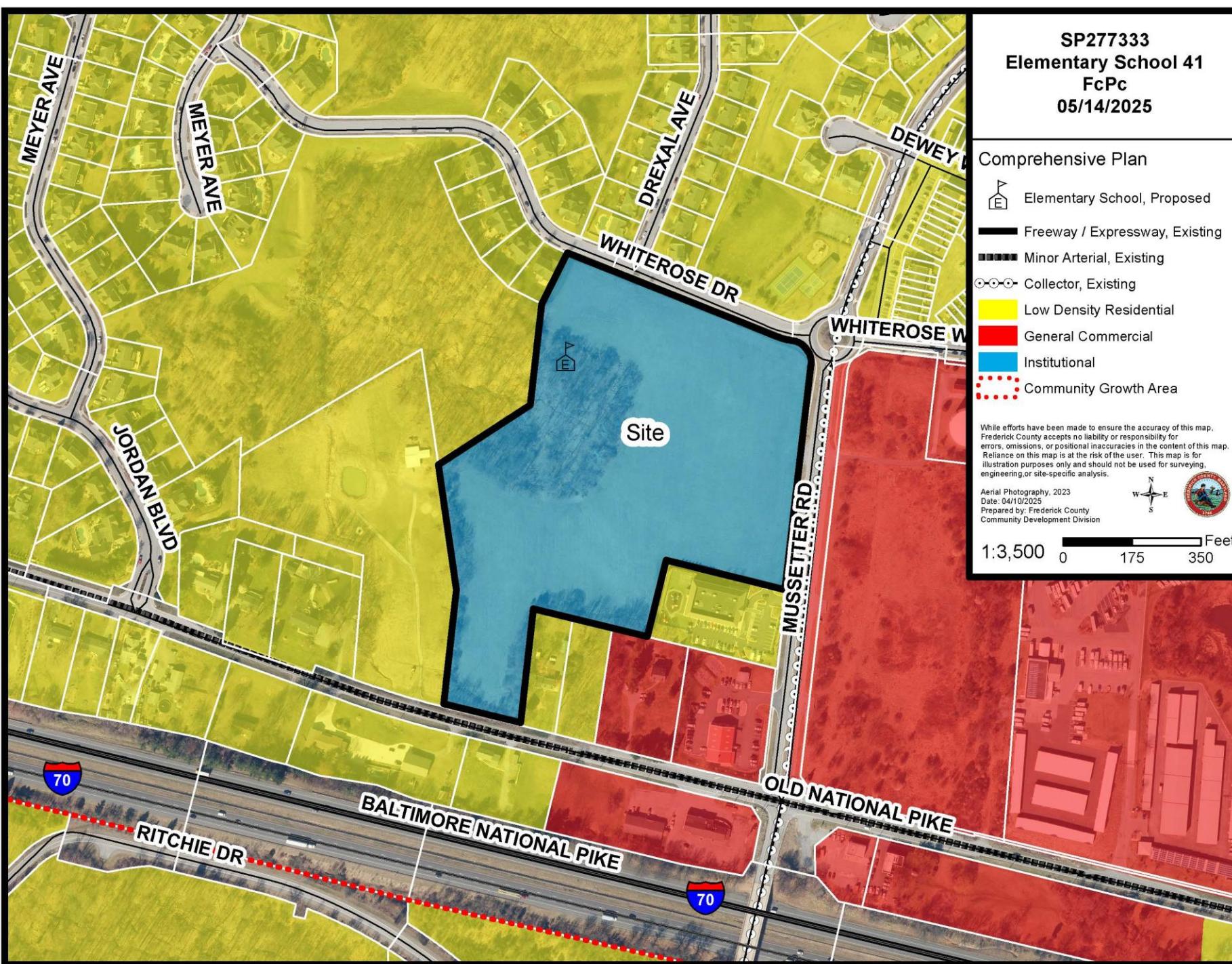
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Aerial Photography, 2023
Date: 04/10/2025
Prepared by: Frederick County
Community Development Division



1:3,500 0 175 350 Feet







PRINTS ISSUED

PRINT DESCRIPTION	DATE
1 SD IAC SUBMISSION	01/08/25
2 SITE PLAN SUBMISSION	02/06/25

PSC #: 10.064

ELEMENTARY SCHOOL #41
5680 MUSETTER ROAD
NEW MARKET, MD 21774

FREDERICK COUNTY PUBLIC SCHOOLS

SHEET TITLE:
LANDSCAPE PLANTING PLAN

PROJECT NO.:	WORLDSIDE
DATE:	02/06/2025
SCALE:	1 inch = 50 ft
DRAWN BY:	AMM
CHECKED BY:	SPB
SHEET NO.:	1



LEGEND

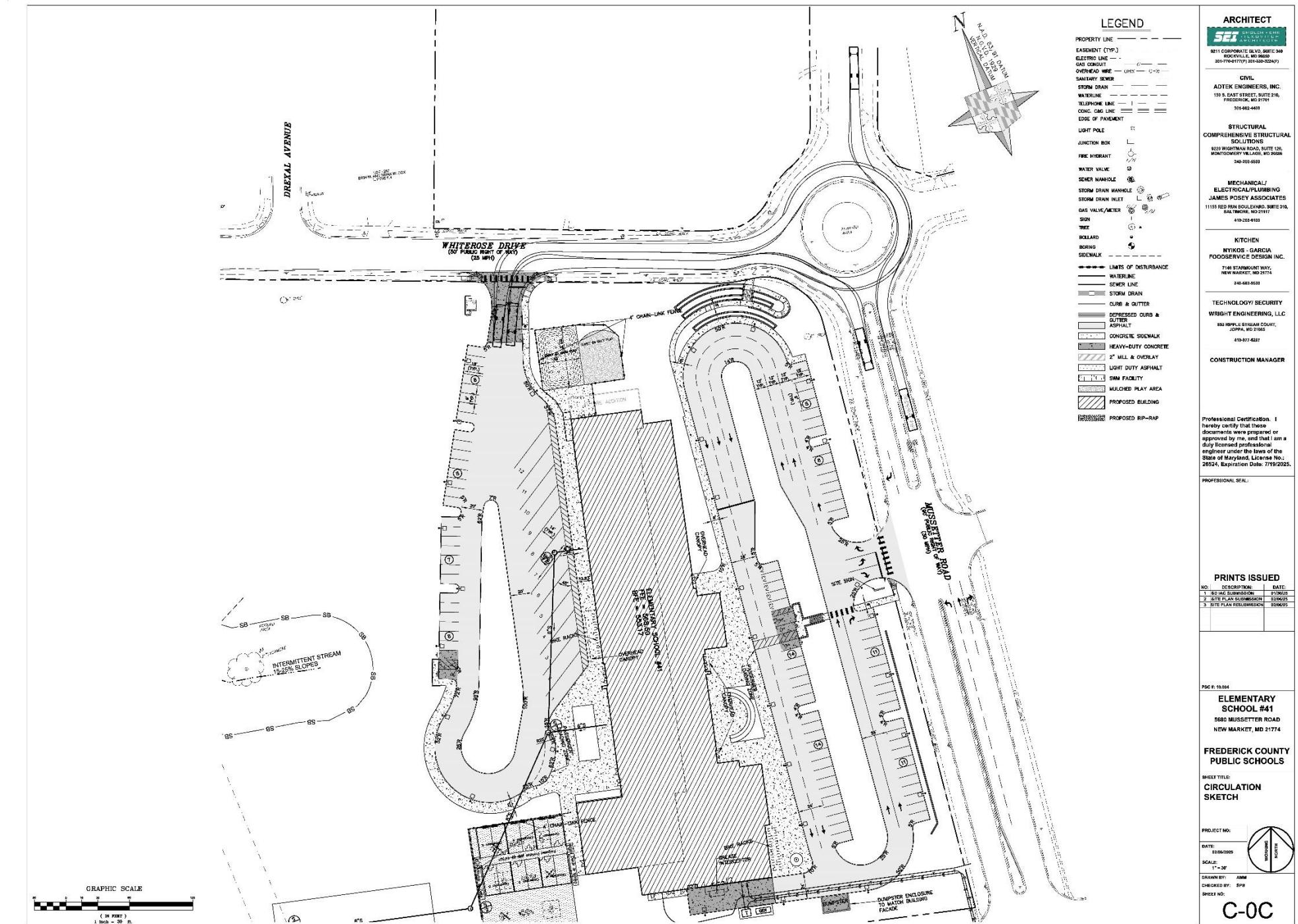
- SB — TOP OF STREAM BANK
- SB — 50' STREAM VALLEY BUFFER
- SUB-LOT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED DRIVEWAY
- PROPOSED STORMWATER MANAGEMENT FACILITY
- CONSERVATION EASEMENT
- PROPS. CANOPY TREE
- PROPS. ORNAMENTAL TREE
- PROPS. EVERGREEN TREE
- PROPS. SHRUB

