RECOMMENDATION:
FREDERICK COUNTY PLANNING COMMISSION
November 14, 2018

TITLE: Frederick Baptist Church
FILE NUMBER: SP18-09, 18585, APFO 18586, FRO 18587
REQUEST: Site Plan Approval

The Applicant is requesting Site Plan approval for the construction of a Place of Worship consisting of a two-story, 33,002 sf multipurpose building and a 14,400 sf sanctuary, and a 20,000 sf building for an accessory Private School, on a 50.23 acre site.

PROJECT INFORMATION:
ADDRESS/LOCATION: Located along the west side of Horine Road, south of Burgee Drive
TAX MAP/PARCEL: Tax Map 84, Parcel 12
COMP. PLAN: Low Density Residential
ZONING: Agricultural
PLANNING REGION: Brunswick
WATER/SEWER: No Planned Service

APPLICANT/REPRESENTATIVES:
APPLICANT: Frederick Baptist Church
OWNER: John Lovell, et.al.
Terra Solutions Engineering, LLC.
MG Thompson Engineering, Inc.
ARCHITECT: Zion Church Builders, Inc.
ATTORNEY: Dave Severn, Offit Kurman

STAFF: Graham Hubbard, Principal Planner I

RECOMMENDATION: Conditional Approval

ATTACHMENTS:
Exhibit 1 - Site Plan Rendering
Exhibit 2 – APFO Letter of Understanding (LOU)
Exhibit 3 – Parking and Loading Modification
Exhibit 4 – Street Tree Modification
ISSUE

Development Request

The Applicant is requesting Site Plan approval for the construction of a 47,402 sf Place of Worship with up to 700 sanctuary seats, and 20,000 sf for an accessory Private School with up to 54 enrolled students, on a 50.23 acre site. The proposed uses are being reviewed as a “Place of Worship” land use with an accessory “Private School” land use under the heading of Institutional per §1-19-5.310 Use Table in the Zoning Ordinance. Both proposed uses are principal permitted uses in the Agricultural Zoning District subject to Site Plan approval.

BACKGROUND

Development History

A request for an Accessory Use determination was submitted in June 2018 as part of the Site Plan application. The letter outlined a variety of proposed accessory uses, events, meetings, and activities that are considered customary and incidental to a Place of Worship, which is the principal use.

Existing Site Characteristics

The site is currently zoned Agricultural, and is vacant land with areas of crops, forest, and hedgerows. The large farm property adjacent to the west of the site is under an Agricultural Preservation (IPP) easement. The property adjacent to the north is a County outlot, owned and maintained by DPW. Residential communities known as Springview and Roundtree adjoin the property to the south and east (across Horine Road), respectively.
Figure 2: Zoning Map

Figure 3: Comprehensive Plan
ANALYSIS

Summary of Development Standards Findings and Conclusions

Construction of the proposed Site Plan programmatic elements is intended to be phased over time:

- The first phase includes construction of Building 1, a two-story (33,002 sf GFA) Fellowship Hall consisting of classrooms, offices, and a gymnasium. This multi-purpose building will also be used as an interim worship facility until the Sanctuary is built during the next phase. All parking and infrastructure will be constructed during this first phase.

- The second phase includes construction of Building 2, a one-story (14,400 sf GFA) Sanctuary containing 700 seats.

- The third phase includes the construction of Building 3, a two-story (20,000 sf GFA) Private School.

- Other programmatic elements to be constructed include a tot lot, recreational fields with a open-sided (1,200 sf) outdoor pavilion, and a scenic walking path connection.

- All phases of the proposed development meet the required dimensional requirements and bulk standards.

- Even upon completion of all phases, the remaining green space will be significant at 92% by virtue of efficiency of design and multi-story buildings.

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County zoning ordinance.

Site Development §1-19-3.300.4 (A): Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.

Findings/Conclusions

1. Dimensional Requirements/Bulk Standards §1-19-6.100:
   The setback requirements for Institutional Uses within the Agricultural zoning district are 40’ front yards, 50’ rear yards, and 50’ side yards. The minimum lot size is 40,000 sf and minimum lot width is 200’. The project meets all dimensional lot requirements.

