

July 27, 2012

2011 Comprehensive Plan/Zoning Review

Water and Sewer Plan Amendments

One of the three components of the Comprehensive Plan/Zoning Review includes amendments to the Frederick County Water and Sewer Plan. With few exceptions the application of Planned Service (PS) and the "5" (mid range plan) classifications can only be applied as part of the comprehensive plan update process. Following the adoption of the Comprehensive Plan/Zoning Review the revisions to the Water and Sewer Plan will be forwarded to the Maryland Department of the Environment (MDE) for final approval.

Revisions to the Water/Sewer Plan classifications will be proposed relative to changes in the zoning and/or land use plan designations. The following general revisions would be made:

- No Planned Service (NPS) to Planned Service (PS) – properties that are proposed to be included within a community growth area with a land use plan designation other than Ag/Rural or Natural Resource. The zoning would still be Agricultural.
- No Planned Service (NPS) to 5 – properties proposed for zoning other than Agricultural or Resource Conservation AND are currently within a community growth area or proposed to be within a community growth area.
- Planned Service (PS) to 5 – properties currently within a community growth area, having a development land use plan designation and proposed to be rezoned to other than Agricultural or Resource Conservation.

In addition to the Water and Sewer Plan revisions related to changes in the plan and zoning there are several revisions included in this draft that are not part of a property owner request for a change in the plan and/or zoning. These have been initiated either by the property owner or through since they can only be considered as part of the comprehensive plan update process.

Lafarge Quarry

The approximately 540-acre quarry properties contain multiple structures and operations, in addition to the extraction site and other undeveloped areas. Two amendments are proposed:

- TM 418, Parcel 1018A – NPS to W-1
Within the City of Frederick and has been confirmed to be hooked up to the City's water system. This parcel includes the administration offices for the site.
- TM 77, Parcels 13, 24, 25, 77, 88, 152, 298 – NPS to S-5, W-5
Plan – Mineral Mining Zoning – General Industrial (GI) and Mineral Mining (MM)

Staley Property

The total site (TM 49, Parcel 50) is 78 acres on the west side of Glade Road within the Town of Walkersville. Approximately 20 acres is zoned LI and R-4 and is designated LI and High Density Residential on the Towns' Comprehensive Plan. Only the existing residence is hooked up to the sewer system so a portion of the S-1 classification will be retained around the house with the remaining S-1 and all of the W-1 proposed to change to S-5, W-5.

- Water Plan – NPS, PS, and W-1 to W-5
- Sewer Plan – NPS, S-1 to S-5

White Rock

This subdivision is located in the Frederick region on the west side of Bethel Rd. and is served by a sub-regional wastewater treatment plant (WWTP) and a community water system. However, there are several properties within the sewer service area that are not within the water service area, so the following amendments are proposed to make both service areas the same.

The following parcels or portions thereof are proposed to go from No Planned Service (NPS) to W-5:

- WWTP site – TM 47, Parcel 244, owned by Division of Utilities and Solid Waste Management.
Plan – Institutional Zoning – R-1
- Shain Mellott property – TM 47, Parcel 151, 3.1 acres with an existing residence.
Plan – Rural Residential Zoning – R-1
- Catherine Smith property – TM 47, Parcel 193, would only apply to portion zoned R-1 and R-3
Plan – Rural Residential Zoning – R-1 and R-3 (7.3 acres)

Brunswick Community Plan Amendment

A Community Plan Amendment (CPA) was conducted for the Brunswick municipal growth area following the adoption of the City of Brunswick comprehensive plan in November 2011. The Brunswick CPA, adopted by the Board of County Commissioners on July 26, 2012, includes revisions to the community growth boundary and land use plan designations that are proposed to be matched with the appropriate Water and Sewer Plan classification as described below:

- Oxbridge Development LC property – TM 92, Parcel 127, NPS to PS
Plan – Low Density Residential Zoning - A
- Robert Moller property – TM 92, Parcel 252, NPS to PS
Plan – Low Density Residential Zoning - A