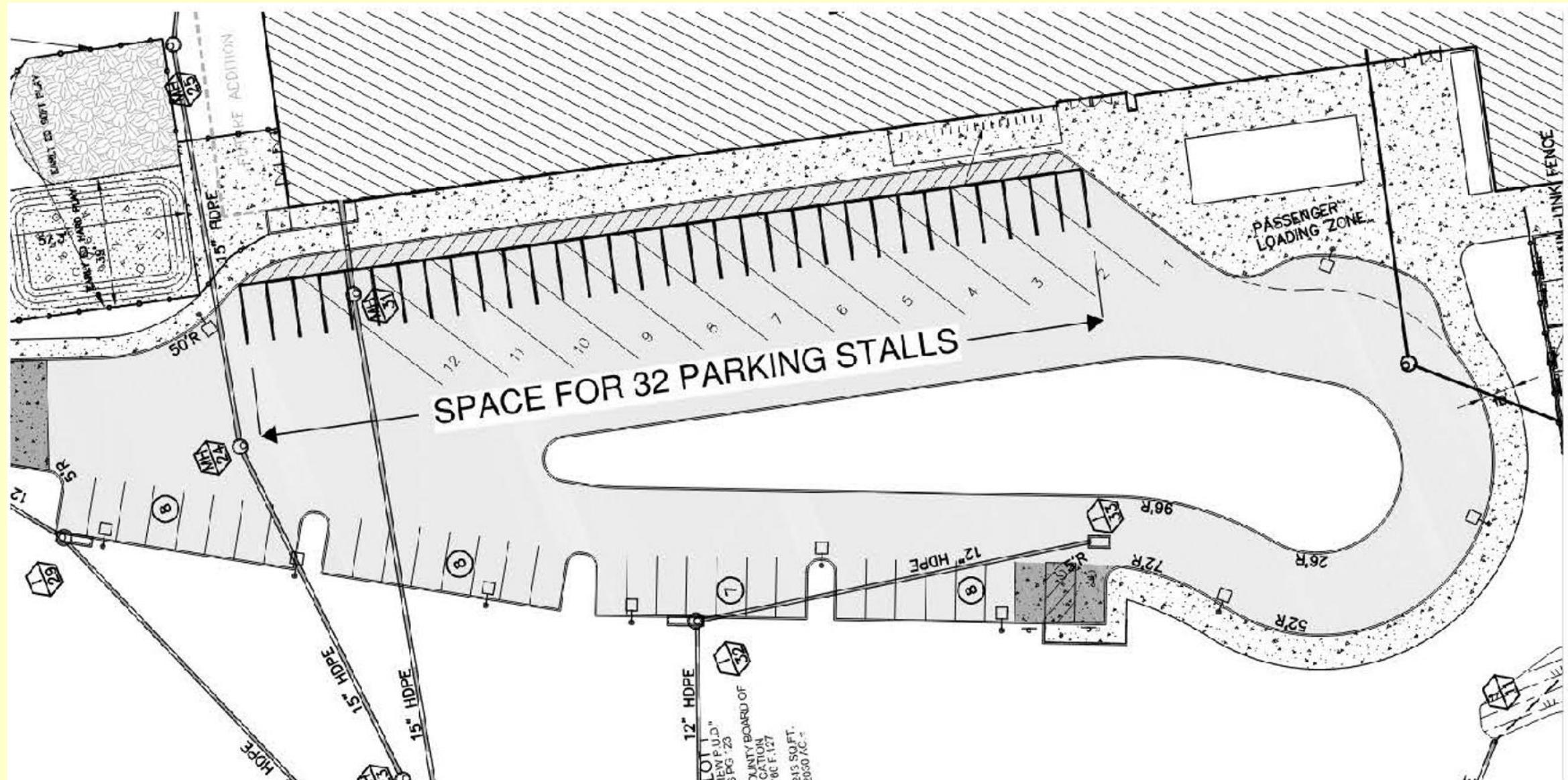
GRAPHIC SCALE

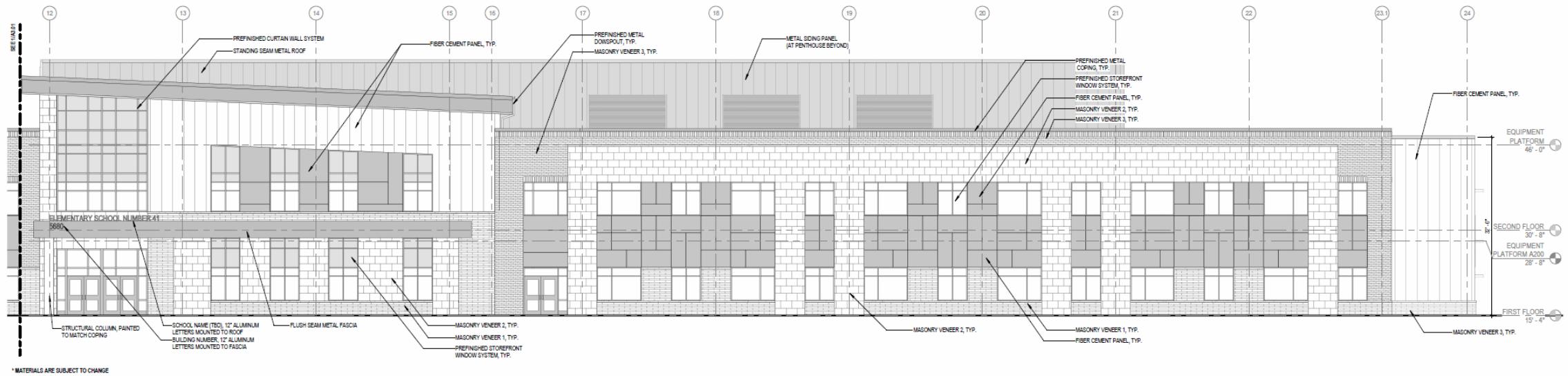
(IN FEET)

1 inch = 50 ft

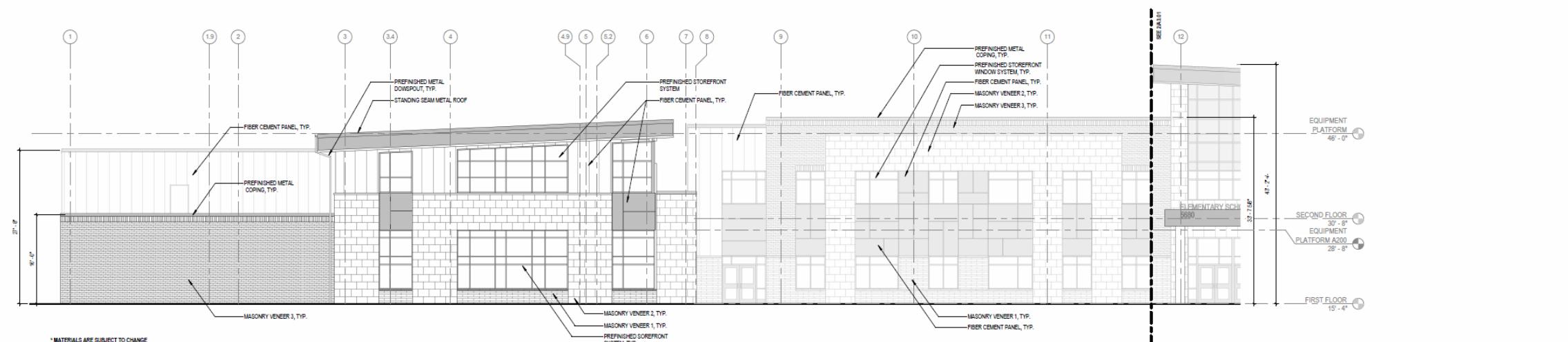




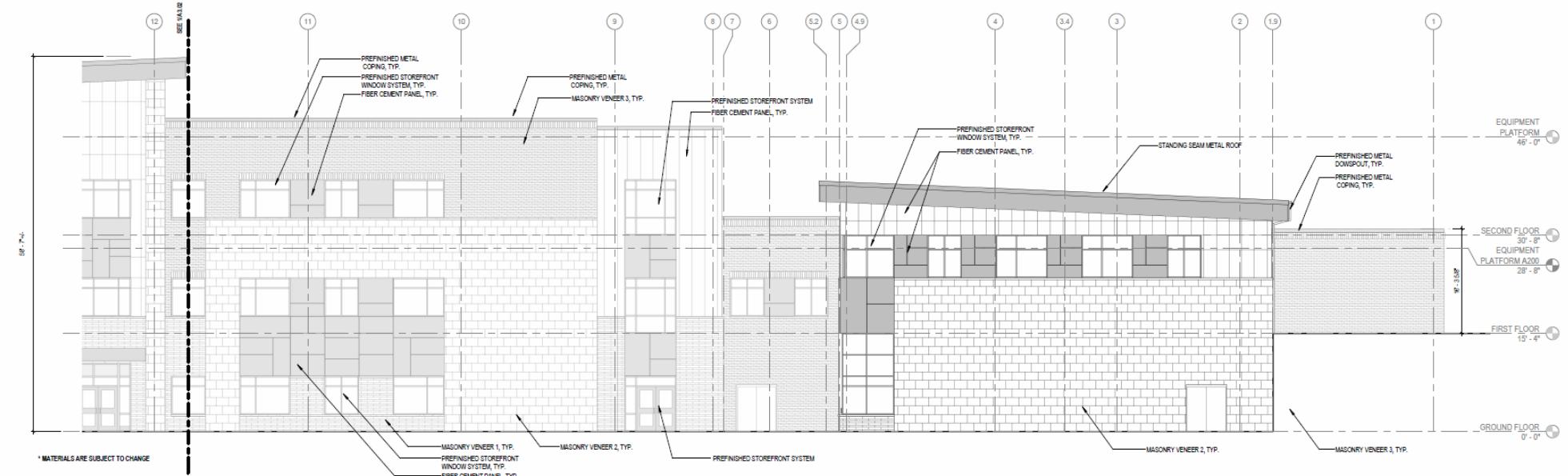




2 EAST ELEVATION AREA B-C
A311 SCALE: 1/8" = 1'-0"

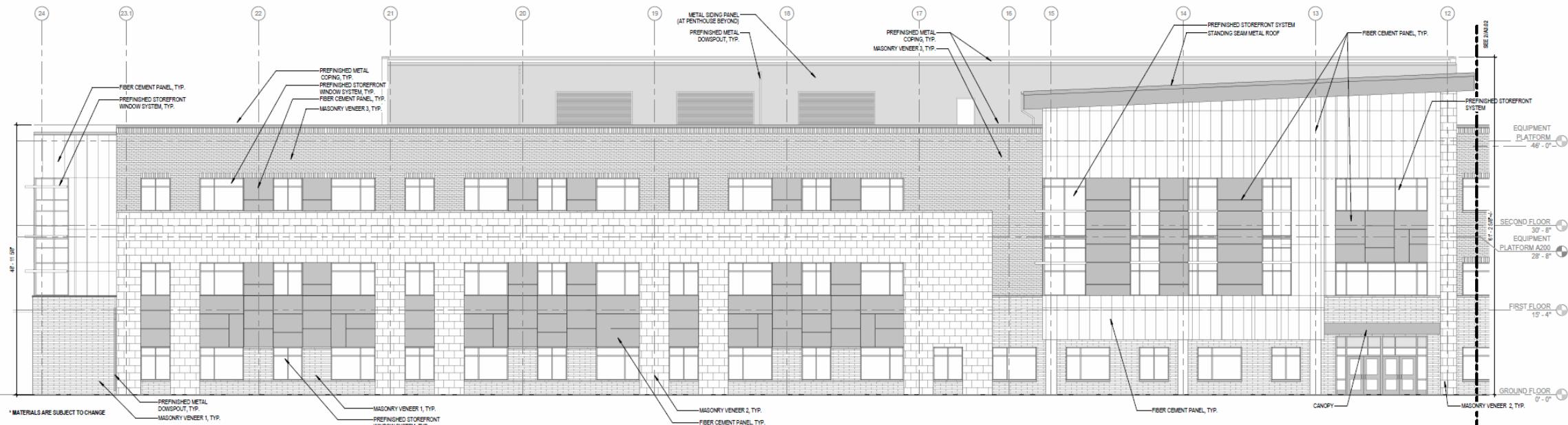


1 EAST ELEVATION AREA A-B
A311 SCALE: 1/8" = 1'-0"



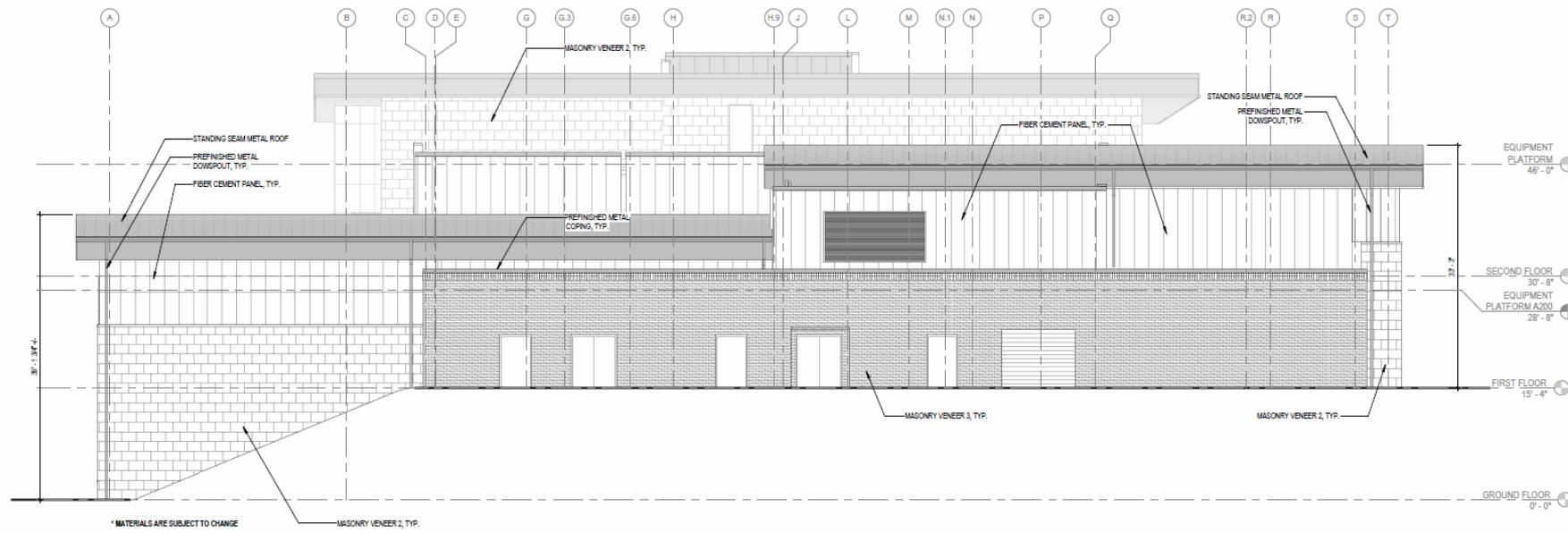
2 WEST ELEVATION AREA B-100

A3.32 SCALE: 18' - 1'-0"

