

Frederick County, Maryland 2018 Annual Planning Report



Prepared by:
Frederick County Division of Planning & Permitting



Frederick County, Maryland

2018 Annual Planning Report

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Summary

The 2018 Planning Report for Frederick County, Maryland was prepared pursuant to the requirements of the Land Use Article of the Annotated Code of Maryland. This report provides a summary of the year's planning activities undertaken by the Planning and Permitting Division and also documents development activity.

This report also includes the Maryland Department of Planning Annual Report starting on page 20. This report documents development data, comprehensive plan implementation, ordinance revisions, and various measures and indicators relative to the Priority Funding Areas (PFA's).

The changes in development patterns are found to be consistent with the County Comprehensive Plan as amended on September 13, 2012.

Project/Activity Highlights

- Acquired 25 land preservation easements on 3,818 acres, which is a record total.
- Processed 22 Board of Zoning Appeals applications.
- Completed reviews for two (2) zoning map amendment.
- Processed 7 Water and Sewerage Plan amendments.
- Work continued on the Livable Frederick Master Plan, which is the update of the 2010 County Comprehensive Plan. A draft plan was released in January 2018.

Development Activity Highlights

- The estimated county population (U.S Census), as of July 2018, was 255,648. This is an increase of 4,689 or 1.9% since July 2017.
- The 2,038 permits issued for new residential dwellings in 2018 exceeded the 2,000 permit mark for the first time since 2005. The proportions of dwelling types remained the same as in 2017 with single-family dwellings being the predominant dwelling type. Permit activity in Frederick City was down significantly from 2017 (469 to 219).
- Commercial and industrial construction permit activity in 2018 (986 permits) was only up slightly from 2017 (983 permits). The level of activity is still far greater than average activity of approximately 700 permits/year during the recession period from approximately 2008 to 2012.
- Site plan reviews increased slightly from 2017 with 23 plans approved during 2018. The greatest amount of building area for the approved site plans continues to be industrial/flex uses with 781,472 square feet of building area.
- The approval of preliminary subdivision plans was up significantly from 2017 (209 lots) with 1,736 lots in 2018. However, most of these were for revisions or re-approvals and only 404 lots were new.

Planning Commission and the Division of Planning & Permitting

The Frederick County Planning Commission was established in July 1955 with the responsibility for preparing and administering plans and development regulations for the County. The seven member Planning Commission are appointed by the County Executive and confirmed by the County Council to serve a five year term. The Planning Commission has final authority over site plans, subdivision plats, modifications to the subdivision regulations and determination of Adequate Public Facilities (APFO) for new developments. On items such as zoning map amendments, zoning or subdivision text amendments, and water/sewer plan amendments, the Planning Commission has an advisory role to the County Council, who have the authority to adopt or amend these plans and regulations with the concurrence of the County Executive. With regard to Comprehensive Plan and the functional elements of the Plan the Commission has recommending role and forwards such Plans to the County Council for final adoption.

Planning Commission members - 2018

- Bob White, Chair
- Carole Sepe, Vice-Chair
- Sharon Suarez, Secretary
- Sam Tressler
- Craig Hicks
- Joel Rensberger
- Terry Bowie

Division of Planning & Permitting

The Division operates under the guidance and direction of the Frederick County Executive. The Division is comprised of the following departments and offices:

Department of Planning

- Comprehensive planning including preparation of the Countywide Comprehensive Plan and the community/corridor plans.
- Responsible for functional planning areas including water and sewer, transportation, historic preservation, and environmental planning.
- Land preservation program administration

Department of Development Review

- Conducts planning/engineering reviews of site plans and subdivisions and administers Forest Resource Ord. and the Adequate Public Facilities Ord.

Zoning Administration

- Provides Zoning administration and enforcement of the Zoning Ordinance. Administers the Board of Appeals.

Department of Permits and Inspections

- Administers building permit services and inspections
- Includes Office of Life Safety which is responsible for fire code reviews of building plans.
- Conducts grading permit reviews and inspections

The following commissions and boards are served by the Division staff:

- Board of Zoning Appeals
- Planning Commission
- Agricultural Preservation Advisory Board
- Agricultural Reconciliation Committee
- Historic Preservation Commission
- Monocacy Scenic River Board
- Transportation Services Advisory Council

Population Growth

The U.S. Census estimate for the County's population, as of July 1, 2018, was 255,648. The July 2017 estimate was adjusted by the U.S. Census Bureau from 252,022 to 250,959 as part of the 2018 estimate. The adjusted population increase from 2016 to 2017 would now be 3,078. The increase from 2017 to 2018 was 4,689 or 1.9%. This is almost double the increase between 2015 and 2016 (2,214 people, 0.9%). Overall, Frederick County ranks as the 6th most populous county in Maryland.

The U.S. Census Bureau also prepares estimates of the components of resident population change. Note that the migration and natural increase numbers below do not exactly add up to the annual population increase estimate due to a residual that can't be accounted for in these components.

Components of Population Change – July 2017 to July 2018

- Net Migration – 3,706 (International – 663, Domestic – 3,043)
- Natural Increase – 988

The table below provides a comparison between the population growth from 2000 to 2010 with the growth since 2010. It should be noted that the population growth within the 2000-2010 period was not consistent year to year as the beginning of the recession in 2008 caused a dip in population growth rates.

