FREDERICK COUNTY PLANNING COMMISSION
January 9, 2019

TITLE: Hilton Tru Hotel

FILE NUMBER: SP-87-26 (AP#18845, APFO#18846, FRO#18847)

REQUEST: Site Development Plan Approval
The Applicant is requesting Site Development Plan approval for a new 47,564 square-foot hotel with 114 guest rooms on a proposed 2.1-acre lot.

PROJECT INFORMATION:
ADDRESS/LOCATION: Governors Way, Frederick, Maryland
TAX MAP/PARCEL: Tax Map 86 Parcel 219, Lot 8B
COMP. PLAN: Limited Industrial (LI)
ZONING: Limited Industrial (LI)
PLANNING REGION: Frederick
WATER/SEWER: W-1/S-1

APPLICANT/REPRESENTATIVES:
APPLICANT: Buckeystown Properties, LLC
OWNER: Central PA Equities 27, LLC (contract purchaser)
ENGINEER: Harris, Smariga & Associates

STAFF: Tim Goodfellow, Principal Planner II

RECOMMENDATION:
Conditional Approval

ATTACHMENTS:
Exhibit 1 - Site Plan Rendering
Exhibit 2 – Loading Space Modification
Exhibit 3 – Lighting Modification
Exhibit 4 – APFO Letter of Understanding (LOU)
ISSUE
Development Request
The Applicant is requesting Site Development Plan approval for a new, 4-story hotel containing 114 guest rooms on a 2.10-acre site to become future reconfigured Lot 8B of the Omega Center. The proposed use is being reviewed as a “Motel, hotel” land use under the heading of Temporary Housing per §1-19-5.310 Use Table in the Zoning Ordinance and is a principal permitted use in the Limited Industrial Zoning District subject to site development plan approval (PS).

BACKGROUND
Development History/Existing Site Characteristics
The vacant and undeveloped site—lot 8B—was recorded in 1993 at Plat Book 52, Page 163, and is part of the "Omega Center" industrial subdivision, initially approved in the mid-1980's. An addition plat (AP 18848) is currently under review to add a portion of Lot 8B's current acreage (3.53 acres) to the adjacent Lot 9, which is also a vacant, undeveloped lot.

The site borders the Westview South mixed-use project to the west and is surrounded by warehouse uses and office buildings within the Omega Center, along the MD 85 commercial and employment corridor. Four (4) existing hotels are located within 1,000 feet of the proposed Hilton Tru.
Figure 2 – Aerial Photography
ANALYSIS

Summary of Development Standards Findings and Conclusions

With the exception of the two (2) minor Modification requests for loading spaces and lighting, the site plan appears to meet site plan criteria and standards for a hotel in the Limited Industrial Zoning District.

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: Section 1-19-6.100 of the Zoning Ordinance contains the design requirements for uses in each zoning district. However, the category of “temporary housing,” under which a hotel is grouped, is not specifically listed as a use classification for the purposes of dimension and design standards in the LI district; therefore, Staff has applied the dimensional standards for “industrial uses” for the proposed Hilton Tru hotel, as follows:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>25’</td>
</tr>
<tr>
<td>Side Yard</td>
<td>height of building</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>20’</td>
</tr>
<tr>
<td>Max. Building Height</td>
<td>60’</td>
</tr>
<tr>
<td>Min. Lot Size</td>
<td>20,000 sq. ft.</td>
</tr>
<tr>
<td>Min. Lot Width</td>
<td>100 ft.</td>
</tr>
</tbody>
</table>

The project complies with the setback, lot, and height dimensions as listed in Section 1-19-6.100. The building placement on the Site (Lot 8B) is as follows:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard (Governors Way) Drive</td>
<td>101’</td>
</tr>
<tr>
<td>Side Yard (north side)</td>
<td>50’</td>
</tr>
<tr>
<td>Side Yard (south side)</td>
<td>50’</td>
</tr>
<tr>
<td>Rear Yard (west side)</td>
<td>121’</td>
</tr>
<tr>
<td>Building Height</td>
<td>50’</td>
</tr>
<tr>
<td>Lot Size (Lot 8B)</td>
<td>91,664 sq. ft.</td>
</tr>
<tr>
<td>Lot Width (Lot 8B)</td>
<td>325’</td>
</tr>
</tbody>
</table>
2. Signage §1-19-6.300:
The total permitted signage for the project is 150 square feet and is formulated by utilizing the side of
the building where the primary public access is located, which measures 226 linear feet. The square
root of this linear building frontage (15.03) is multiplied by 10 to equal 150, the total amount of square
footage permitted for all signs on the site.