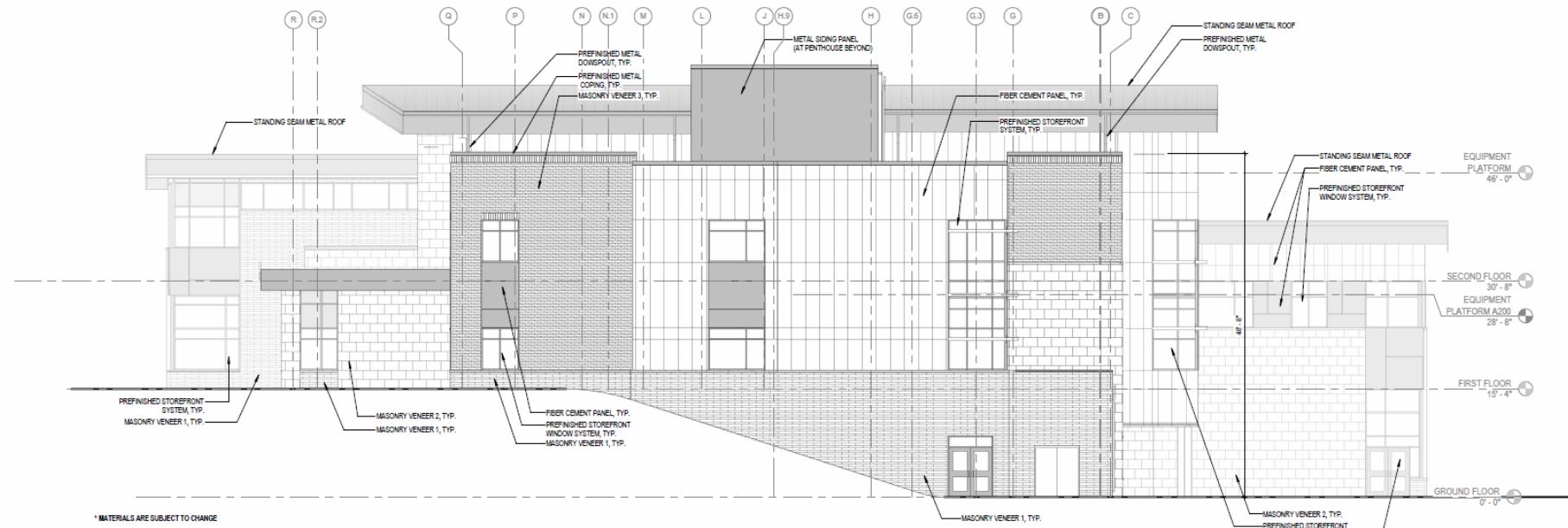


1 WEST ELEVATION AREA C-100

A3.32 SCALE: 18' - 1'-0"



2 SOUTH ELEVATION
A3.33 SCALE: 1/8" = 1'-0"

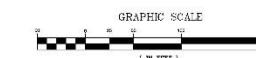


1 NORTH ELEVATION
A3.33 SCALE: 1/8" - 1'-0"



LEGEND

- SB — 50' STREAM VALLEY BUFFER
- SUBJECT PROPERTY
- ADJACENT PROPERTY
- BOUNDARY
- EXISTING CONTOUR
- PROPOSED DRIVEWAY
- PROPOSED STORMWATER MANAGEMENT FACILITY
- CONSERVATION EASEMENT
- EXISTING SPECIMEN TREE >30' DBH
- EXISTING TREE TO BE REMOVED



Specimen Tree Summary 30' +								
Tree #	Species (Scientific Name)	Species (Common Name)	DBH (Inches)	Tree Condition	CR.Z. (Sq. Ft.)	CR.Z. Impacts (Sq. Ft.)	Comments	Disposition
1	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	43	GOOD	11310	11310	SHRINK	REMOV.
2	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	39	GOOD	9161	9161	SHRINK	REMOV.
3	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	31	GOOD	6783	0	SAVE	
4	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	03	GOOD	17871	0	SAV	
5	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	32	GOOD	7739	0	SAVE	
6	ACER RUBrum	Red Maple	43	GOOD	14314	14314	SHRINK	REMOV.
7	ACER RUBrum	Red Maple	35	GOOD	6962	6962	SHRINK	REMOV.
8	ACER SAVOIANUM	Silver Maple	42	GOOD	11310	0	0%	OFFSTC
9	ACER SAVOIANUM	Silver Maple	34	GOOD	8171	8171	100%	REMOV.

PRINTS ISSUED	DATE
1 SD IAC SUBMISSION	5/13/2025
2 SITE PLAN SUBMISSION	5/29/2025
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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 (May 14, 2028) or the period of the APFO approval, whichever is less. The APFO is valid for a period of 3 years and expires on May 14, 2028. Therefore, the plan expires May 14, 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 modification under §1-19-6.400(D)(2) to allow for 14.4% or 5.6% less than the required 20% canopy cover of parking areas at maturity.
2. A modification under § 1-19-6.500 is requested to allow 18'-24' tall lighting.
3. A parking space modification under §1-19-6.220(A)(3) to allow 97 parking spaces, or 68 fewer spaces than the required 165 parking spaces.
4. A FRO modification under §§1-21-21 and 1-21-40 to permit the removal of 5 specimen trees.

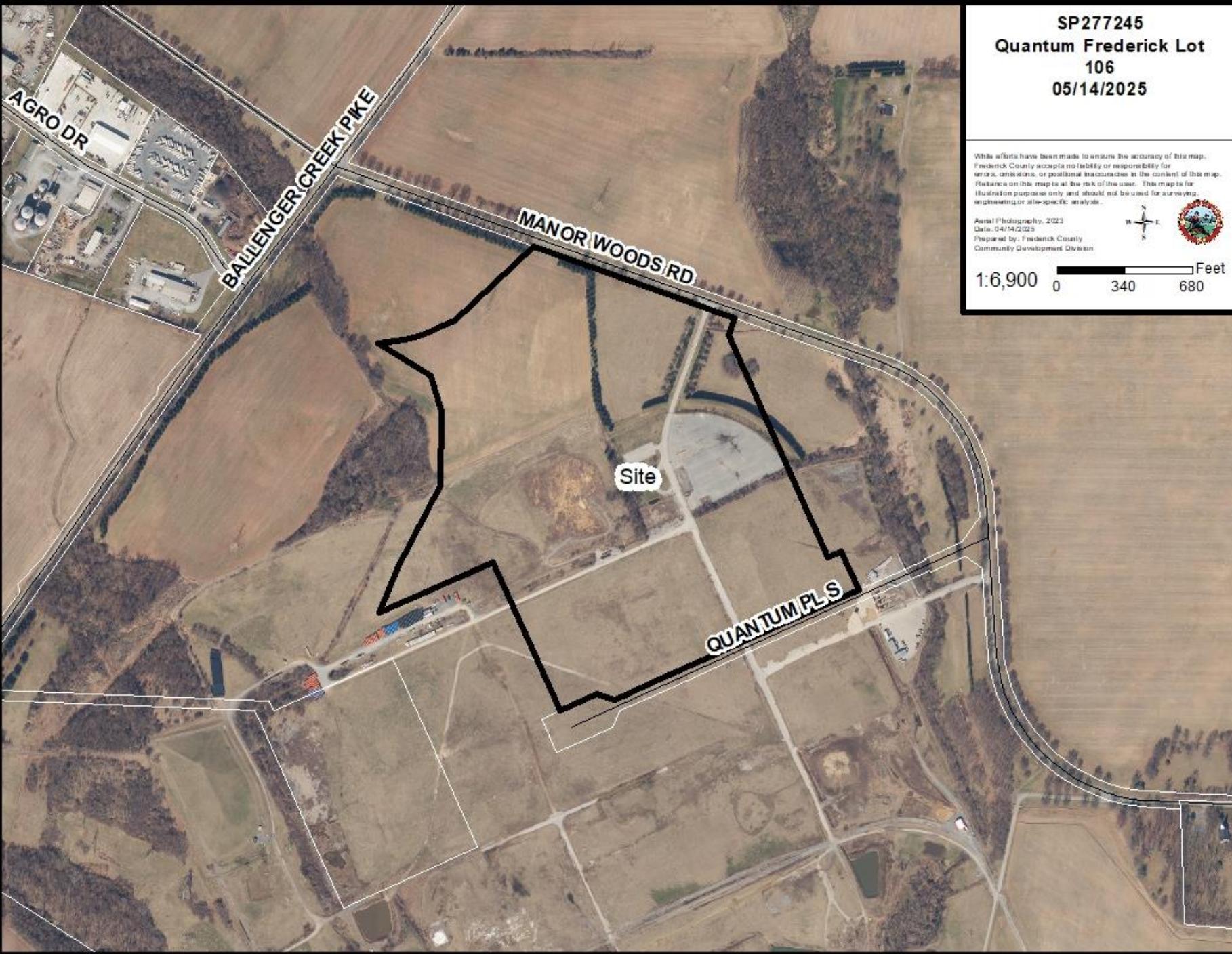
RECOMMENDATION (continued)

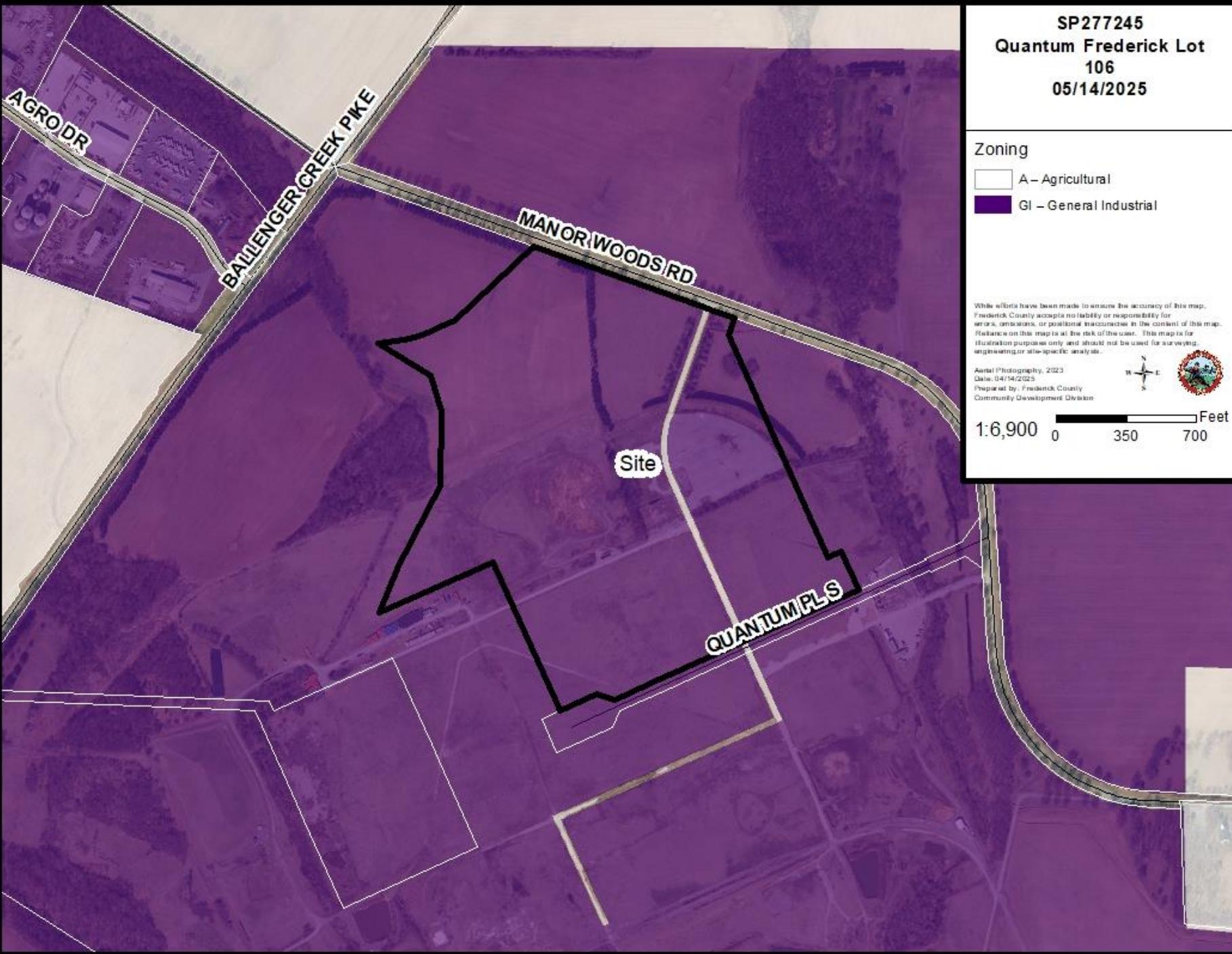
Staff-proposed conditions of approval:

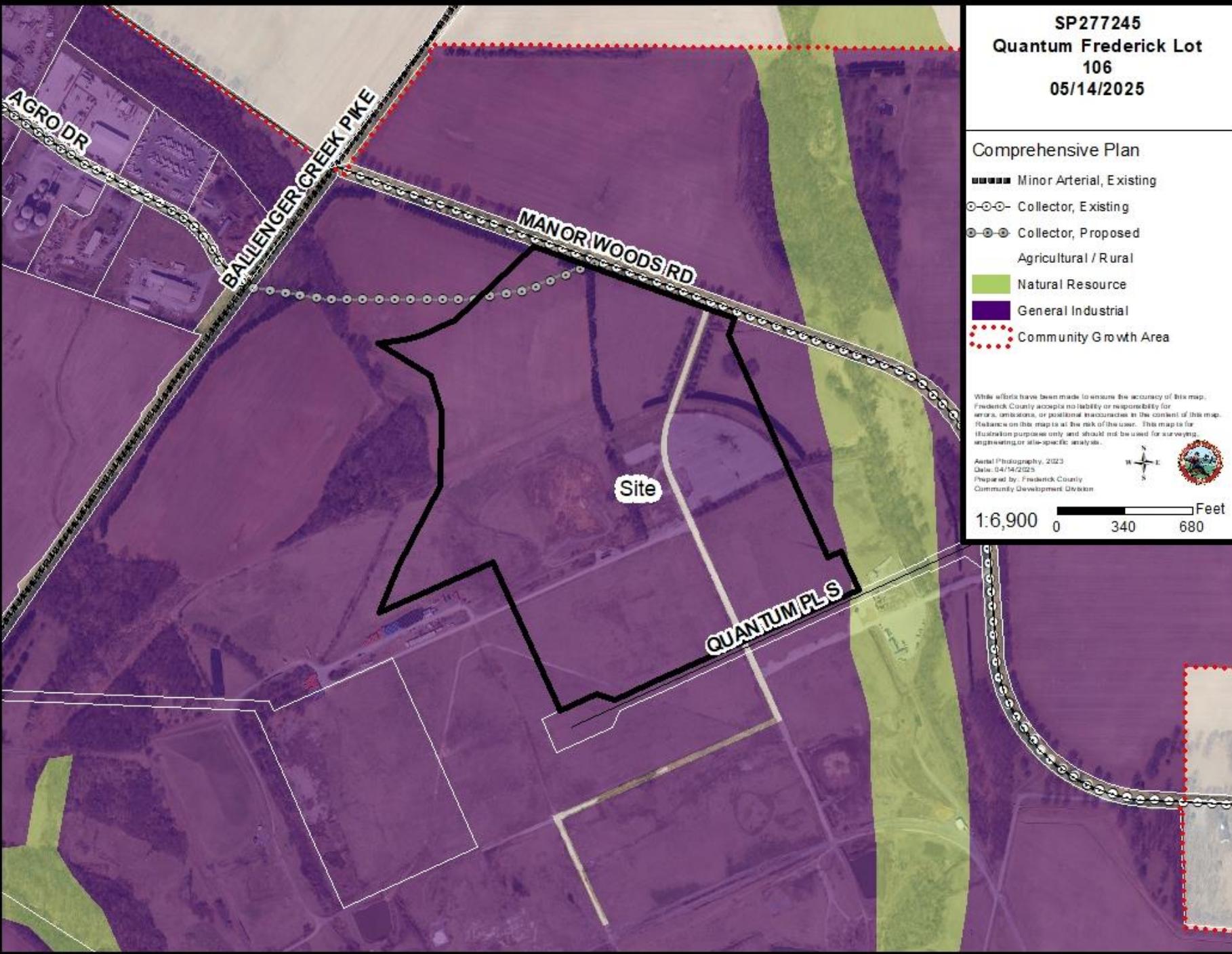
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.

Aligned Data Centers (Buildings 2, 3, 4)
Quantum Frederick Lot 106
Site Plan

The Applicant is requesting Site Development Plan approval for three additional buildings (totaling 1,149,000 sq. ft.) at the Aligned Critical Digital Infrastructure Facility located on a 74.89-acre Site.













03/28/25 • 24386.0000



CAMPUS ENTRY FROM QUANTUM PLACE

CORGAN



041125 • 24386.0000



VIEW FROM MANOR WOOD ROAD

CORGAN 



041125 • 24386.0000



VIEW FROM MANOR WOOD 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 (May 14, 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 parking space modification under §1-19-6.220(A)(2) to allow 226 parking spaces, or 136 additional spaces than the required 90 parking spaces.
2. A loading space modification under §1-19-6.210(D) to allow 6 large loading spaces, or 109 fewer spaces than the required 115 large loading spaces.
3. A lighting modification under §1-19-6.500(D) to allow light spillage to exceed 0.5 foot-candles at the property line.
4. A modification under §1-19-8.402(B)(6)(f) to allow a secondary inner security perimeter fence to be made of chain link or woven metal.

RECOMMENDATION (continued)

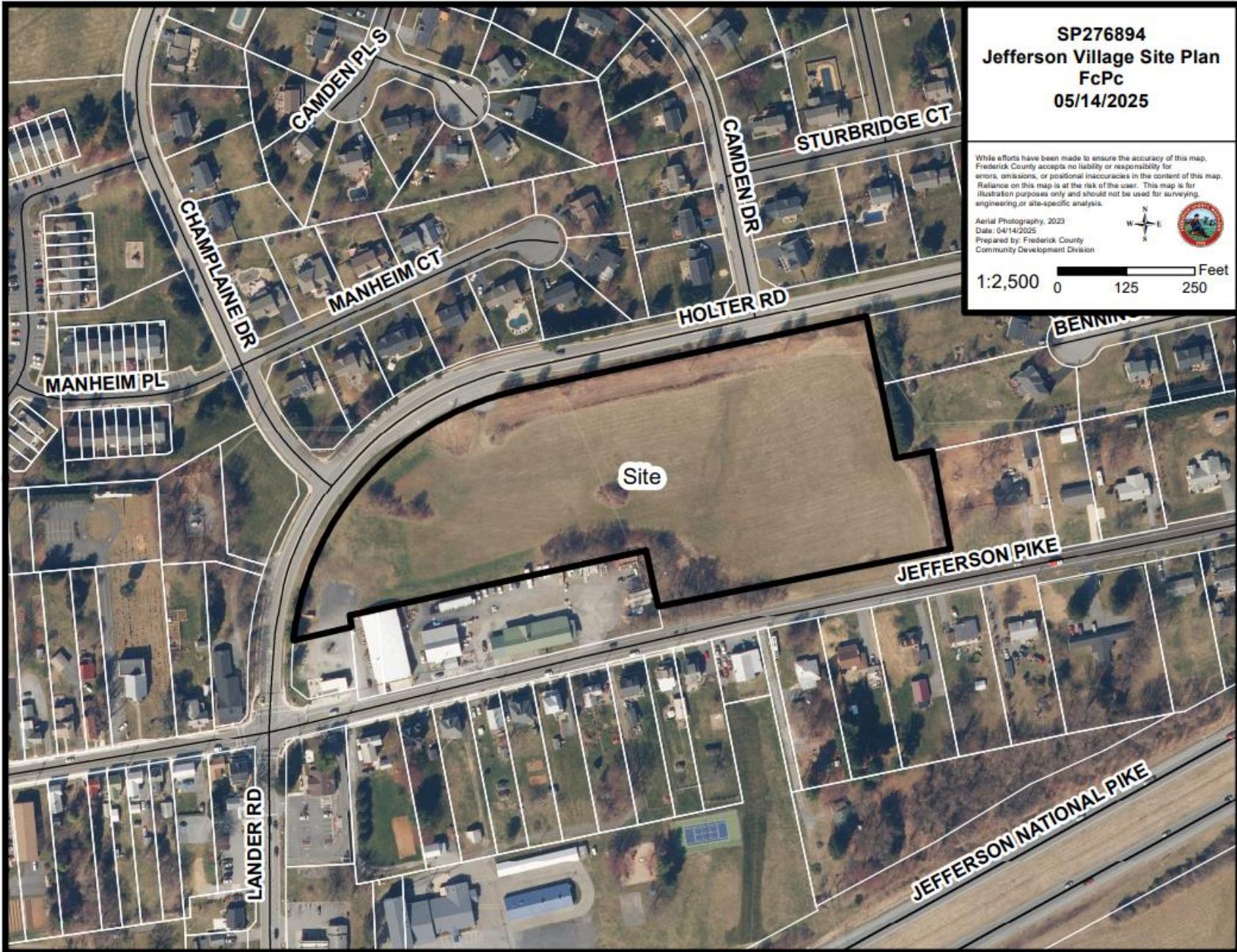
Staff-proposed conditions of approval:

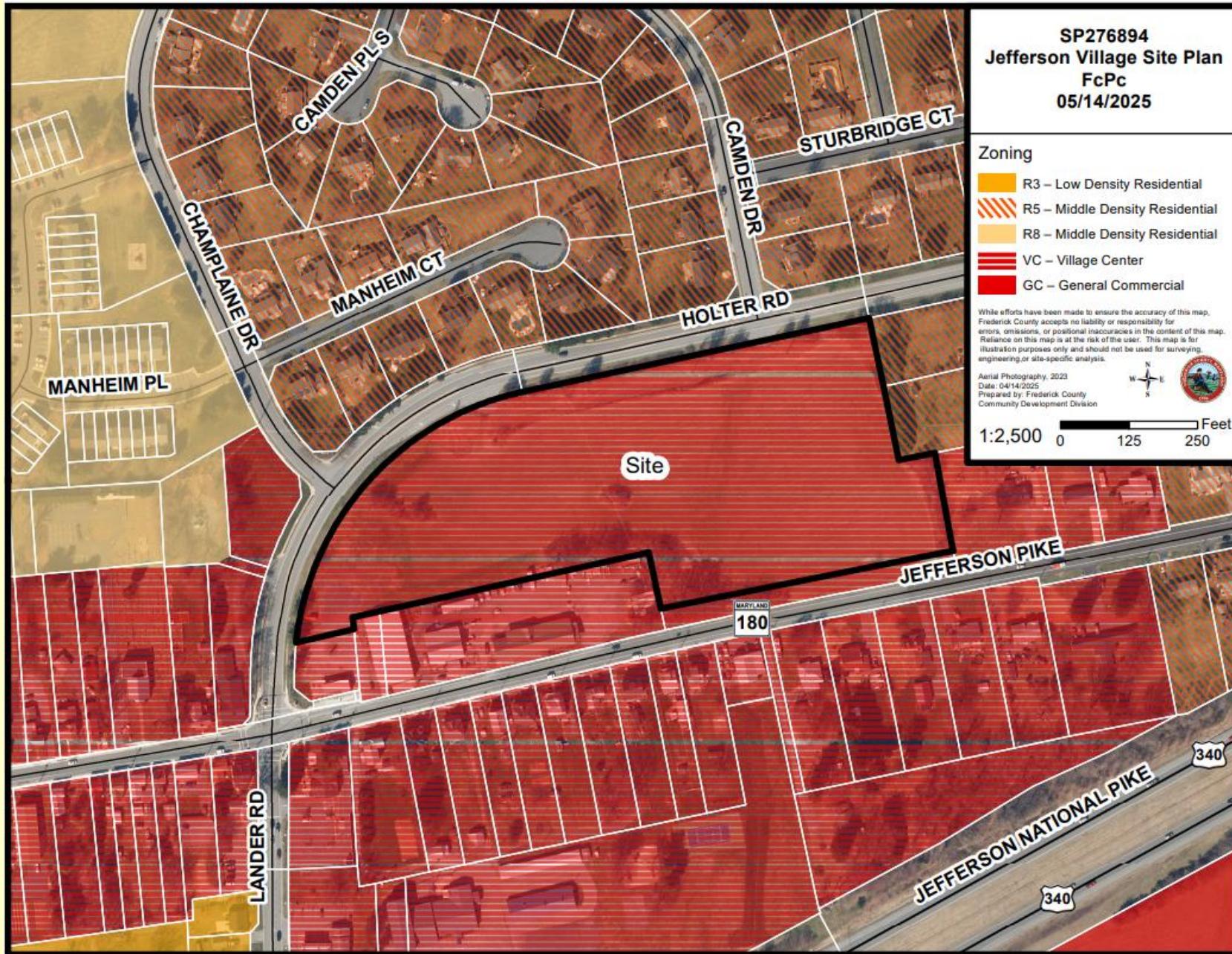
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall adjust the signage note on the cover sheet to reference Sheet 15 and state that the proposed signage was previously approved under the Site Plan for Building 1 (SP275110).
3. The Applicant shall provide lighting details.

