

Housing Element 60-Day Review Comments

January 21, 2026

Frederick County Planning Commission



60-Day Review Distribution

- Maryland Department of Planning (State Clearinghouse)
 - Received from MDP, DHCD, MDOT
- Neighboring counties, including those in PA, WV, and VA
 - Received from Franklin Co (PA)
- Municipalities
 - Received from Town of New Market and City of Frederick
- County agencies
 - Received from Transit Services, FCPS, Water & Sewer
- Advisory group members



Changes Made After End of 60-Day Review

- Added content throughout the plan to address comments from the following agencies. Please see tracking spreadsheet for more information.
 - Maryland Department of Planning (MDP)
 - Maryland Department of Transportation (MDOT)
 - Frederick County Division of Transit Services
 - Frederick County Public Schools
- Revised table about residential demolitions based on more research.
- Added glossary and executive summary.



Chapter 4 Changes

- Moved content detailing individual changes to a new “Appendix D.”
- Added new content describing areas at a high-level, reasons for change, future planning considerations, etc.
- Substantive implementation changes:
 - New property change in Monrovia growth area
 - Monrovia Small Area Plan
 - 2 new supporting initiatives, both under Multimodal Transportation
 - Comprehensive Plan Map – Community Facility changes



Public Hearing Draft

The public hearing draft is not the Planning Commission recommended plan.

- Will include a short summary of the Housing Needs Assessment findings and additional 2050 school enrollment scenario. These were not included in today's draft.
- Chapter 5, Implementation Metrics baseline data will be updated to CY-2025 if available for County permits, pipeline, and ACS 2024 5-Year.
- Will reflect any changes directed by the Planning Commission in today's workshop.



Public Hearing Notification

- Signage has been posted, and all property owners were pre-mailed a sign notification in mid-December.
- Public hearing notifications will be mailed in the coming days to:
 - Properties affected by rezoning
 - Adjoiners of properties affected by rezoning
 - Properties being added to a growth area and/or having their land use change (property owners only, no adjoiners)
- Scheduled for February 18, 2026, at 9:30 a.m., Winchester Hall 1st Floor Hearing Room.