The County's current population projection for 2020 is 267,800 (MWCOG Round 9.1 Cooperative Forecast, October 2018). If the past year's population growth rate continues for the next two years the County will be just slightly below the 2020 projection.

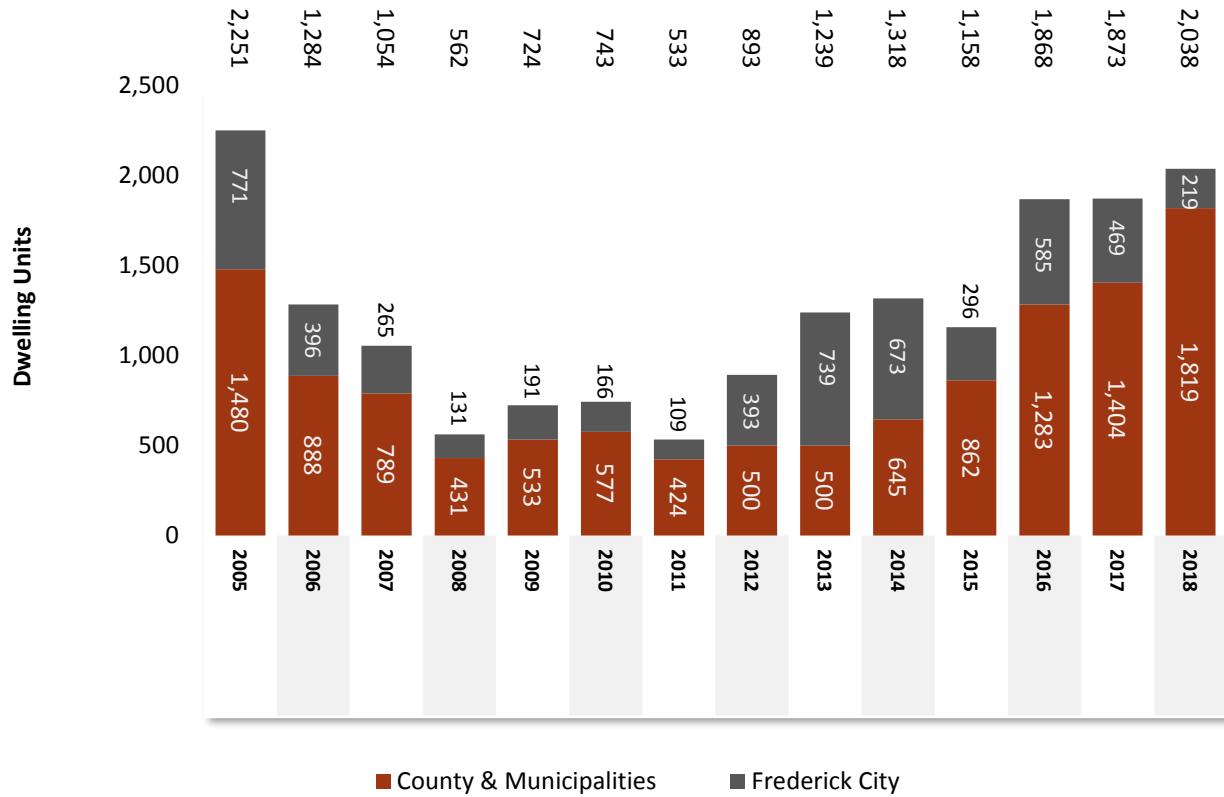
	Population Increase	% increase	Average Annual Increase
2000 – 2010	38,108	19.5%	1.9 %/year
2010 - 2018	22,257	9.5%	1.2 %/year

Residential Development Activity

Housing Construction and Permits

In 2018, the number of permits issued for residential dwellings exceeded 2,000 dwellings for the first time since 2005. Activity within the City of Frederick decreased significantly in 2018 with 219 dwellings compared to 469 dwellings in 2017. For the seven (7) post-recession years, 2012 through 2018, the county saw an average of 1,484 dwellings/year. While this is still below the historic activity levels prior to the recession, the last three years, 2016-2018, have experienced a significant increase with an annual average of 1,926 dwellings/year. The period of 2000 to 2010 saw an average of 1,600 dwellings/year. The county's peak decade for new housing permits occurred during the 1990's with an average of 2,000 dwellings/year.

Figure 1: Housing Unit Permits



Source: Frederick County Planning & Permitting Division

Dwelling Types

Table 1 below shows the breakdown of dwelling type for new residential dwelling permits for the entire county and the municipalities. Over this 6-year period 36% of the dwellings were single-family, 29% townhouses, and 35% multi-family. For 2018 the number of multi-family units stayed on par with 2017. It is expected that the construction of multi-family dwellings will continue at these recent levels. Within the County there are nine (9) developments with a total of 1,289 multi-family dwellings in the pipeline (as of December 31, 2018) that are either approved or under construction.