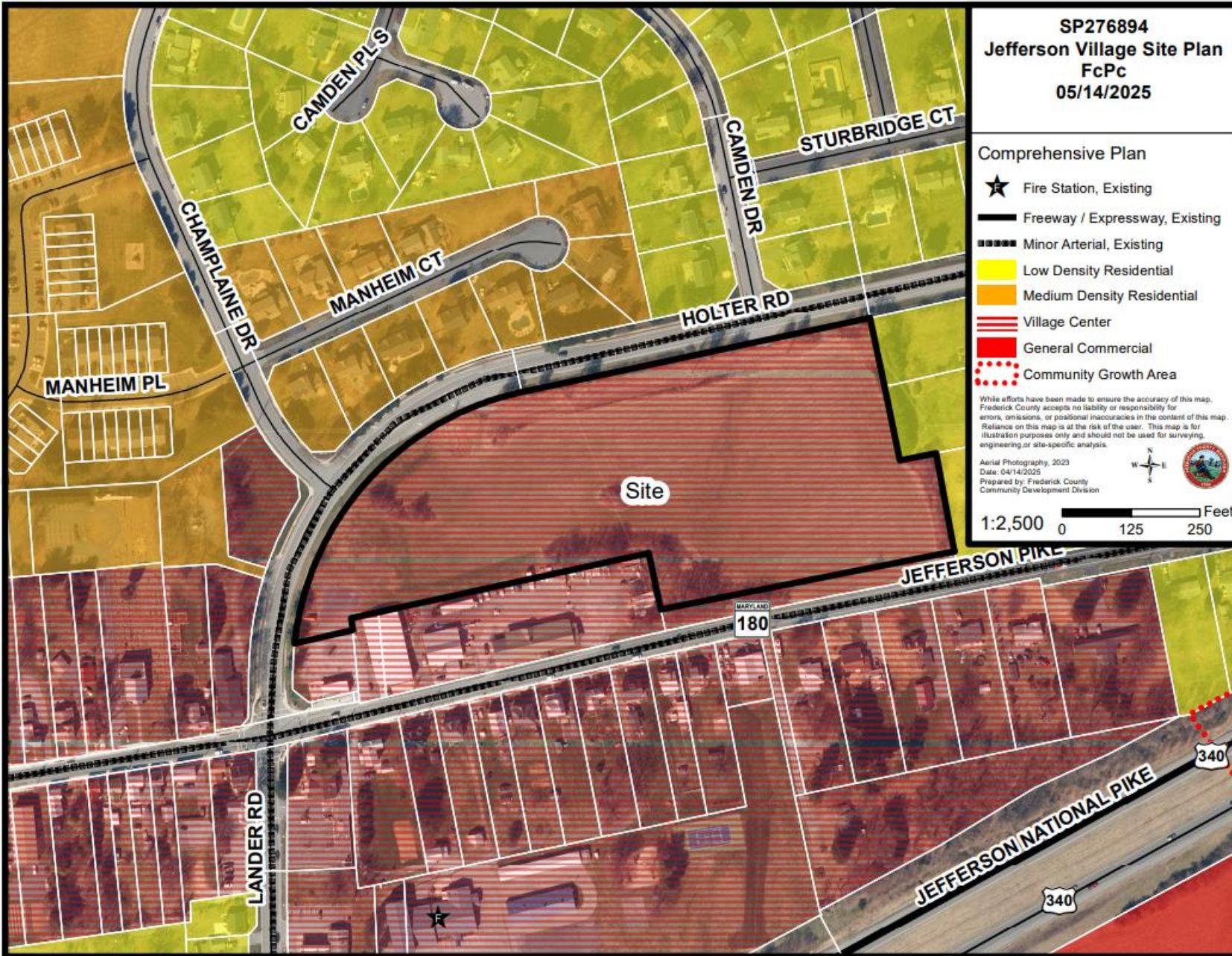
Jefferson Village

Site Plan

The Applicant is requesting Site Development Plan approval for 47 age-restricted townhome and duplex lots located on a 9.41-acre Site.







SP276894
Jefferson Village Site Plan
FcPc
05/14/2025

Comprehensive Plan

- Fire Station, Existing
- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Low Density Residential
- Medium Density Residential
- Village Center
- General Commercial
- Community Growth Area

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Aerial Photography, 2023
Date: 04/14/2025
Prepared by: Frederick County
Community Development Division



1:2,500 0 125 250 Feet





ILLUSTRATIVE REAR ELEVATION
(FOR LOTS 19-26)



RECOMMENDATION

Staff has no objection to conditional approval of the Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, it is valid for a period of three (3) years from the date of Planning Commission approval (valid through May 14, 2028). The APFO approved with the Preliminary Plan is valid for a period of 5 years and expires on December 11, 2029. Therefore, the site plan expires May 14, 2028.

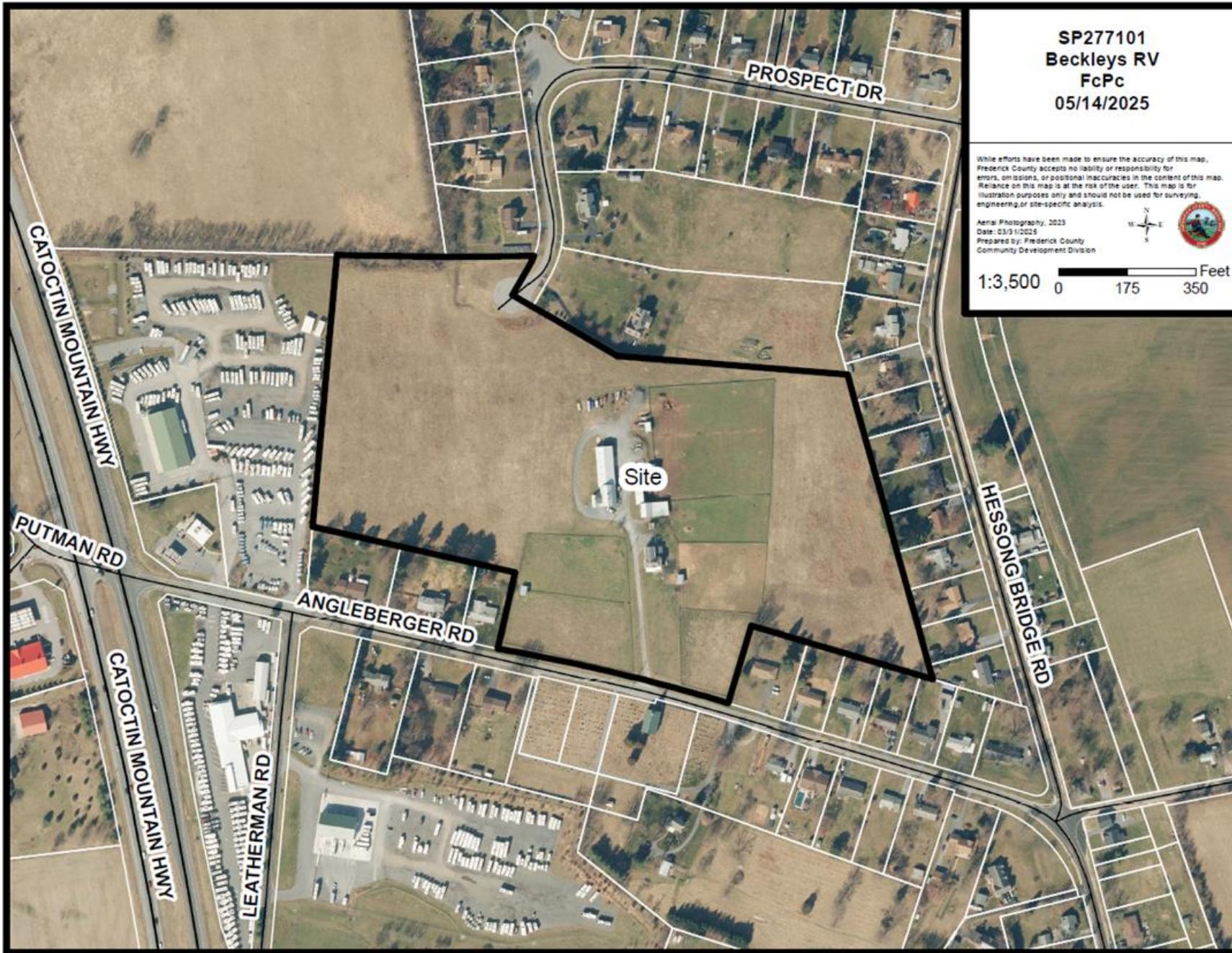
Based upon the findings and conclusions as presented in the staff report, the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following condition is met:

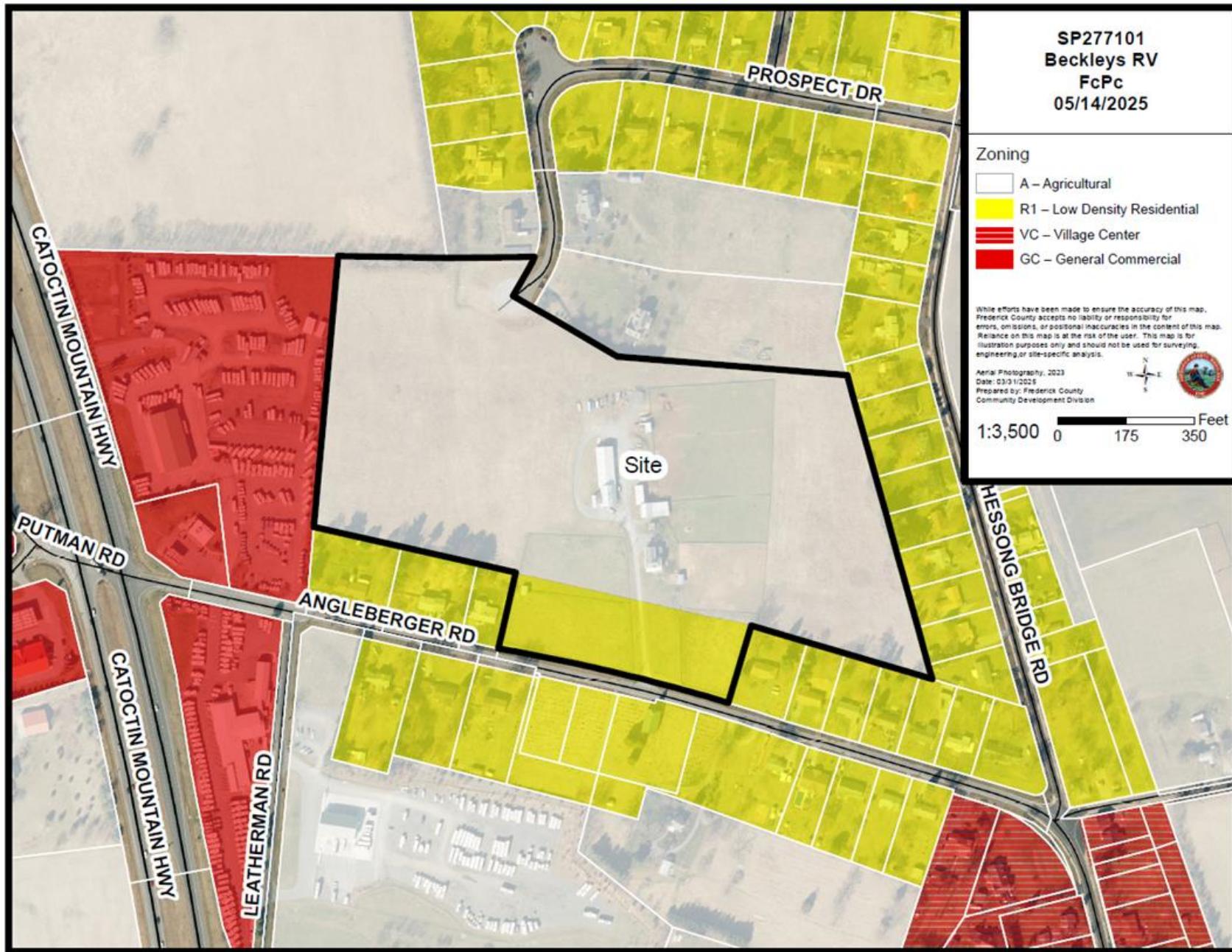
Staff-proposed condition of approval:

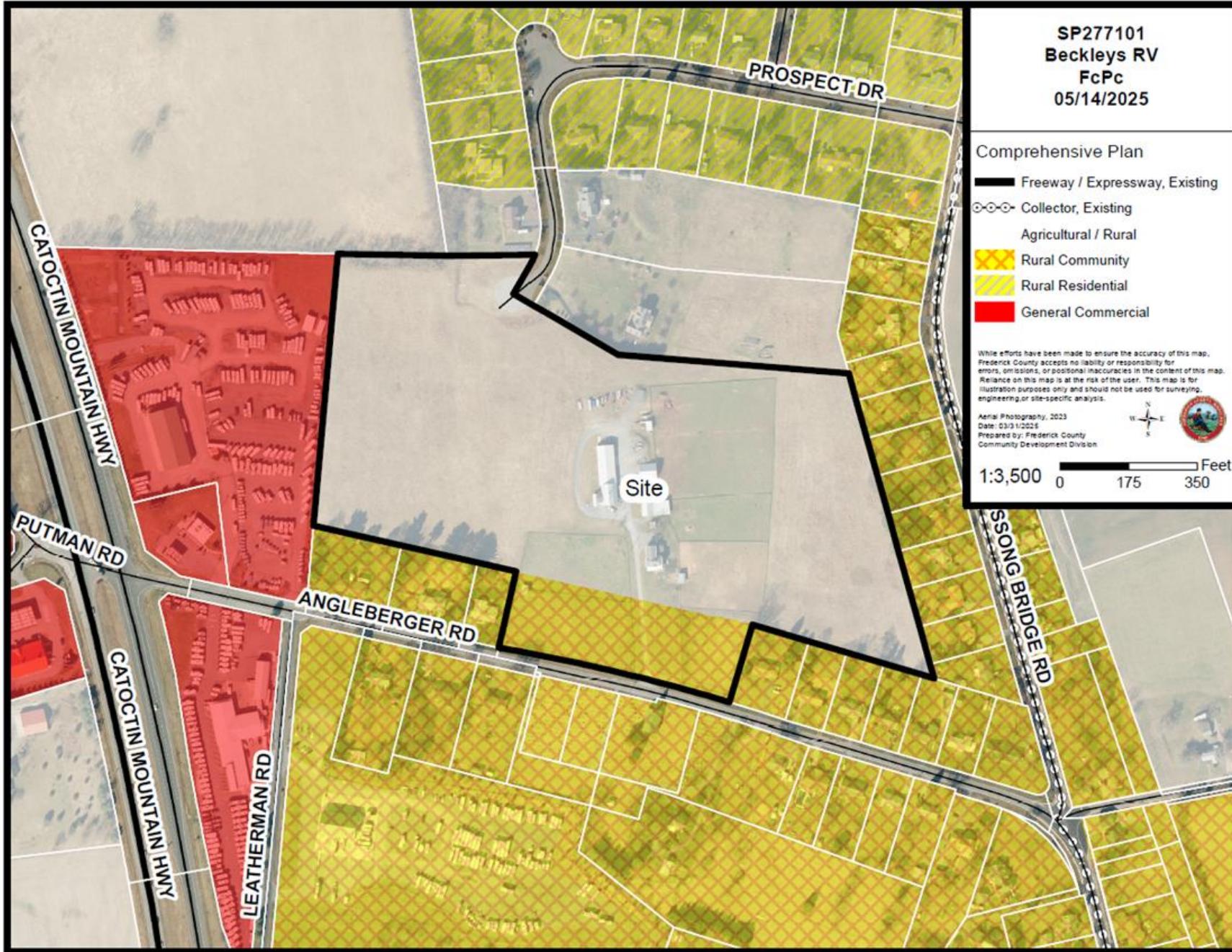
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

Beckley's RV Site Plan

The Applicant is requesting Site Development Plan approval for a 210-space Recreational Vehicle Storage Facility on a 9.41-acre project area that will be part of an overall 19.314-acre Site.









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 (May 14, 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. Approval of a modification under §1-19-6.400(D) to allow an alternative landscaping plan to be approved.
2. Approval of a modification under §1-19-6.400(D) to allow a landscape modification to not have landscape islands with plantings at the end of each parking bay in the RV Storage area.

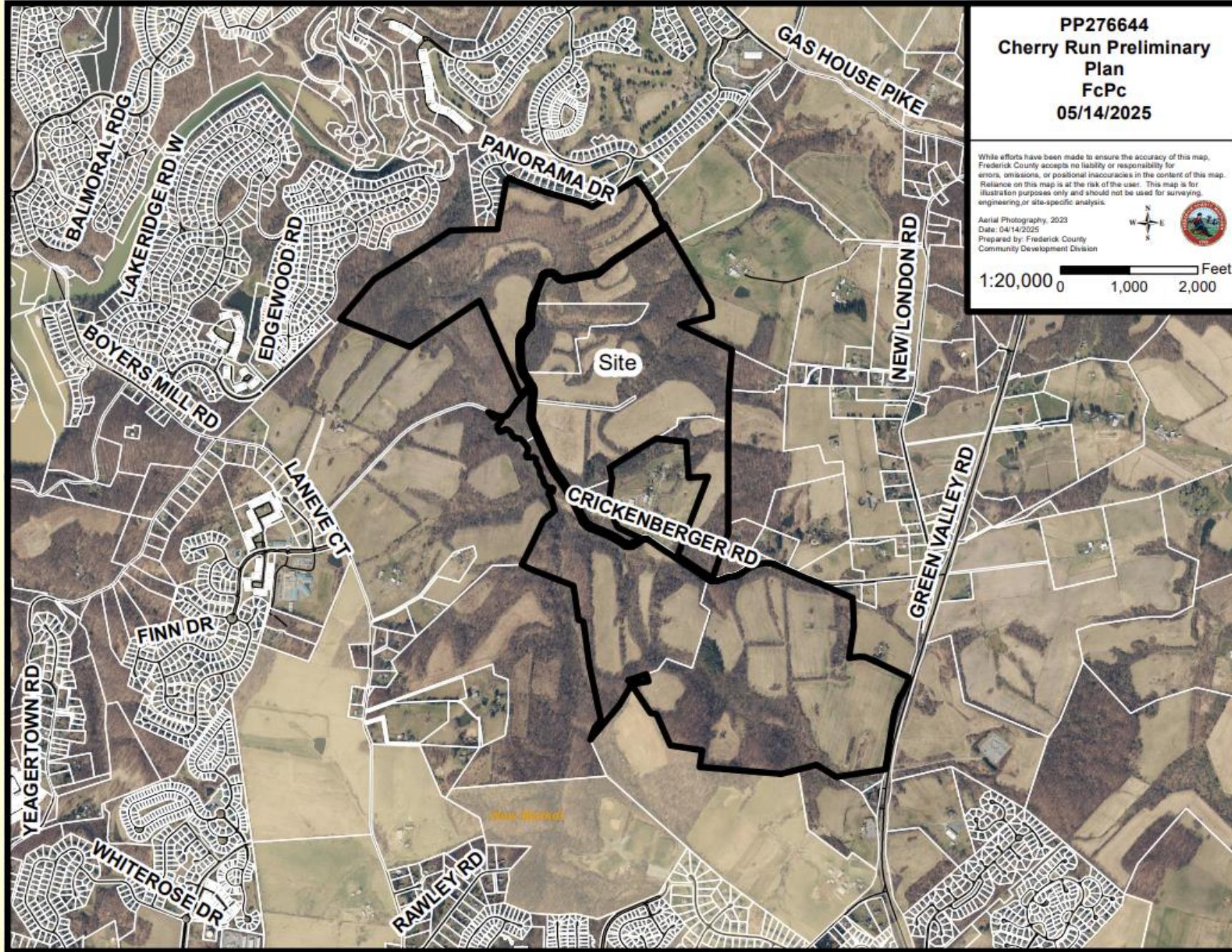
Staff-proposed conditions of approval:

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 site plan to graphically show and label the setbacks and building restriction lines for the site.

Cherry Run

Preliminary Plan

The Applicant is requesting Preliminary Subdivision Plan approval for 800 residential units (646 single family dwellings, 154 townhomes) located on a +/- 634-acre Site.