The Applicant proposes one free-standing sign that is 8 feet in height and measures 23.5 square feet,
plus 2 building mounted signs, each at 47 square feet, for a total of 94 square feet. The building
mounted signs are shown on the northern and western sides of the hotel building to provide visibility
to motorists on MD 85 Executive Way, and Governors Way. The free standing sign complies with the
required 12.5 ft. front yard setback and the 25-ft. side yard setback, and the Applicant must obtain a
sign permit from the Department of Permits and Inspections prior to installation.

3. Landscaping §1-19-6.400:
A landscaping plan is shown on sheet 3. The landscaping plan includes street trees along the site's
Governors Way frontage, as well as perimeter buffering with deciduous trees and shrubbery along the
western property line. The parking lot canopy graphic and narrative indicate conformance with the tree
canopy coverage requirement of 20%. Staff notes that the square footage for the parking area includes
different figures in the graphical section and in the narrative, which must be revised to reflect the actual
square footage calculation. Overall planting elements meet the quantity, species diversity, and
configuration requirements. The landscaping plan meets the requirements for native plant species.

4. Lighting §1-19-6.500:
The Zoning Ordinance contains an 18-ft. maximum height for pole and building mounted lighting for
commercial land uses and lighting must not exceed 0.50 foot-candles as measured from the property
line. The Applicant is meeting the 18-ft lighting height restriction but seeks a modification, per Section
1-19-6.500(G) of the Zoning Ordinance, to exceed the 0.50 foot-candle measurement at the northeast
corner of the property. Another minor exceedance occurs on eastern side of the property, adjacent to
the sidewalk on Governors Way. Staff has no objection to these lighting modifications.

Conditions and Modification Request

1. Lighting Modification §1-19-6.500(D): Planning Commission approval of a modification from the
   requirement to limit light spillage above 0.5 foot candles along the northeast and western property
   lines.

2. Prior to final signature approval, the Applicant shall revise the parking area details in the site plan
   to show equivalence in the stated square footage of the parking area as listed in the parking lot
   canopy graphic and in the parking lot canopy narrative.
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:
The site has frontage on Governors Way, a 40-ft wide local roadway (2 - 12' travel lanes plus 8' shoulders) with an 80-ft. right-of-way. Governors Way provides full circulation within the Omega Center and extends northward into the adjacent Center at Monocacy industrial development. A 24-ft wide common entrance easement (for lots 8B & 8A) exists on the southern portion of Lot 8B, which will provide additional area for access and circulation for the hotel. The main access to the future hotel will be a 30-ft wide, shared entrance from Governors Way that will also serve the future development on adjacent lot 9. A common driveway/access easement between Lot 8B and Lot 9 must be recorded prior to final signature approval.

2. Connectivity §1-19-6.220 (F):
As previously stated, connectivity between Lot 8B and the surrounding lots is achieved through shared entrances and shared access points. Three (3) access points from the hotel site to Lot 9 are “ghosted-in” on the site plan. The use of these connection points for the future development on lot 9 will require evaluation for feasibility, as well as safety and circulation impacts to the hotel parking lot.

3. Public Transit:
The #10 FSK Mall Connector (Monday through Saturday) and the Rt. 85 Shuttle (Monday through Friday), both have stops within 300 feet of the site at Governors Way and Executive Way.

a. Parking:
The Zoning Ordinance requires a 114-room hotel to supply 1 parking space per sleeping room, and 1 for each 2 (two) employees. The site plan indicates 10 employees per shift at the Hilton Tru. This generates a parking requirement of 119 spaces. The Applicant is providing a total of 119 parking spaces, which includes 7 (seven) ADA parking spaces.

b. Loading:
The loading space calculations in the Zoning Ordinance are based on building square footage and therefore result in a requirement of 5 (five) large loading spaces plus 2 (two) small or 1 additional large loading spaces for the Hilton Tru. The application depicts one small loading space in front of the dumpster, which is impractical due to its location far from the hotel entrance and the potential blockage of the dumpster area by delivery vehicles.

The Applicant is requesting a modification to the loading space requirement based on operational experience and history with this specific brand, size, and type of hotel. The modification request is to allow one (1) small, temporary loading space near the trash dumpster as depicted on the site...
plan, or to be located within the drop off area under the hotel’s entry canopy. Staff is concerned that a temporary loading area under the hotel's entry canopy will block guests’ vehicles and prevent hotel customers, who need a covered drop-off and pick-up area, from fully utilizing the hotel's covered entrance. As previously mentioned, a loading space by the trash dumpster is functionally deficient. Staff recommends a designated loading space be provided elsewhere on the site.