Table 1. Dwelling Unit Type Permitted

	2013	2014	2015	2016	2017	2018
Dwelling Type	No. of unit % of total					
Single Family detached	405 33%	389 30%	371 32%	519 28%	798 42%	874 43%
Townhouse	312 25%	352 27%	358 31%	389 21%	668 36%	724 36%
Multi-Family	522 42%	577 44%	429 37%	958 51%	406 22%	423 21%
Total	1,239	1,318	1,158	1,868	1,873	2,038

Age-Restricted Development

In the early 2000's the County had approved ten (10) age-restricted developments totaling 5,592 dwellings. The approvals, specifically for age-restricted dwellings, were accomplished either through the subdivision process or through a rezoning application, where the development would have a condition of the rezoning to be age-restricted. A likely factor contributing to such a large number of age-restricted developments was the inability to pass the school test under the Adequate Public Facilities Ordinance (APFO). Since this time all but three of the developments have removed the age-restricted limit to develop as all-age communities. This was facilitated either by school enrollments being under 100% of capacity or through the use of the School Construction Fee option that was added to the APFO in 2011. Of the three developments with some portions approved as age-restricted, only 233 dwellings in the Greenview PUD have been constructed.

With the approval of the Woodlands at Urbana project the County has 1,391 approved age-restricted dwellings in the following developments:

- Monrovia Town Center PUD – 625 dwellings age-restricted (1,250 total dwellings approved)
- Ballenger Run PUD – 200 age-restricted dwellings (855 total dwellings approved)
- The Woodlands at Urbana MXD – 566 age-restricted dwellings

Residential Subdivision Activity

Subdivision activity for the approval of preliminary subdivision lots made a jump in 2018 only because most of the lots were just re-approvals or revisions of current subdivisions. Out of a total of 1,736 lots receiving preliminary subdivision plan approval/re-approval only 404 were new lots. The new lots were approved in the Woodlands at Urbana development and in a small section in the Villages of Urbana. One project, Jefferson Park West, received a revised preliminary plan approval that reduced the proposed residential from 325 dwellings to 235. These figures only include the preliminary plan approval of individual lots for single-family detached and townhouses. The approval of 2 over 2 and multi-family dwelling units are done through a site plan and are not accounted for in these numbers.

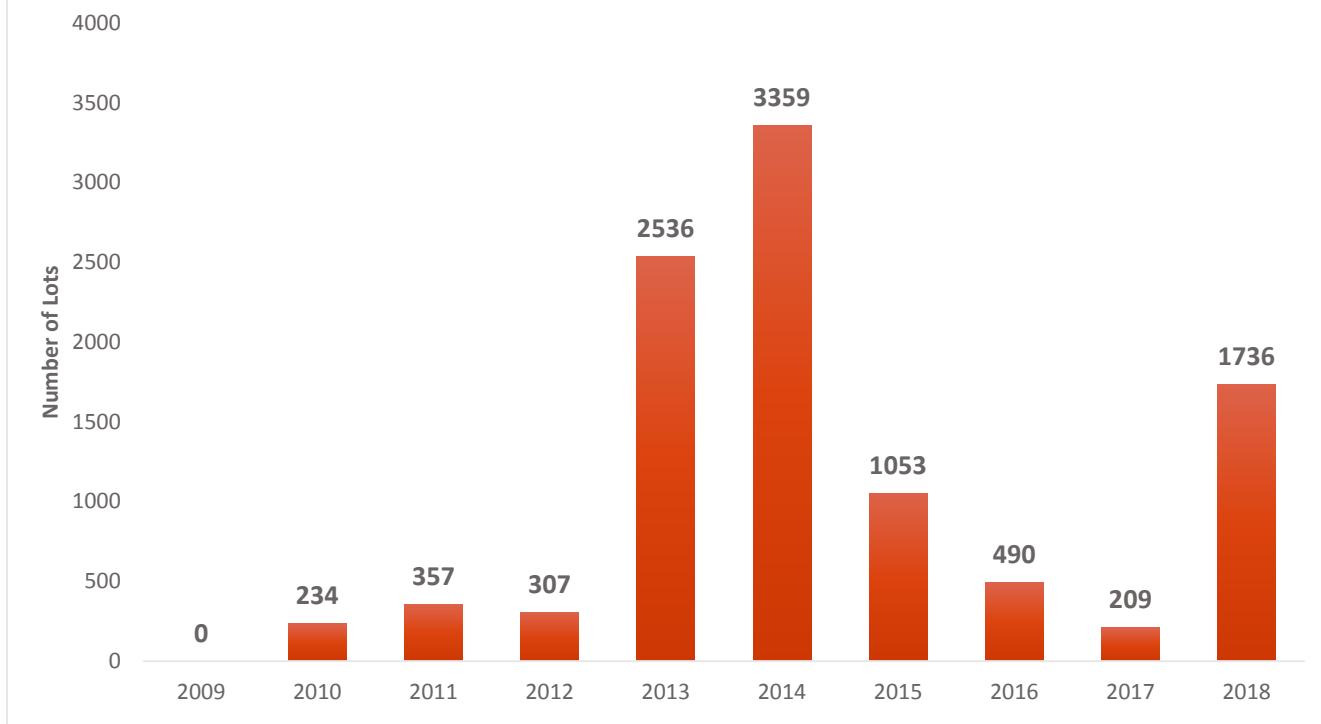
See Map on page 7 for the location of the developments relative to the Priority Funding Areas (PFA's).