PP276644
Cherry Run Preliminary
Plan
FcPc
05/14/2025

Zoning

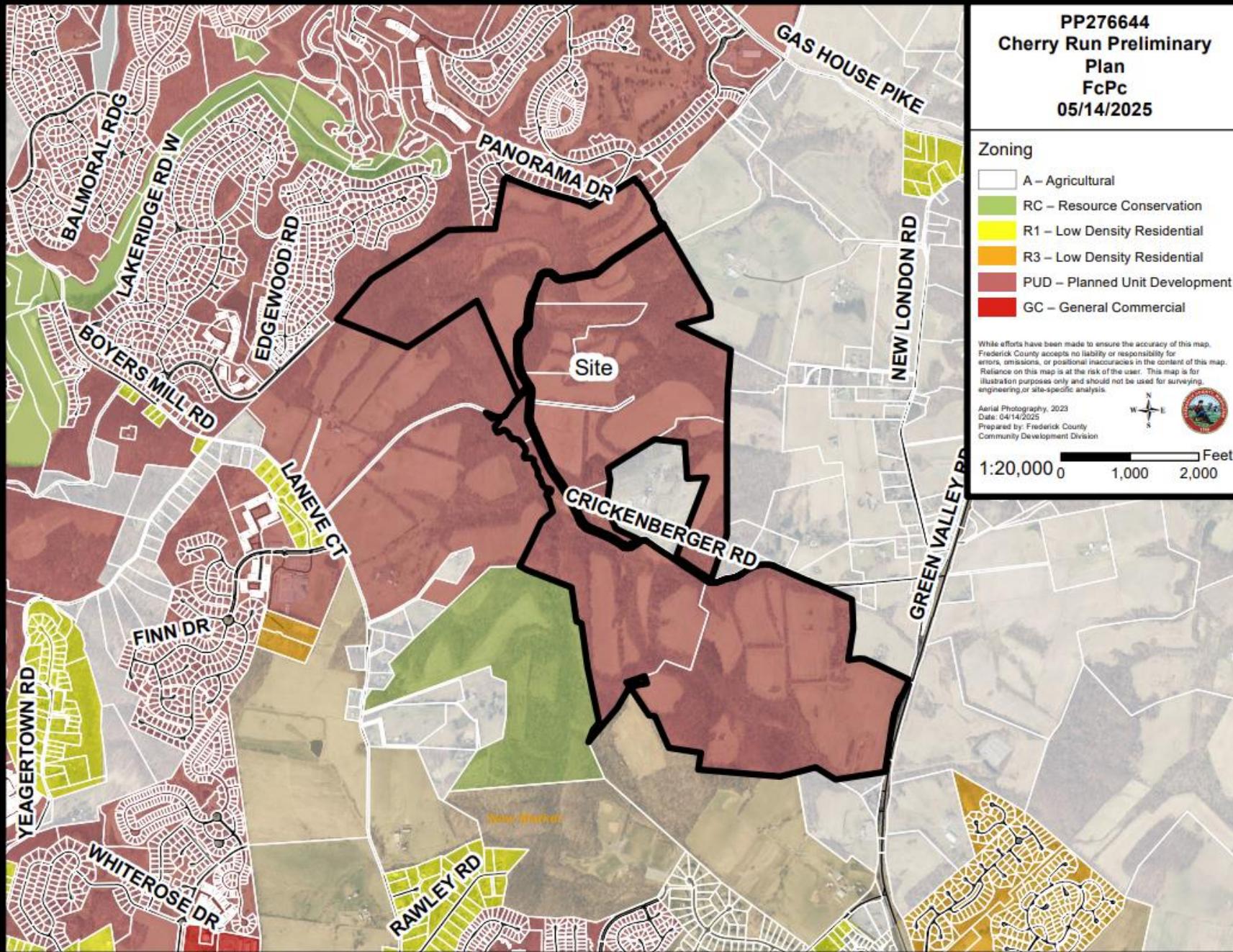
- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential
- PUD – Planned Unit Development
- GC – General Commercial

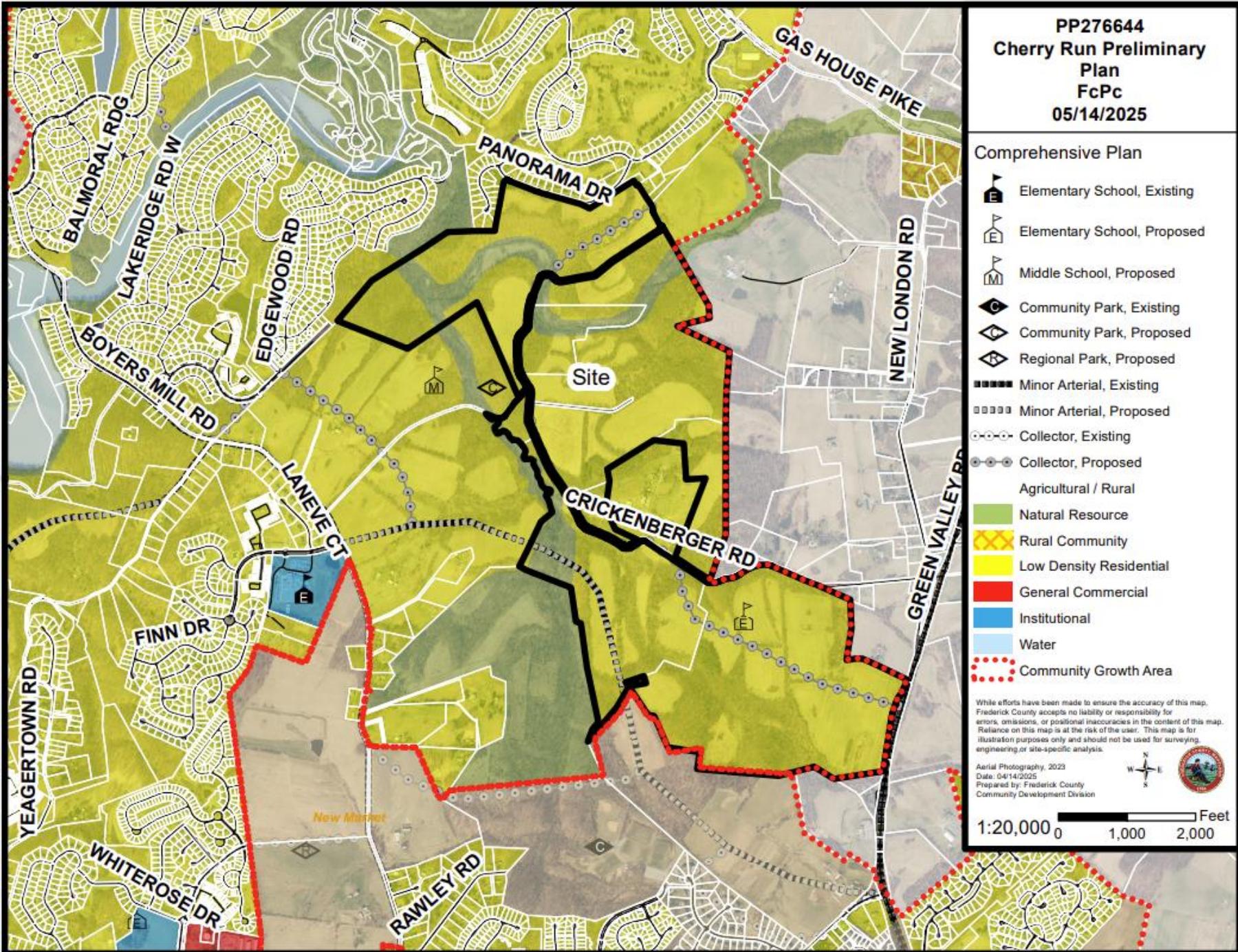
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Community Development Division

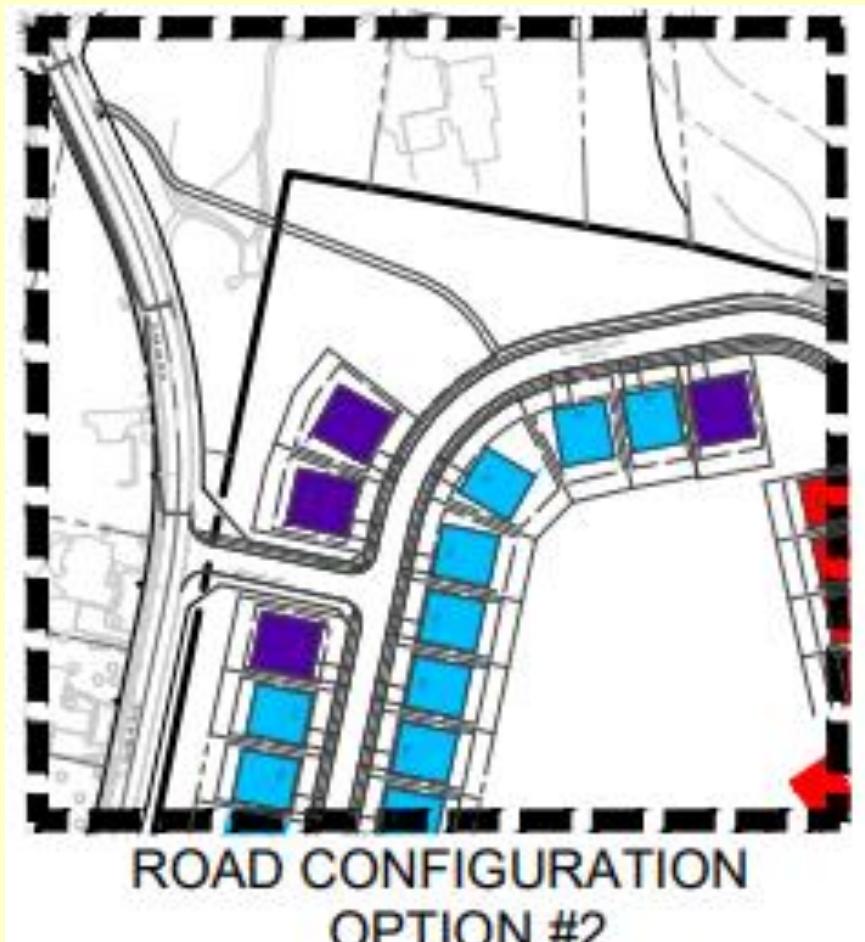
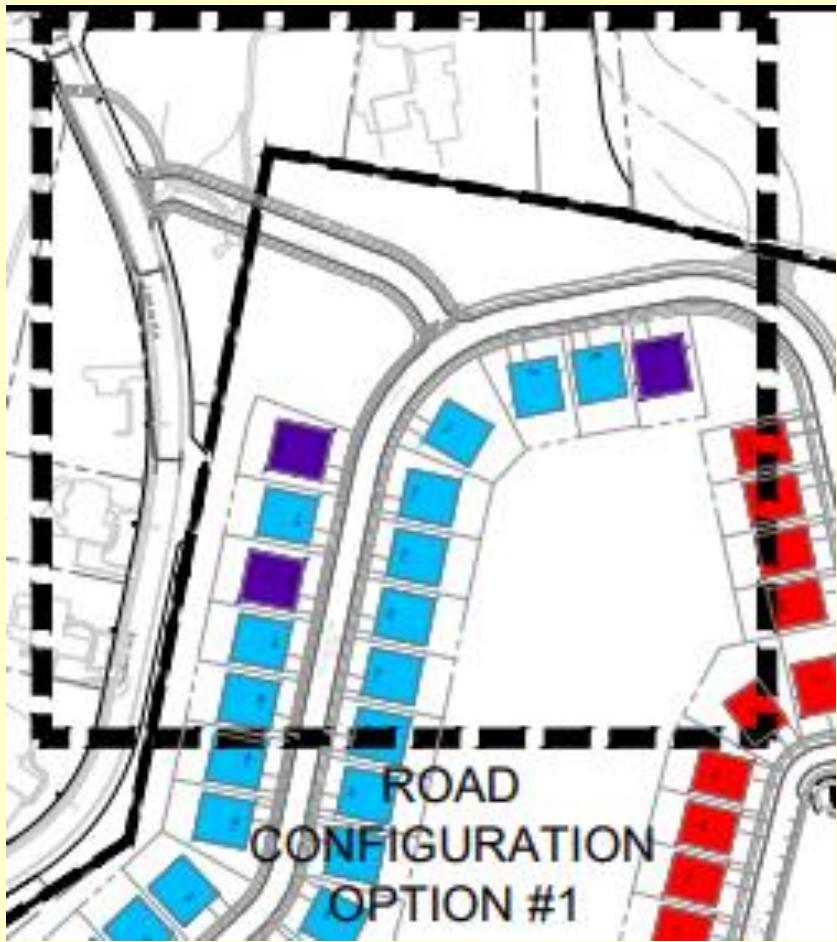


1:20,000 0 1,000 2,000 Feet









RECOMMENDATION

Staff has no objection to conditional approval of the Preliminary Subdivision Plan. If the Planning Commission conditionally approves the Subdivision Plan, the plan is valid for a period of five (5) years from the date of Planning Commission approval (valid through May 14, 2030).

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 modifications are granted and conditions are met:

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

1. A parking space modification to allow for 2,671 parking spaces, 994 more spaces than the required 1,677 spaces.
2. A landscape modification to reduce the planting panel width between the curb and sidewalk from the required 7 feet to 5 feet.
3. A landscape modification to allow for alternate planting design for street trees due to sight distance setback requirements and water and sewerage easements and other utility conflicts.
4. A modification to allow lots in a PUD to face on a common open space or private street per 1-19-4.520(B)
5. A FRO modification to allow for the removal of 69 specimen trees.