   Building Height §1-19-6.160: The building height limitations of this chapter do not apply to:
   §1-19-6.160(C): Churches, schools, institutional buildings, public utility buildings and structures provided that for each 3 feet by which the height of such structure exceeds the maximum height generally permitted for structures in the district, the required side and rear yards measurements will be increased by an additional foot.
All three (3) proposed buildings have a 34’ height. Therefore, the required side and rear yard setbacks are increased by 1.3’ (4/3=1.33) from 50’ to 51.3’.

2. **Signage §1-19-6.300:**
The Applicant is proposing a building-mounted sign, a directional sign to be placed at Recreational Fields entrance drive on Burgee Drive, and a freestanding monument sign to be located at the main entrance on Horine Road. All signage will be subject to the sign requirements of the Zoning Ordinance and will be subject to a Sign Permit. The calculation for permitted signage for places of worship is as follows:

- Max. Permitted sign area: 32 square feet
- Maximum sign height: 12 feet
- Signage Area Proposed: 32 square feet to be distributed between the building-mounted sign and the freestanding monument sign (the directional sign area does not contribute toward the signage allocation). No more than one sign is permitted per street frontage.

3. **Landscaping §1-19-6.400:** The landscape plan provides adequate screening and shade cover for the parking lots, walkways, and access drives.

- **Street Trees §1-19-6.400(A):** of the code requires 1 street tree per 35 linear feet of road frontage, therefore requiring 90 street trees (3,157 / 35 = 90.2). Street trees are to be located along the property line adjacent to the public right of way. Given the context of the site, planting 90 trees evenly spaced along this rural road would be inappropriate, creating a “suburban” feel not visually compatible with its rural surroundings. Additionally, portions of a hedgerow of trees exist along Horine Road. Per 1-19-6.400 (A)(2)(b), the Planning Commission may approval an alternative landscape design in the AG zone.

  The Applicant is requesting a street tree modification. Plantings along Horine Road consist of oak and maple with secondary plantings of Serviceberry, providing 30 of the required street trees. The remaining 60 street trees are proposed to be located throughout the site, including along perimeter drive aisles and along the walking trail. Staff does not support using these plantings to meet the street tree requirement as they are not located in proximity to the public road. Staff recommends requiring the Applicant to work with Staff to locate the remaining 60 street trees in closer proximity to the road as a condition of site plan approval. Staff recommends that small groups of trees be planted along or near the right of way in a manner that emulates the irregular or non-linear nature of the rural landscape. Alternatively, and as suggested by Staff during the development review process, the Applicant may document the number of existing trees along the property frontage and use these existing trees towards meeting the street tree planting requirement.

- **Land Use Buffering and Screening §1-19-6.400(B):** The existing forest and hedgerows provide an adequate landscape buffer from the adjacent residentially zoned properties to the east and south. The proposed buildings and parking areas are situated far enough from the residential uses as to not warrant additional screening beyond what is naturally afforded by the existing vegetation.

- **Parking Area Buffering and Screening §1-19-6.400(C):** The Applicant is providing additional plantings of Atlantic White Cedar and Serviceberry between the perimeter road and Horine Road to screen the parking area from the public way.

- **Parking Area Landscaping §1-19-6.400(D):** The parking area shade tree canopy
requirement of 20% has been met. In addition, the overall green space provided within the parking area is increased by virtue of wide bioretention cells that divide the parking bays.

4. **Screening §1-19-6.400(E):** All landscape material must be maintained in a living condition. The proposed Landscape Plan emphasizes native species and no invasive/exotic species are specified. No landscape material is proposed within 20 feet of the intersection of the road right-of-way lines at Horine Road and Burgee Drive, in accordance with §1-19-4.610. Street Trees are located to minimize adverse impacts on sightlines and visibility at the entrance drives.

5. **Lighting §1-19-6.500:** The Applicant proposes the installation of 18 light poles and 21 building mounted lights, at a height of 18 feet, measured from the ground to the point of illumination. The Ordinance does not list a specific light pole height requirement for institutional use. The Planning Commission may decide if 18’ is appropriate for the church based on the scale of the buildings and the proximity of the residential neighborhood. All lights will contain LED luminaires. Lighting has been designed to be fully shielded and will be directed downward to prevent glare and light trespass onto adjacent properties, roadways, and the nighttime sky. The Photometric Plan indicates that light trespass will not exceed 0.5 foot-candles from the property boundary. Light poles will operate from dusk till 10:00 pm. Building mounted lights will operate from dusk till dawn to provide security lighting. All lights will be off from dawn till dusk.