Table 2: Approved Preliminary Subdivision Plans - 2018

SF (single family), TH (townhouse), MF (multifamily), 2/2 (two-over-two)

Map	Project	Lots/dwelling units Approved	Acres	Zoning
1	Westview South – Phase 2	Revised Preliminary Plan to decrease total project from 542 to 448 dwellings. Deletes 96 MF units and 28 2/2 units. Reduces SF from 61 to 11, and increases TH from 59 to 139. Phase 2 dwellings – 150 (11 SF, 139 TH)	16	MXD
2	Landsdale – Sections 3b, 3c	Re-approval of Sections 3b and 3c (325 du's, SF – 270, TH – 55) with no change in number or type of dwellings	200	PUD
3	Mayne Property	Re-approval of Plan with no change in number or type of dwellings. Total 193 dwellings – 148 SF, 45 TH	62	R-3
4	Woodbourne Manor	Re-approval of Plan with no change in number or type of dwellings. Total 197 dwellings	138	R-3
5	The Woodlands at Urbana	566 age-restricted dwellings - 232 SF, 158 TH, 176 MF	199	MXD
6	Urbana Town Center	Revised Preliminary Plan for Land Bay 2A to replace employment with 129 dwellings – 98 SF, 31 TH. Did not change the total dwellings	32	MXD
7	Jefferson Park West	Re-approval of Plan – reduce dwellings from 325 to 235 TH lots.	102	MXD
8	Estates at Rosehaven Manor	Revised Preliminary Plan with no change in number or dwelling type. Total 103 SF lots	54	R-3
9	Villages of Urbana – Village 10	14 TH lots	1.3	PUD

Figure 2. Approved Preliminary Subdivision Lots



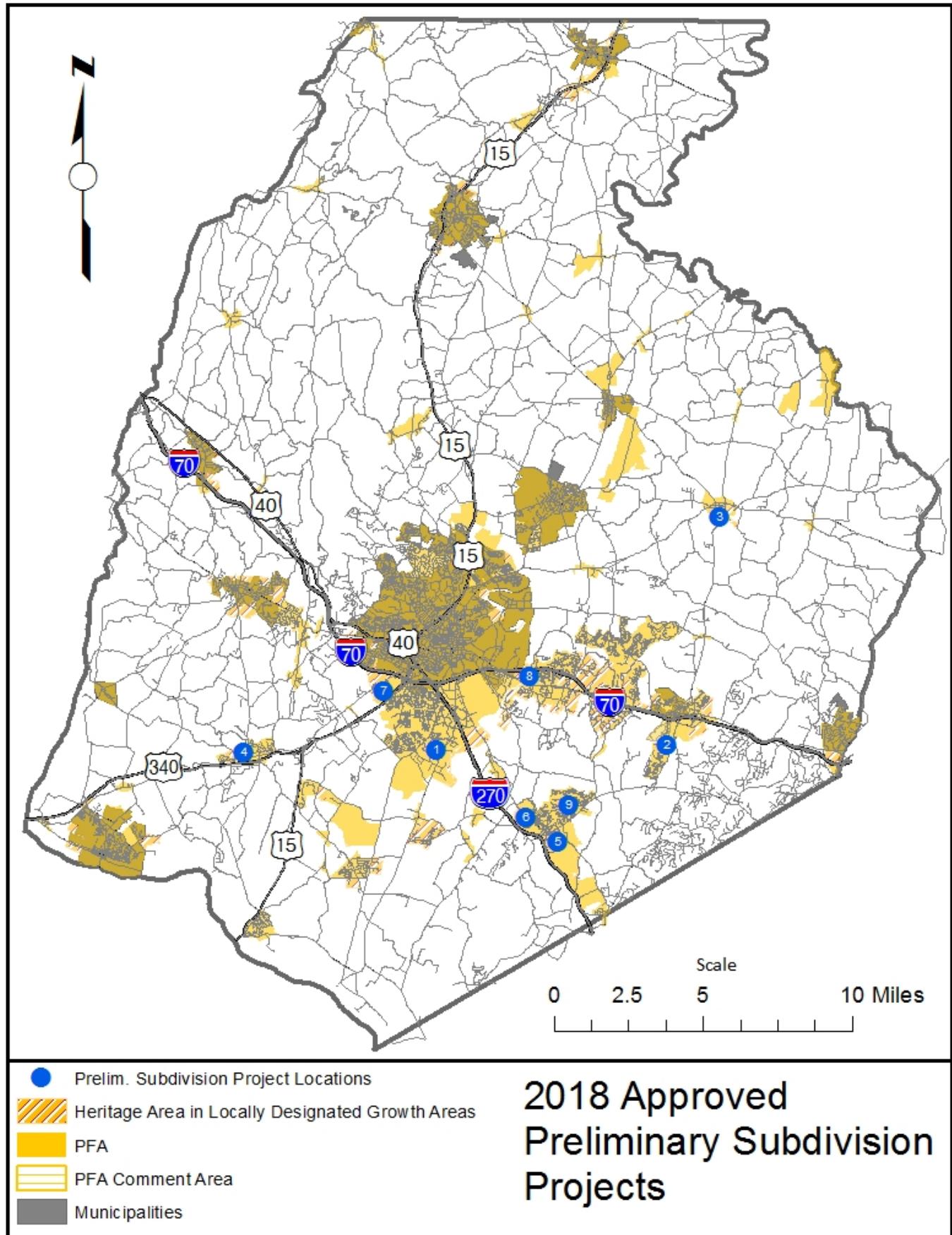
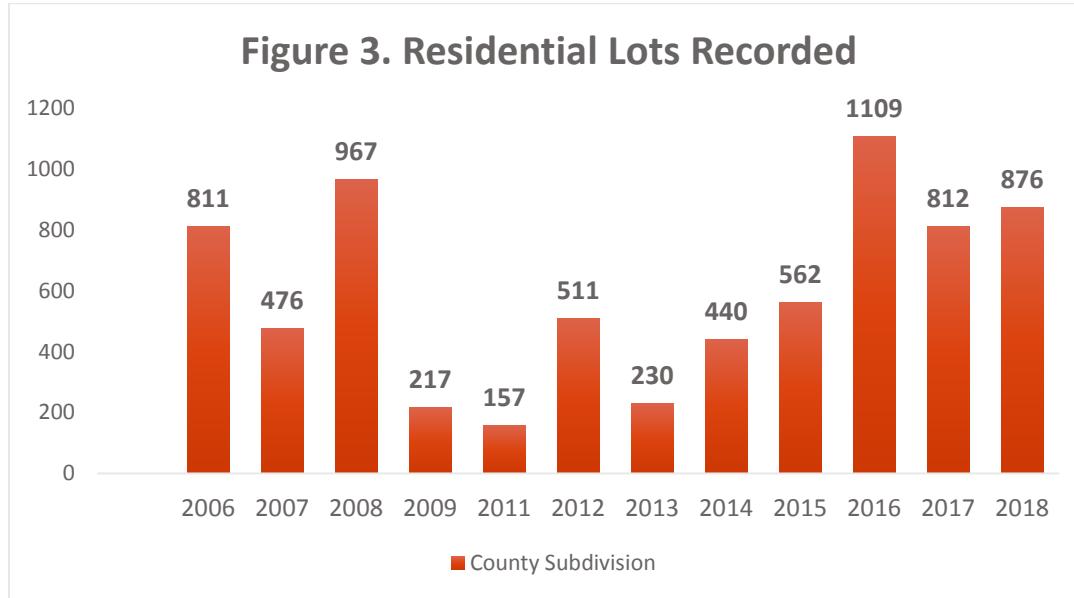


