TITLE: FY-2014 Frederick County Installment Purchase Program (IPP) Applications

FILE NUMBER: NA

REQUEST: A finding of consistency with the County Comprehensive Plan.

PROJECT INFORMATION:
ADDRESS/LOCATION: multiple, see attached
TAX MAP/PARCEL: 
COMP. PLAN: 
ZONING: 
PLANNING REGION: 
WATER/SEWER: 

APPLICANT/REPRESENTATIVES:
APPLICANT: multiple, see attached
OWNER: 
ENGINEER: 
ARCHITECT: 
ATTORNEY: 

STAFF: Anne Bradley, Land Preservation Admin.

RECOMMENDATION: Find consistent with the County Comprehensive Plan

ATTACHMENTS:
EXHIBIT 1- Maps
STAFF REPORT

ISSUE

The request is for a finding of consistency with the County Comprehensive Plan for applications #14-01 to #14-18.

BACKGROUND

Planning staff received 27 applications for the FY-2014 Installment Purchase Program (IPP) Easement Acquisition Program encompassing 3,477 acres of land. Because of limited funding, on December 19, 2013, the Board of County Commissioners made a recommendation to forward the top 18-ranked applications to a Public Hearing for further review. A majority of the top 18-ranked applications have been reviewed by the Planning Commission in previous application cycles. Therefore, staff will only be reviewing the applications that have not come before this Board for review within the last two years as well as applications that are not within the Agricultural or Resource Conservation Zoning Districts. Applications to the IPP and other land preservation programs are reviewed by the Planning Commission for a finding of consistency with the County Comprehensive Plan.

The top 18-ranked applications being reviewed today are within 6 Planning Regions; Thurmont (5), Walkersville (6), Brunswick (2), Middletown (2), Urbana (2) and Frederick (1). Four applications (#14-07, #14-09, #14-12, #14-17) are located within a Priority Preservation Area. All applications are within the Agricultural and/or Resource Conservation zoning districts with the exception of #14-01 (Lehigh) which is zoned for Mineral Mining and #14-03 (Cramer) which is within the Town of Walkersville. Additionally, all applications are designated as Agricultural/Rural and Natural Resource on the County Comprehensive Plan with the exception of the above mentioned 2 applications.

**Lehigh (#14-01)** - The Lehigh application consists of 302.5 acres and is located on Repp Rd (map attached). The property is zoned for Mineral Mining because it is owned by the aggregate corporation. However, the property is rented to a local farmer and it is Lehigh’s intention to maintain this property in agricultural use in perpetuity. The application ranks #1 due to its size, development potential, tillable cropland acres, and it’s adjacency to a large block of preserved land.

**Cramer (#14-03)** - The Cramer application consists of 97 acres and is located on the east side of Dublin Rd (map attached). This application is completely within the town limits of Walkersville and is designated as “No Planned Service” on both the water and sewer plans. The application ranks #3 out of 27 applications mainly because of the high soil score (187.2). The application was referred to the Town of Walkersville for comment and the town supports the application for agricultural land preservation.

Staff only included individual maps of 2 properties that are detailed above or new applications (4) that have not been reviewed in the recent past.

RECOMMENDATION

Staff recommends a finding of consistency with the County Comprehensive Plan on applications #14-01-#14-18.

PLANNING COMMISSION ACTION

**MOTION TO FIND CONSISTENT**

I move that the Planning Commission FIND the Fiscal Year 2014 Frederick County Installment Purchase Program (IPP) applications, file numbers 14-01 to 14-18 to be consistent with the County Comprehensive Plan, as listed in the staff report based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.
14-01- Lehigh Cement Company
302 acres located on the west side of Repp Rd. in the Thurmont Planning Region

14-03- Cramer, John et al
97 acres located on the east side of Dublin Rd. in the Walkersville Planning Region
14-02 (new applicant) - John & Helen Baumgardner
194.9 acres located on the east and west sides of Bridgeport Rd, and another parcel on the north and south sides of Keysville Rd. in the Thurmont Planning Region

14-07 (new applicant) - Thomas & Angela Lakin
39.7 acres located on the north side of Old National Pike in the Middletown Planning Region
14-09 (new applicant)- Robert Stevens et al
112 acres located on the south side of Dollyhyde Rd., east side of Timmons Rd. in the Walkersville Planning Region

14-17 (new applicant)- Francis & Edwina Harrison
118.7 acres located on the east side of Fountain School Rd. in the Walkersville Planning Region