**Conditions**

1. The Applicant shall work with Staff to locate the required street trees closer to Horine Road and/or document the number of existing trees along the property frontage as discussed in the Staff report.

2. Revise Site Plan Note 8 to indicate 21 building mounted lights are proposed (not 14).

**Modifications**

1. A Street Tree modification under §1-19-6.400 for an alternate landscape design.

**Transportation and Parking §1-19-3.300.4 (B):** The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.

**Findings/Conclusions**

1. **Access/Circulation:** Primary and secondary access will be achieved by two (2) proposed entrances to the site along Horine Road. An additional gravel access drive is proposed to provide emergency/handicap access to the recreational fields directly from Burgee Drive. Vehicular circulation is more than adequate, with a perimeter road creating access to bus parking in the rear of Buildings 1 and 2. A drop-off lane features two (2) porte-cochères to provide sheltered off-loading of vehicles to the Fellowship Hall and the Sanctuary. The parking lots do not dead-end, allowing motorists a continuous path without needing to reverse course.

2. **Connectivity §1-19-6.220 (F):** There are no existing or anticipated parking areas on adjacent properties to which to provide a connection. The existing and anticipated surrounding land uses,
coupled with environmental and topographic challenges, make cross-connections impractical and unwarranted.

3. **Public Transit:** The property is not served by Public Transit.

4. **Vehicle Parking and Loading §1-19-6.200-through 1-19-6.220:**

   a. The Zoning Ordinance requires 1 parking space per 5 seats for a Place of Worship. Based on the 700-seat sanctuary, 140 parking spaces are required. The Applicant is proposing 196 parking spaces, including 15 handicap accessible spaces. Due to the different hours of operation, no additional parking will be necessary for the accessory Private School. Once constructed at a future phase, this Private School will operate Monday through Friday from 8:30 am to 3:00 pm. The school will accommodate 44 students and 11 staff each weekday. A modification has been requested for 56 additional parking spaces. See Exhibit 3.

   b. The Zoning Ordinance requires 1 large loading space for the 1st 20,000 sf plus 1 additional large loading space for each 15,000 sf over 20,000 sf. Based on 67,402 sf, 5 large loading spaces are required. The Applicant is proposing 3 large loading spaces. A modification has been requested for 2 fewer loading spaces. See Exhibit 3.

5. **Bicycle Parking §1-19-6.220 (H):** The Zoning Ordinance requires 1 bicycle rack for every 20,000 sf of Gross Floor Area (GFA). Based on 67,402 sf GFA, 3 bicycle racks are required. The Applicant is proposing 3 bicycle racks.

6. **Pedestrian Circulation and Safety §1-19-6.220 (G):** Sidewalks and crosswalks are proposed to provide internal circulation from the parking lots to the buildings. Handicap accessible routes from the parking lots to the buildings will be compliant with ADA and the Maryland Accessibility Code. Due to the vehicular-dependent nature of the proposed use, coupled with the remoteness of the property, no pedestrian connections are being provided to the site from the public way. Staff acknowledges that no public sidewalks exist along Horine Road or Burgee Drive and supports the Applicant’s desire to limit pedestrian access from a safety standpoint.

**Modifications**

1. A parking modification under §1-19-6.200 to provide 56 additional parking spaces.

2. A loading modification under §1-19-6.200 to provide 2 fewer loading spaces.

**Public Utilities §1-19-3.300.4 (C):** Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.

**Findings/Conclusions**

The site is classified No Planned Service (NPS) for both water and sewer. As indicated in Health Department Note 4, septic areas have been percolation tested and approved for 4,917 gpd. The proposed well must be drilled and septic design must be approved by Health Department prior to permits.

Frederick Baptist Church
November 14, 2018
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Conditions

1. Drill well and obtain approval of septic design by Health Department.

Natural features §1-19-3.300.4 (D): Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.

Findings/Conclusions

Topography: The site generally slopes from northeast to southwest, descending ±85 feet from an elevation of ±515’ in the northeast corner to an elevation of ±430’ in the southwest corner.