Table 3. Residential Lots Recorded - 2018
County Subdivisions Only

Zoning District	Number of Lots Recorded	Total Acreage	Density acres/dwelling
Resource Conservation (RC)	1	10	10
Agricultural (A)	25	144	5.8
R-1 Low Density Residential	0	0	--
R-3 Low Density Residential	20	3.6	5.5 du/ac
Mixed Use (MX)	57	3.3	17.3 du/ac
Mixed-Used Development (MXD)	213	14.1	15.1 du/ac
Planned Unit Development (PUD)	560	55.6	10.1 du/ac
Total	876 lots	230.6 acres	

The graph below shows the residential lot recordation activity since 2006. This graph includes lots zoned Agricultural, Resource Conservation, and residential and only includes County subdivisions. During the 1990's the average number of residential lots recorded was 947 lots/year.



Residential Pipeline Summary

The pipeline illustrates how many residential lots/dwelling units have received some level of development approval but are not yet built. The pipeline data, as of January 1, 2018, below captures residential developments approved under the County's jurisdiction as well as by the municipalities.

Under the County's jurisdiction the pipeline includes any lot or dwelling unit approved for residential use including those zoned Agricultural and Resource Conservation in addition to developments zoned residential, Planned Unit Development (PUD), or Mixed Use Development (MXD).

Table 4. Residential Development Pipeline – December 2018

Jurisdiction	Approved Dwellings	Developed/Permitted Dwellings	Available Pipeline
Municipalities (except Frederick City)	3,261	1,049	2,212
City of Frederick	10,981	3,637	7,344
<i>Municipal Subtotal</i>	<i>14,242</i>	<i>4,686</i>	<i>9,556</i>
County - Minor sub's/ Lots of Record			845
County - Major Projects	18,811	7,867	10,944
<i>County Subtotal</i>	<i>18,811</i>	<i>7,867</i>	<i>11,789</i>
<i>Total</i>	<i>33,035</i>	<i>12,553</i>	<i>21,345</i>