5. **Bicycle Parking §1-19-6.220 (H):**
   One bicycle parking rack is required for every 20 parking spaces. The Hilton Tru hotel, based on the number of parking spaces provided, requires 6 (six) bike racks, which are shown by the front entrance on the northern portion of the site. The bicycle parking requirements comply with the requirements in the Zoning Ordinance.

6. **Pedestrian Circulation and Safety §1-19-6.220 (G):**
   Sidewalks have been provided along the entire portion of Governors Way that borders the site. Thermoplastic crosswalks are shown to provide safe pedestrian movement at two (2) points across the main drive aisle closest to Governors Way on the western portion of the site. Sidewalks are shown around the north, west, and east sides of the hotel building, but the south side of the site has a missing section of sidewalk that must be added for safe pedestrian movement and complete circulation. Handicapped parking spaces have appropriate curb ramps adjacent to the sidewalks on the east and west sides of the hotel. An off-site sidewalk is required to connect to an existing sidewalk network north of Executive Way, as described in the APFO section.

**Conditions and Modification Requests**

1. **Loading Modification §1-19-6.210:** Planning Commission approval of a modification to allow one (1) small, temporary loading space, located within the drive aisle under the hotel's entry canopy, or adjacent to the trash dumpster to satisfy the requirement for 5 (five) large and either 2 (two) small or 1 additional large loading spaces.

2. Prior to final signature approval, the Applicant shall add a complete sidewalk on the southern portion of the site to provide safe pedestrian movement and complete circulation.

**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**

1. **Public Water and Sewer:** The site will be served by public water and sewer and is classified W-1, S-1 on the County’s Water and Sewerage Plan maps. Public water will be supplied to the site from the New Design Road Water Treatment Plant and sewage will be treated at the Balenger

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**Hilton Tru Hotel Site Development Plan**

January 9, 2019

Page 10 of 15
McKinney Wastewater Treatment Plant. The sanitary sewer connection to the building must be shown, as well as the water line connection, water meter vault, and its easement. The proposed fire hydrant symbol must also be shown on the site plan.

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

1. Topography:
The site is flat and level, with barely discernable elevation change across the site.

2. Vegetation:
The site has no woody vegetation except for a narrow tree line or hedge row that extends approximately 300-ft along the southern portion of the site.

3. Sensitive Resources:
The site does not contain wetlands, FEMA floodplain, flooding or wet soils.

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

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

1. Proposed Common Area: There are no common areas proposed as part of this development plan.

Other Applicable Regulations

Stormwater Management – Chapter 1-15.2:
Stormwater management (SWM) shall be provided in accordance with the Maryland Stormwater Act of 2007. A SWM Concept Plan for the project has been approved.

APFO – Chapter 1-20.

Schools: Schools are not impacted because the development of the property is a non-residential use.
Water and Sewer: Water and sewer classifications are W-1/S-1. While the public sewer and water facilities are currently adequate to serve the project, the Developer recognizes that all DUSWM Rules and Regulations must be complied with, and that capacity is not guaranteed until purchased.

Road Improvements: A traffic impact analysis (TIA) was performed for this Project by The Traffic Group dated September 5, 2018 with an update on November 28, 2018. Based on the ITE trip generation rates for hotels, based on the number of rooms, the project would result in 52 am and 59 pm weekday peak hour trips. The attached Letter of Understanding (Exhibit #4) sets forth the Developer's obligation associated with the project; any future modification to the site plan which would have the effect of increasing the projected trip generation or a significant redistribution of site traffic would be subject to new analysis under APFO.

All study area intersections performed at an acceptable level of service of LOS E or better, therefore no roadway mitigation is required. However the Developer needs to provide an off-site sidewalk along Governor's Way to connect the hotel with the retail uses to the north as permitted in §1-20-31(F). This sidewalk extension would run approximately 200' north of Executive Way to join the existing sidewalk.

In full satisfaction of APFO requirements per §1-20-12(H), the developer is required to provide fair share contributions to existing escrow accounts that are impacted by the proposed development of the site. Prior to building permit issuance, the Developer agrees to pay $14,970 to the escrow accounts described in the attached LOU for these Road Improvements.

Period of Validity: The APFO approval is valid for three (3) years from the date of Commission approval; therefore, the APFO approval would expire on January 9, 2022.