1. Vegetation: The land cover is primarily composed of open fields bounded by hedgerows, with a large forest stand situated in the southwest quadrant. According to the forest stand narrative, the 12-acre forest likely regenerated naturally from old pasture ground during the past 40-50 years. No specimen trees were observed.

2. Sensitive Resources: The site is bisected by a stream, an unnamed tributary to Catoctin Creek, and includes areas of wetlands along its banks. A 50-foot stream buffer and 25-foot wetland buffer have been provided, as required. Flooding soils and wet soils are also present onsite. A 25-foot flooding soil buffer has been provided and no structure is proposed within 100 feet of the wet soil boundary. With the exception of a proposed 5-foot asphalt walking path, no development activity is proposed within the limits of the stream, wetlands, floodplain soils, or their buffers. Environmental mitigation for the disturbances to the stream, wetlands, and floodplain soils caused by the proposed walking path must be approved by the County, MDE and/or the Army Corps of Engineers prior to permits being issued. No 100-year FEMA floodplain exists onsite.

3. Natural Hazards: There are no natural hazards known to exist on this site.

Forest Conservation Ordinance (FRO) requirements will be discussed under the ‘Other Applicable Regulations’ heading below.

Common Areas §1-19-3.300.4 (E): If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.

Findings/Conclusions

There are no common areas required or proposed for this activity.
**Stormwater Management – Chapter 1-15.2:** Stormwater Management (SWM) shall be provided in accordance with the Maryland Stormwater Management Act of 2007. A SWM Concept Plan (AP 18590) for this project has been conditionally approved.

**Subdivision Regulations – Chapter 1-16:** The Applicant is not seeking to subdivide this property or reconfigure the metes and bounds at this time.

**APFO – Chapter 1-20:**

1. **Schools.** This project is a non-residential use and exempt from school testing.

2. **Water/Sewer.** This property is classified No Planned Service (NPS) in the County’s Master Water and Sewer Plan and is therefore exempt from APFO testing for water and sewer.

3. **Roads.** Based on the Traffic Impact Analysis (TIA) and “Frederick Baptist Church Updated Traffic Generation Letter”, submitted by the Applicant’s traffic consultant, The Traffic Group, this project will generate 59 weekday AM, 32 weekday PM, and 378 Sunday mid-day peak hour trips. The project will generate less than 50 new trips in the peak hour of adjacent street traffic (weekday PM peak hour) and is not subject to APFO testing per §1-20-30. The TIA showed that all area intersections, including both site access points with Horine Road, will operate adequately at site build-out during all hours analyzed. In satisfaction of APFO requirements per §1-20-12(H) to provide fair share contributions to existing County-held escrow accounts, the Applicant will be required to pay a pro rata contribution in the amount of $2,891 for the already constructed northbound left turn lane on MD 180 at Lander Road, as identified in the attached Letter of Understanding.

**Forest Resource – Chapter 1-21:** The Applicant has submitted a Combined Preliminary/Final Forest Conservation Plan. The plan outlines the forest conservation mitigation requirements for the 50.23-acre property. The property contains 12.07 acres of existing forest. No forest clearing is proposed. The Applicant proposes to place the entire 12.07 acres of forest into a FRO easement. There are no specimen trees (trees 30” or greater in diameter) present on site.

**Conditions**

1. The Combined Preliminary/Final Forest Conservation Plan must be approved prior to Site Plan approval. FRO mitigation (easement recordation) must be provided prior to applying for grading permits or building permits, whichever is applied for first.

**Historic Preservation – Chapter 1-23:** There are no historic resources on this property.
Summary of Agency Comments

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<thead>
<tr>
<th>Other Agency or Ordinance Requirements</th>
<th>Comment</th>
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<tr>
<td>Development Review Engineering (DRE):</td>
<td>Conditional Approval. Stormwater management and other engineering comments will be addressed with future plan submissions in accordance with the MD SWM Act of 2007.</td>
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<td>Development Review Planning:</td>
<td>Conditional Approval</td>
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<td>State Highway Administration (SHA):</td>
<td>Approved.</td>
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<td>Forest Resource Ordinance (FRO):</td>
<td>Conditional Approval</td>
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<tr>
<td>Health Dept.</td>
<td>Conditional Approval. Health Department site plan must be finalized. Well needs to be drilled. Be advised that the Health Department will not be designing this septic system. Building permits cannot be approved until septic design is submitted by qualified professional and approved by Health Department.</td>
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<tr>
<td>Office of Life Safety</td>
<td>Approved</td>
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<tr>
<td>DUSWM</td>
<td>N/A</td>
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<tr>
<td>DPDR Traffic Engineering</td>
<td>Approved</td>
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<tr>
<td>Historic Preservation</td>
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RECOMMENDATION