Non-Residential Development Activity

Commercial Construction and Site Plan Activity

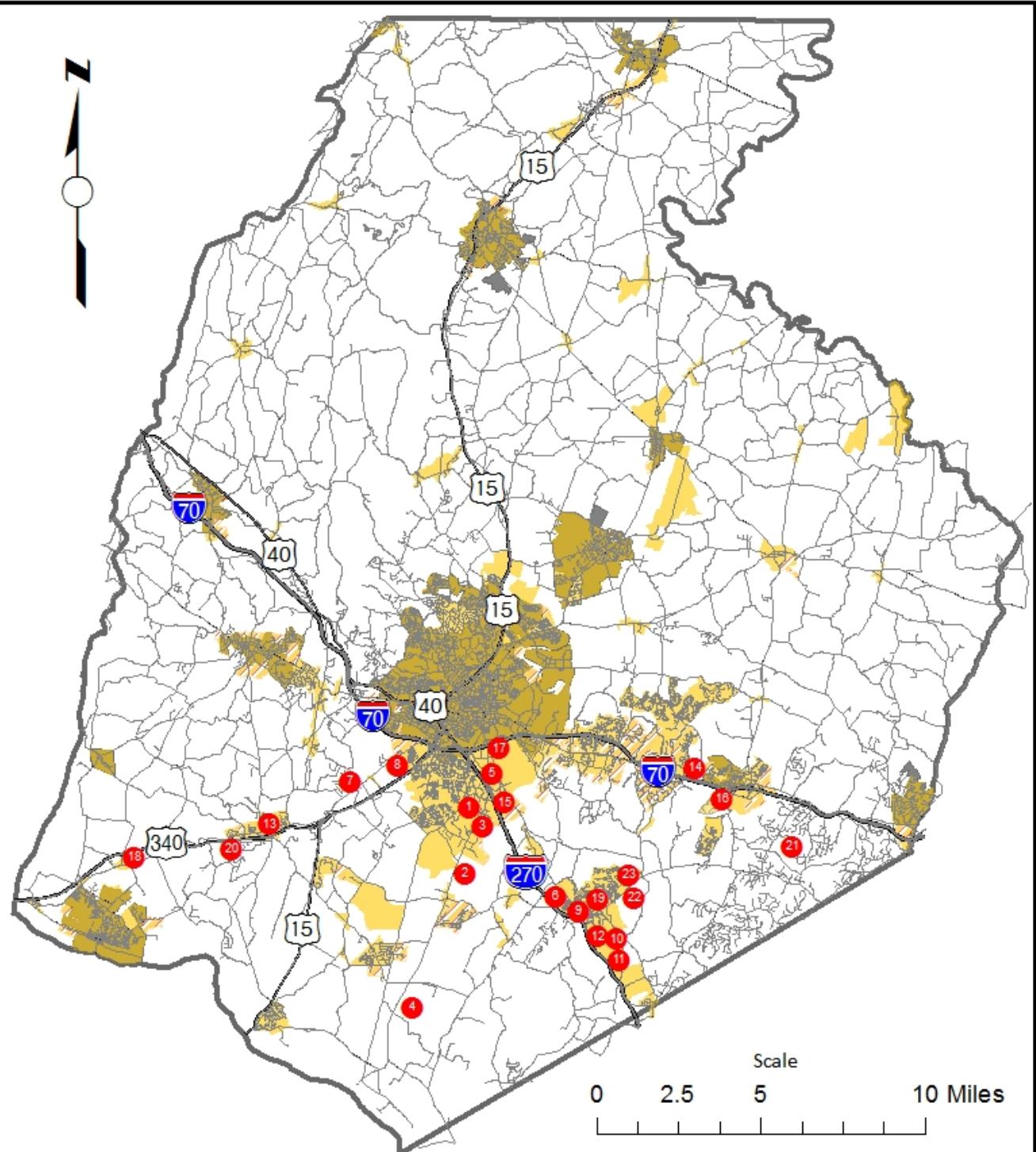
The table below lists the site plans approved by the County Planning Commission during 2018. The Map 2 on page 12 shows the locations of the site plans relative to the Priority Funding Areas (PFA's). The site plan approvals include four (4) for residential developments 19 non-residential site plans. The breakdown of building area for the non-residential projects (square feet) by type is listed below:

Type of Use	Building Area (square feet)
Industrial/Office/Flex	781,472
Commercial / Service	105,396
Retail	0
Restaurant	1,870
Institutional	174,398
Miscellaneous ¹	31,000
TOTAL	1,094,136 sq. ft.

1. Includes clubhouse and support center for private soccer complex

Table 5. Approved Site Plans 2018

Map #	Name	Description	Building Area (SF)	Site Area (acres)	Zoning
1	Westview South	Revised Preliminary Plan/Site Plan – Phase 2, reduces total dwellings, removed MF and increase TH from 59 to 139	--	16.1	MXD
2	St John's Catholic Prep	Addition to existing school for classroom, multi-purpose room, cafeteria	10,640	20	I
3	Westview South	Proposed office/warehouse buildings on lots 201, 202, 203	456,900	43.5	MXD
4	Fox Hall Farm	Proposed event venue and country inn	8,900	177	A
5	Younger Nissan	Expansion for vehicle display and storage lot	--	2.3	GC
6	Urbana Town Center MXD	Revised Preliminary Plan/Site Plan – replace employment with residential in Land Bay 2A. 98 SF, 31 TH	--	32	MXD
7	New Hope Presbyterian Church	Proposed house of worship building and office space	18,545	6	GC
8	Jefferson Park West MXD	Revised Preliminary Plan/Site Plan – reduces residential from 325 du's to 235 du's all TH		102	MXD
9	Urbana Elem. School	Construct replacement school building	97,811	19.9	I
10	Frederick Preserve – Lot 3	Landscape contractor building	10,320	2.8	LI
11	Frederick Preserve – Lot 4	Landscape contractor building	10,320	4.2	LI
12	Urbana Corporate Center	Office, lab, warehouse building	279,000	20.4	MXD
13	Dunkin Donuts	Convert existing building to restaurant use	1,870	0.6	VC
14	Dynamic Automotive	Automobile repair use	5,400	1.5	GC
15	Love My Carwash	Carwash use	5,740	1	GC
16	Thacker's Casket	Warehouse, office use	41,072	3.6	LI
17	Holiday Inn Express	Replace existing Econolodge motel with new 84-room hotel	42,000	1.2	GC
18	Crown Rose Estate	Country inn, event venue, winery/brewery tasting room.	16,700	75.7	A
19	Chaconas Property	Convert existing residence to office	1,516	0.9	VC
20	Frederick Baptist Church	Addition for house of worship and private school classrooms	47,402	50.2	A
21	FC Frederick Soccer Complex	Private soccer facility w/ 8 fields, support center, clubhouse	38,000	152	A
22	Toca Juniors Soccer Complex	Private soccer facility w/ 4 fields, storage and clubhouse	--	50	A
23	Villages of Urbana	Proposed 14 townhouse units in Village 10	--	1.3	PUD