Forest Resource Ordinance (FRO) – Chapter 1-21:
The Applicant has submitted a Combined Preliminary/Final FRO Plan. No forest or specimen trees are present on site; however, an afforestation requirement of 1.01 acres is required. To satisfy this afforestation requirement, the Applicant will submit a transfer of Forest Banking Credits prior to lot recordation, applying for grading permits or building permits, whichever occurs first.

Historic Preservation – Chapter 1-23:
There are no historic resources on this property.

Summary of Agency Comments

| Development Review Engineering (DRE):               | Approved |
| Development Review Planning:                       | Hold: Address agency comments as the plan proceeds through completion. |
| State Highway Administration (SHA):                | Approved |
| Division of Utilities and Solid Waste Management (DUSWM): | Approved |

Hilton Tru Hotel Site Development Plan
January 9, 2019
Page 12 of 15
RECOMMENDATION

Staff has no objection to conditional approval of the site development plan for the construction of a 47,564 s.f., 114-room hotel on a 2.10-acre site. 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 and will therefore expire on January 9, 2022. The APFO approval is also valid for three (3) years from the date of Planning Commission approval, or January 9, 2022.

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 all conditions are met and if modifications are granted:

1. Prior to final signature approval, the Applicant shall revise the parking area details on the site plan to show equivalence in the stated square footage of the parking area as listed in the parking canopy graphic and in the parking lot canopy narrative.

2. Prior to final signature approval, the Applicant shall add a complete sidewalk on the southern portion of the site to provide safe pedestrian movement and complete circulation.

3. Prior to final signature approval, the Applicant shall depict the sanitary sewer connection to the building, as well as the water line connection, water meter vault and its easement.

4. Address agency comments as the plan proceeds through completion prior to final signature approval.

5. Prior to final signature approval, the addition plat for Lot 8B and Lot 9 must be recorded in the Land Records.

6. Prior to final signature approval, a common driveway/access easement for lots 8B and 9 must be recorded in the Land Records.

7. Prior to final signature approval, the Applicant shall add 2 benches for patrons outside in the front entry area of the hotel.

8. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever occurs first.
Modification requests from Applicant:

1. Lighting Modification §1-19-6.500(D): Planning Commission approval of a modification from the requirement to limit light spillage above 0.5 foot candles foot candles along the northern property line and western property line.

2. Loading Space Modification §1-19-6.210: Planning Commission approval of a modification to allow one (1) small, temporary loading space, located within the drive aisle under the Hilton Tru entry caropy, or in front of the trash dumpster, to satisfy the requirement for 5 (five) large and 2 (two) small or 1 additional large loading space.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission APPROVE Site Development Plan SP-87-26, A/P 18845, APFO#18846, and FRO#18847 with conditions as listed in the staff report including approval of requested modifications for the proposed Hilton Tru Hotel, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.
December 17th, 2018

Tim Goodfellow
Principal Planner
Department of Planning
Division of Planning and Permitting
30 North Market Street
Frederick, MD 21701

Re: Loading Space Modification
SP87-26 Hansen #18845

Dear Tim,

As permitted by the Zoning Ordinance and on behalf of our client, we would like to request a modification to the loading space requirements for the HiltonTru Site Plan. In accordance with Section 1-19-6.210(C) the Planning Commission may approve a modification to the loading requirements listed in Section 1-19-6.210(B) if written justification is received describing that no high-volume delivery of goods in a tractor-trailer is required for proposed use.

The Contract Purchaser in their past experience has not needed a designated loading space for tractor trailers. They do not get, nor expect at this location to get high volume delivery of goods in a tractor trailer. Deliveries typically occur via a small box truck and can be accommodated in the small loading space provided near the dumpster. Or alternatively in the drop off space near the front door Or given that deliveries will occur during the days when guest parking demand is at its lowest, an available open parking space. Interference with guests and staff is not an issue at their other locations where this occurs.

Sincerely,

[Signature]
Samuel Francis Zeller
Vice President

Cc: Justin Shelton Central Pa Equities 27, LLC
January 2, 2019

Tim Goodfellow
Frederick County Development Review
30 N. Market Street
Frederick, MD 21701

Re:  Lighting Modification – HiltonTru
     Project Number 18845
     HSA Job No. 4505-00TRU

Dear Tim:

Planning Commission approval of the following lighting modification is requested for the HiltonTru Site Plan. The modification to Section 1-19-6.500.(D) is outlined below:

As shown on the lighting plan photometrics, lighting levels exceed 0.50 footcandles at the property line along the proposed common access drive in the northeast and east side of the site.