Staff has no objection to conditional approval of the Frederick Baptist Church Site Plan. If the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval (November 14, 2021).

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:

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

1. A parking modification under §1-19-6.200 to provide 56 additional parking spaces.
2. A loading modification under §1-19-6.200 to provide 2 fewer loading spaces.
3. A Street Tree modification under §1-19-6.400 for an alternate landscape design.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. Drill well and obtain approval of septic design by Health Department.
3. The Preliminary/Final Forest Conservation Plan (AP 18587) must be approved prior to Site Plan approval. FRO mitigation (easement recordation) must be provided prior to applying for grading permits or building permits, whichever is applied for first.

4. The Applicant shall work with Staff to locate the required street trees closer to Horine Road and/or document the number of existing trees along the property frontage as discussed in the Staff report.

5. Revise Site Plan Note 8 to indicate 21 building mounted lights are proposed (not 14).

**PLANNING COMMISSION ACTION**

**MOTION TO APPROVE**

I move that the Planning Commission APPROVE Site Plan SP18-09 with conditions as listed in the staff report including APFO approval for the proposed Frederick Baptist Church, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.
Adequate Public Facilities Letter of Understanding

Frederick Baptist Church

Site Plan SP18-09, APFO AP#18586

In General: The following Letter of Understanding ("Letter") between the Frederick County Planning Commission ("Commission") and Frederick Baptist Church (the "Developer"), together with its/their successors and assigns, sets forth the conditions and terms which the Commission deems to be the minimum necessary improvements dealing with school, water, sewer, and road improvements that must be in place for the property identified below to be developed, as proposed under the Frederick Baptist Church Site Plan (the "Project"), in compliance with the Frederick County Adequate Public Facilities Ordinance ("APFO").

The Developer, its successors and assigns, hereby agrees and understands that unless the required improvements (or contributions to road escrow accounts, as specified below) are provided in accordance with this Letter, APFO requirements will not be satisfied and development will not be permitted to proceed.

This Letter concerns itself with a site development plan for the Developer’s 50.23 +/- acre parcel of land, which is zoned Agricultural and located in the southeast quadrant of the intersection of Horine Road and Burgee Drive. This APFO approval will be for up to 47,402 square feet of gross floor area for a church including up to 700 sanctuary seats and up to 20,000 square feet of gross floor area for a school enrolling up to 54 students, as shown on the site plan for the above-referenced Project, which was conditionally approved by the Commission on November 14, 2018.

Schools: Schools are not impacted because the development of the property is a non-residential use.

Water and Sewer: The Property has a water and sewer classification of No Planned Service (NPS) in the County's Master Water and Sewer Plan and is therefore exempt from APFO testing for water and sewer.

Road Improvements: Based on a letter entitled "Frederick Baptist Church Updated Traffic Generation Letter", submitted by the Traffic Group, dated September 10, 2018, the Project will generate 59 weekday AM, 32 weekday PM, and 378 Sunday mid-day peak trips. The project will generate less than fifty new trips in the peak hour of adjacent street traffic (weekday PM peak hour) and is not subject to APFO testing per §1-20-30.
In satisfaction of APFO requirements per 1-20-12(H) to provide fair share contributions to existing escrow accounts, the Developer shall pay into County-held escrow accounts the following pro rata contribution:

1. MD 180 (Jefferson Pike) / Lander Road / Holter Road Intersection: construction of a northbound left turn lane. Contribute the appropriate pro-rata share (0.70% of $413,069) to Existing Escrow Account No. 3804 for improvement of this intersection by others. As determined by the County Traffic Engineer, pro-rata contribution to the road improvement is $2,891.