- Site Plan Project Locations
- Heritage Area in Locally Designated Growth Areas
- PFA
- PFA Comment Area
- Municipalities

2018 Approved Site Plan Projects

Land Preservation Activities

The Division administers five land preservation programs including three State easement programs: the Maryland Agricultural Land Preservation Program Foundation (MALPF), Rural Legacy and Conservation Reserve Enhancement Program (CREP); and two County programs, Critical Farms and Installment Purchase Program (IPP). The County also coordinates with the MARBIDCO Next Generation program, Federal Farmland Protection Program (FRPP) and the State's Maryland Environmental Trust (MET) program. As of December of 2018 the County had a total of 60,931 acres under permanent preservation easements. An additional 4,216 acres are still under temporary MALPF District agreements.

Critical Farms Program

This is a County program established in 1994 that is used to assist full-time farmers in buying farmland. The properties involved are subsequently preserved under one of the other preservation programs.

Rural Legacy Program

This is a State Program established in 1999 and funded through grants from the Department of Natural Resources (DNR) with County matching funds. The County currently has two designated Rural Legacy Areas: The Mid-Maryland Rural Legacy Area located in the Middletown valley, and the Carrollton Manor Rural Legacy Area located in the Adamstown Region. Frederick County received a \$3.1 million Rural Legacy Grant in 2018.

Maryland Agricultural Land Preservation Foundation (MALPF)

The Maryland Agricultural Land Preservation Foundation (MALPF) was established in the 1970's and is the primary state program for agricultural land preservation. The county has participated in this program since 1979.

Installment Purchase Program (IPP)

A County program created in 2002, purchases easements using Zero Coupon Bonds and revenue from a 12.5% share of the County's Recordation Tax. This process enables the County to leverage existing funding to purchase more easement acreage than through traditional lump-sum-easement purchase programs.

Conservation Reserve Enhancement Program (CREP)

The Department of Natural Resources funds easement acquisitions through the CREP Easement Program that have a dual purpose of preserving conservation land uses as well as agricultural areas. The first CREP Easement was purchased in 2010 and since then the County has preserved 2,840 acres.

Table 6. Easement Acquisitions – 2018

Program	Number of Easements	Acreage
Rural Legacy	2	291
MALPF	7	1048
IPP	8	1247
CREP	4	548
Critical Farms	3	450
Other ¹	3	234
Total	25	3818

¹Other includes MARBIDCO Next Generation, MET and Maryland Department of Natural Resources easements.

Figure 4. Frederick County Agricultural Preservation
Acres Placed under Permanent Easement