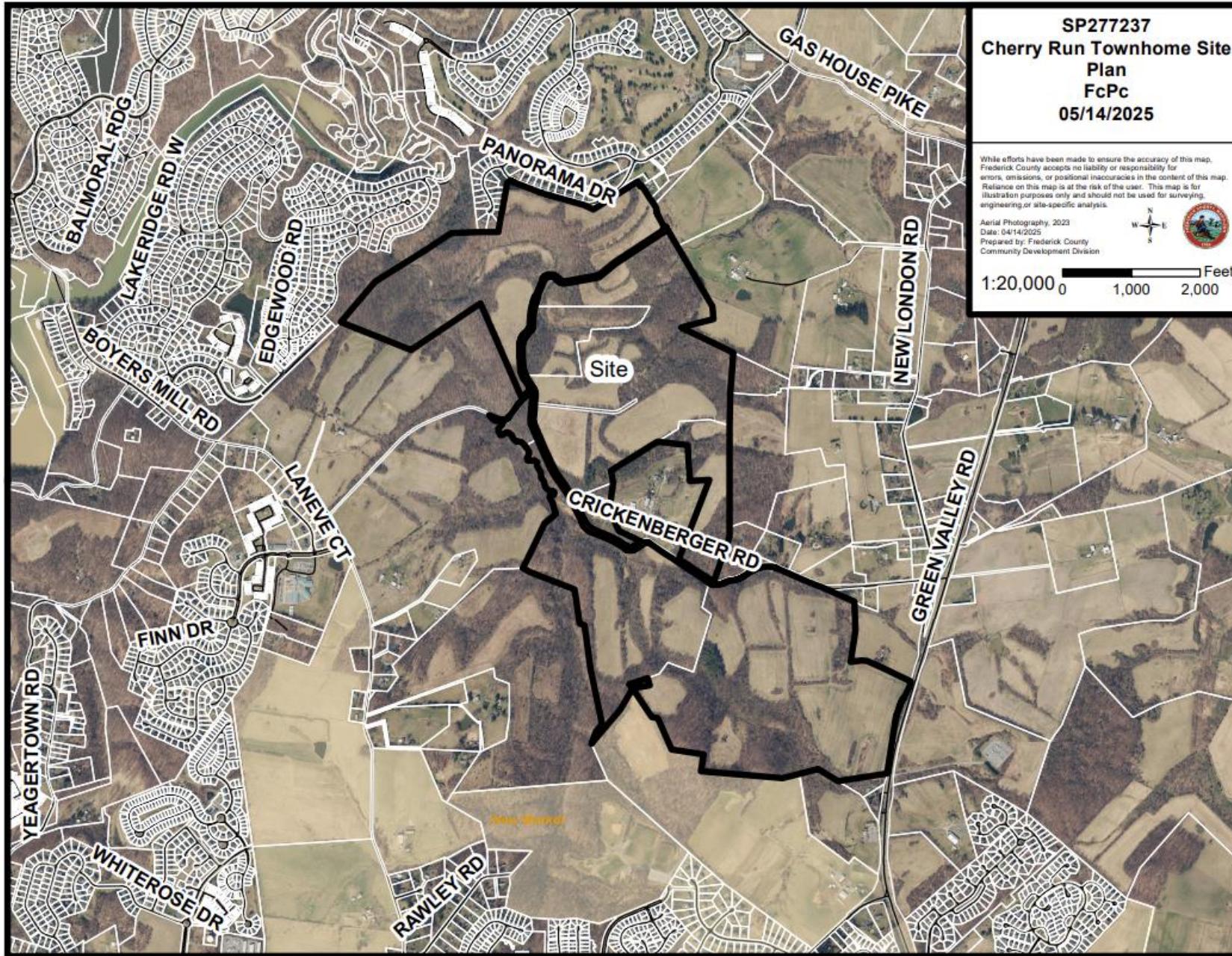
Staff-proposed conditions of approval:

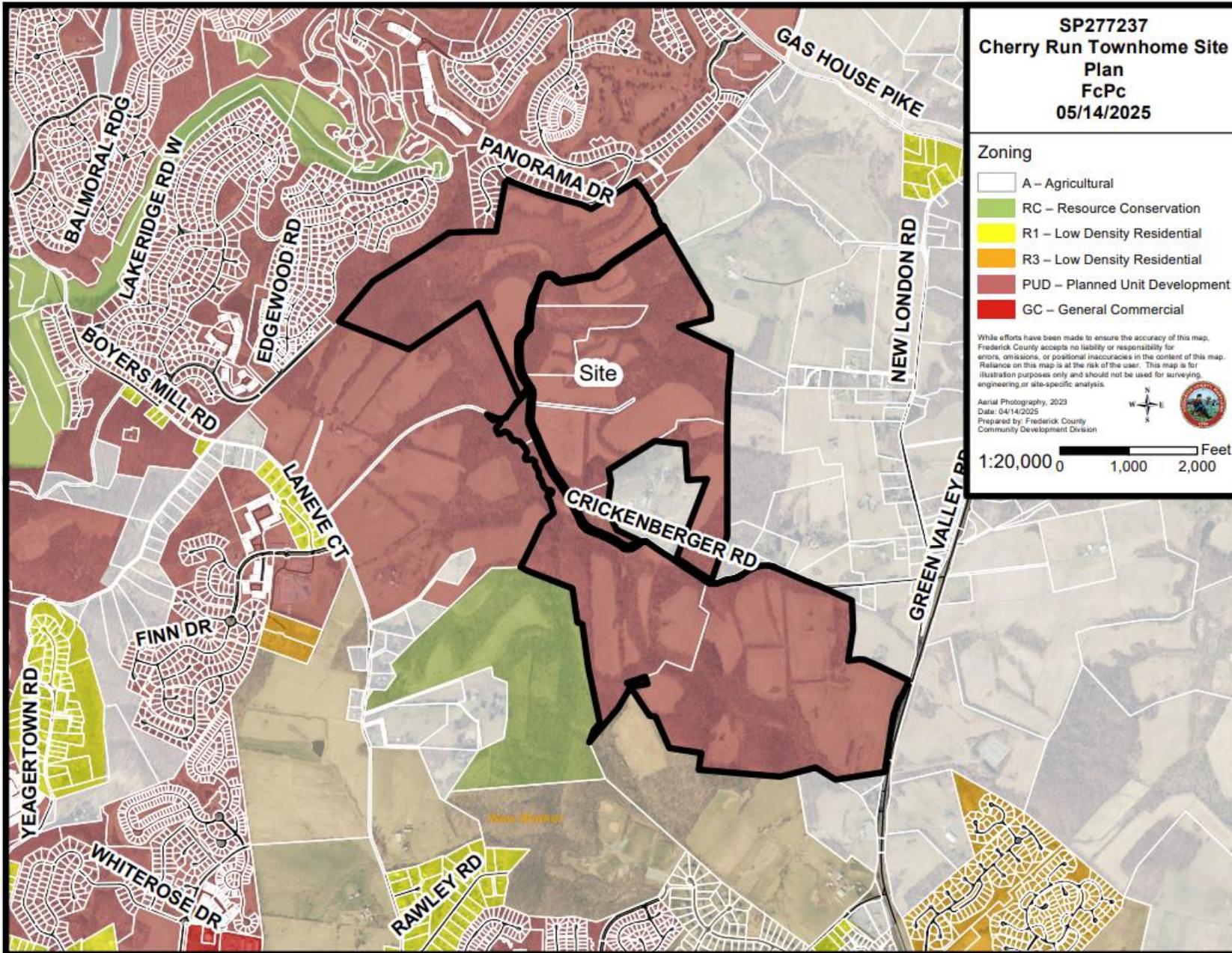
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Preliminary FRO plan must be approved prior to Preliminary Plan approval. A Final FRO plan must be approved and FRO mitigation must be provided prior to lot recordation and prior to applying for grading permits or building permits, whichever is applied for first.
3. The Moderately Priced Dwelling Unit (MPDU) payment in lieu agreement must be finalized prior to final preliminary plan approval.

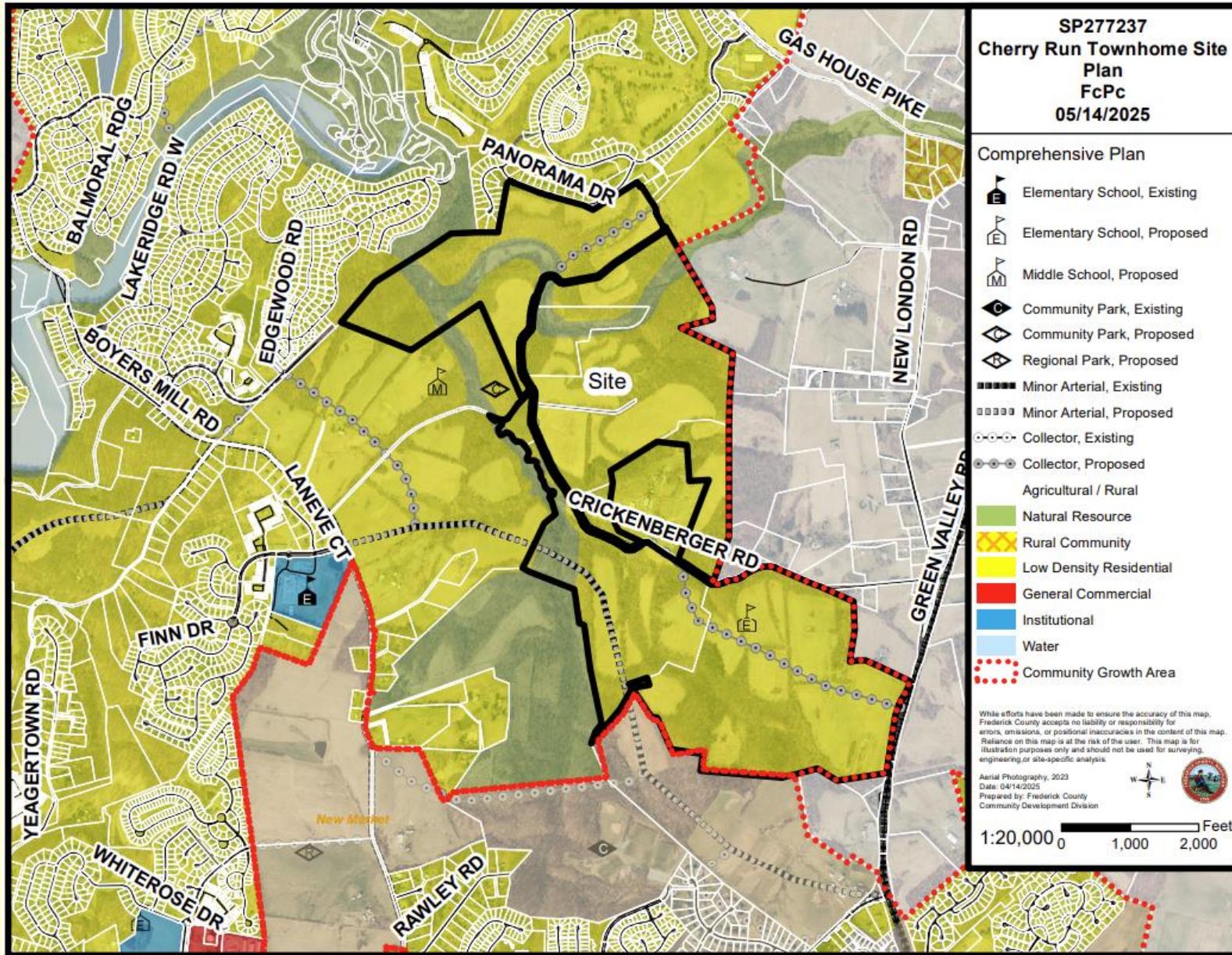
Cherry Run

Site Plan

The Applicant is requesting Site Development Plan approval for 154 townhome units within the Cherry Run subdivision located on a +/- 634-acre Site.













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 (valid through May 14, 2028). Therefore, the plan expires May 14, 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 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. The associated preliminary plan must receive final approval prior to final approval of this site plan.