These increased lighting levels will not adversely impact the adjacent properties given the surrounding limited industrial land uses. Adjacent land uses include vacant land intended to be developed into commercial properties to the North and West, and a variety of industrial uses to the South and East. The proposed lighting levels quickly drop to zero shortly outside the property boundary. The additional lighting will provide illumination for the proposed drive aisle, parking spaces and sidewalk for the new hotel. This lighting will provide for a safer parking and pedestrian area for those guests that arrive after dark.

Given these reasons it is requested that the Planning Commission approve the proposed lighting modification.

Sincerely,

[Signature]
Samuel Francis Zeller
Vice President

CC: Justin Shelton

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ADEQUATE PUBLIC FACILITIES LETTER OF UNDERSTANDING

Hilton-tru at Omega Center

Site Plan #SP87-26, AP #18846

In General: The following Letter of Understanding ("Letter") between the Frederick County Planning Commission ("Commission") and Buckeystown Properties, LLC (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 Hiltontru, Lot 8B and 9 at Omega Center Site Plan AP 18845 (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 the Developer’s 2.10+/- acre lot, which is zoned LI (Limited Industrial), and located along with access on Governor’s Way, south of Executive Way and east of MD 85. This APFO approval will be for the development of a hotel, which is shown on the site plan for the above-referenced Project, which was conditionally approved by the Commission on January 9, 2019.

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

Water and Sewer: Water and sewer classifications are W-1/S-1 Connected. While the public sewer and water facilities are currently adequate to serve the Project, the Developer recognizes that capacity is not guaranteed until purchased. APFO approval for sewer and water does not guarantee that building permits will be issued. Building permit issuance is subject to compliance with the Annotated Code of Maryland, Environment Article Section 9-512, etc seq, and all applicable county regulations.
**Road Improvements:** A traffic impact analysis (TIA) was performed for this Project by The Traffic Group dated September 5, 2018, with an update on November 28, 2018. Based on the ITE trip generation rates for hotel rooms, the development of the Project would result in 52 am and 59 pm weekday peak hour trips. This Letter sets forth the Developer's obligation associated with the construction as depicted on the above referenced site plan; any future modification to the site plan which would have the effect of increasing the projected trip generation or a significant redistribution of site traffic would be subject to new analysis under APFO.

All study area intersections performed at an acceptable level of service of LOS E or better, therefore no roadway mitigation is required. However the Developer needs to to provide an off-site sidewalk along Governor's Way to connect the hotel with the retail uses to the north as permitted in §1-20-31(F). This sidewalk extension, which would run approximately 200' north of Executive Way to join the existing sidewalk, must be guaranteed prior to issuance of a building permit and open for use prior to issuance of a Certificate of Occupancy for the hotel.

In full satisfaction of APFO requirements per §1-20-12(H), the Developer is required to provide fair share contributions to existing escrow accounts that are impacted by the proposed development of the site. The Developer shall pay into County-held escrow accounts the following pro rata contributions:

1. Escrow Account No. 3282 for an additional northbound through lane at the intersection of Crestwood Blvd/MD 85 - The estimated cost of the improvement is $1,733,700. The Developer's proportionate share of this Road Improvement is 0.81%. Therefore the Developer hereby agrees to pay $14,043 to the escrow account for this Road Improvement.

2. Escrow Account No. 3253 for a signal at the intersection of MD 85/English Muffin Way - The estimated cost of the improvement is $140,093. The Developer's proportionate share of this Road Improvement is 0.32%. Therefore the Developer hereby agrees to pay $448 to the escrow account for this Road Improvement.

3. Escrow Account No. 3761 for a second eastbound left turn lane at the intersection of MD 85/English Muffin Way - The estimated cost of the improvement is $149,545. The Developer's proportionate share of this Road Improvement is 0.32 %. Therefore the Developer hereby agrees to pay $479 to the escrow account for this Road Improvement.

Therefore, prior to building permit issuance, the Developer hereby agrees to pay $14,970 to the escrow accounts described above for these Road Improvements. Should these payments 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 January 9, 2022.
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.

BUCKEYSTOWN PROPERTIES, LLC

By: ___________________________ Date: 11/07/2018

Gary Leger, Vice President

FREDERICK COUNTY PLANNING COMMISSION:

By: ___________________________ Date: __________

Robert White, Chair or Sharon Suarez, Secretary

ATTEST:

By: ___________________________ Date: __________

Gary Hessong, Director, Permits & Inspections

Planner’s Initials / Date

County Attorney’s Office Initials / Date (Approved as to legal form)