Therefore, prior to building permit issuance, the Developer hereby agrees to pay $2,891 to the escrow accounts described above for the Road Improvement. Should this payment not be made within one year of the execution of this Letter, the County reserves the right to adjust this amount, based on an engineering cost index.

Period of Validity: The APFO approval is valid for three (3) years from the date of Commission approval; therefore, the APFO approval expires on November 14, 2021.

Disclaimer: This Letter pertains to APFO approval only, and shall not be construed to provide any express or implied rights to continue the development process. The Project remains subject to all applicable rules and regulations, including but not limited to those related to zoning, water and sewer, and subdivision. The Planning Commission’s jurisdiction and authority is limited by State and County law, and approvals may be required from other local or state governmental agencies before the proposed development can proceed.

[Signatures on next page]
FREDERICK BAPTIST CHURCH:

By: Roger Runkles, Senior Officer

FREDERICK COUNTY PLANNING COMMISSION:

By: Bob White, Chair or Sharon Suarez, Secretary

ATTEST:

By: Gary Hessong, Director, Permits & Inspections

Planner's Initials / Date

County Attorney’s Office Initials / Date
(Approved as to legal form)
October 2, 2018
Division of Planning & Permitting
Department of Development Review
Attn: Graham Hubbard
30 North Market Street
Frederick, MD 21701

Re: Parking Modification & Load Space Modification Request for AP 18585 – Frederick Baptist Church

Dear Mr. Hubbard,

This letter is to serve as a request for modification to Section 1-19-6.220 of the Frederick County Code for purposes of increasing the number of parking spaces beyond the required amount. The Frederick County Code requires 1 parking space for every 5 seats for a proposed Place of Worship.

The proposed facility will have 700 seats. Thus, the required number of parking space is 140. The proposed number of parking spaces is 196. There are 56 additional spaces.

Frederick Baptist Church (FBC) feels the required spaces, 1 per 5 seats, is too low of a threshold. They currently have 88 spaces and have 274 seats, which equates to 3.1 seats per space. On a typical Sunday, the parking lot is full. To meet their needs, we attempted to design to 200 spaces per request of the Church, but by maintaining excellence of design and keeping parking aisle aligned, parking came out to 196 spaces. This is roughly 3.5 seats per space.

Additionally, Frederick Baptist Church is requesting a modification from Section 1-19.6.210 Loading Space Requirements and dimensions. The Frederick County Code requires 1 large (or 2 small) loading spaces for the first 5,000 sf of floor area and one additional large loading space for each 15,000 sf or part thereof over 20,000 sf. Thus, the required number of loading spaces is 5 large (or 4 large and 2 small). FBC is proposing 3 large loading spaces and 0 small loading spaces to meet their needs, one for each building.

Sincerely,

Andrew Brown
August 7, 2018

Graham Hubbard
Frederick County Division of Planning & Permitting
30 North Market Street
Frederick, Maryland 21701

Re: Frederick Baptist Church – Horine Road Property – AP 18585

Dear Mr. Hubbard,

On behalf of the Frederick Baptist Church, we are requesting a modification to Section 1-19-6.400(A) of the Frederick County Zoning Ordinance for the abovementioned Site Plan. This ordinance requires one (1) street tree for every 35 feet of roadway frontage along the paved surface of an existing or proposed public right-of-way. The subject property, Tax Map 84, Parcel 12, (Property), has 3,157 linear feet of combined frontage on both Horine Road and B urgee Drive. This total frontage requires a total of 90 street trees.

There are several factors for the request of modification. First, there are two (2) proposed entrances along Horine Road to the Property. In order to meet safe sight distance, no trees or plants shall be planted within the sight triangles. Further, there is a proposed Forest Resource Ordinance (FRO) easement with 236’ of frontage on Horine Road. Additionally, it was recommended by Frederick County Staff that the trees be planted elsewhere on site, rather than along the road frontage to maintain a rural feel. We request a modification to plant 11 of the trees along the ROW of Horine Road, and the balance, 80 trees, in clumps, along the walking trail, around the playing fields and along major drive isles onsite.

Please consider this request for approval of modification described above. If you have any questions, please contact me at your earliest convenience.

Sincerely,

Andrew J. Brown