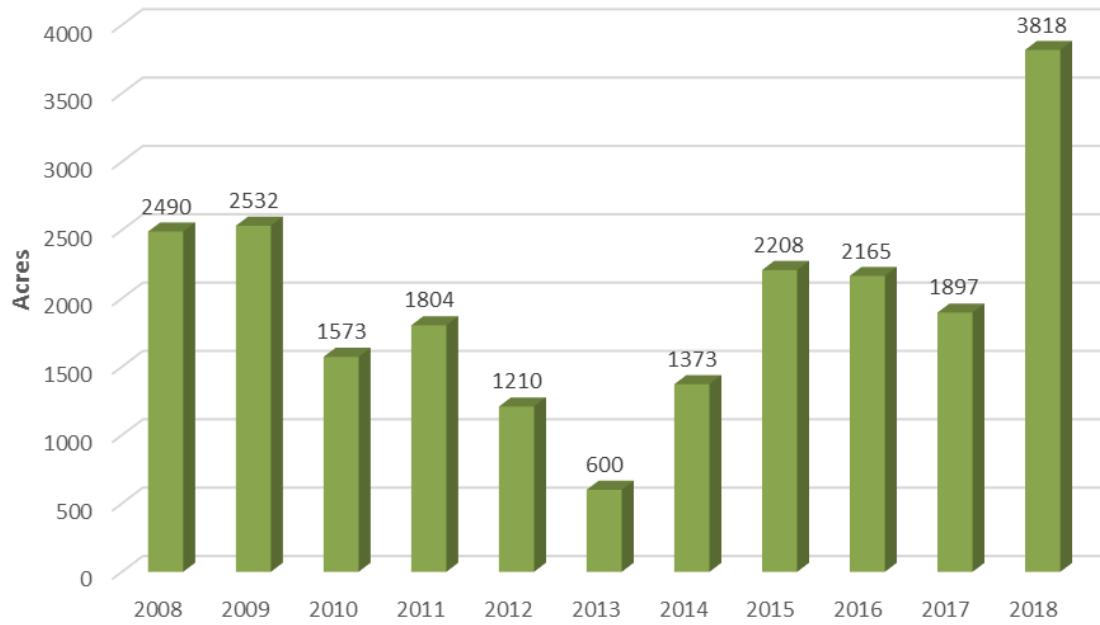


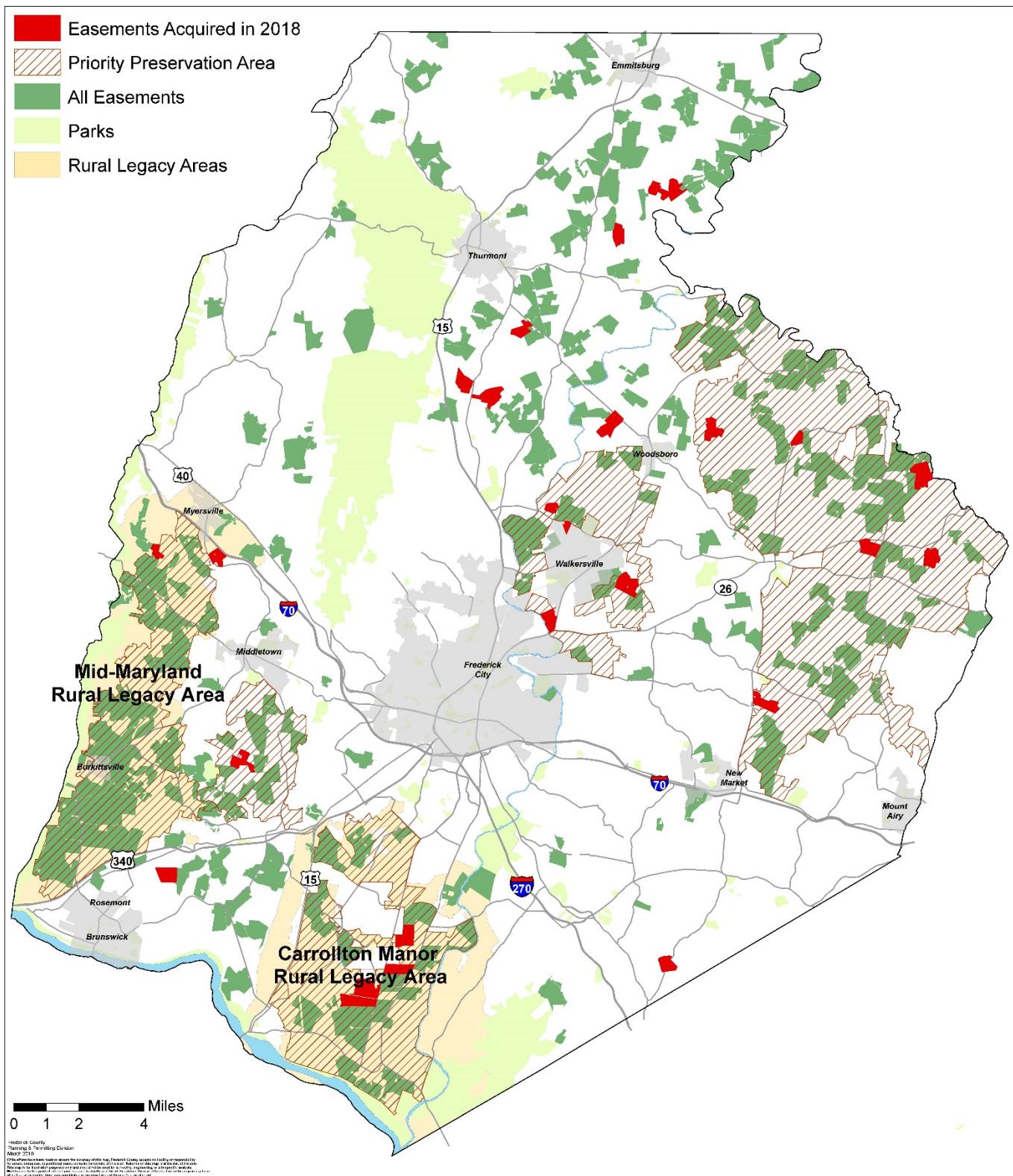
Table 7. Agricultural Preservation Totals, as of Dec. 2018

Program	Number of Easements	Acreage
MALPF Easement	143	21,815
MALPF District	41	4,216
CREP	24	2,840
MET	51	4,533
ISTEA	20	1,523
Rural Legacy	45	5,853
IPP	129	20,014
FRPP	4	496
Other Governmental Easement	9	2,054
County Held Easement	5	682
Critical Farms Option	7	954
MARBIDCO Next Generation Option	1	167
Total, All Programs	479	65,147
Total, Permanently Preserved¹	438	60,931

¹Permanently preserved total includes all programs listed except for MALPF Districts, which are temporary agreements.



Frederick County Agricultural Preservation Easements Acquired in 2018



Zoning Administration

The Zoning Administration Office is responsible for processing Board of Appeals applications.

Table 7. Board of Appeals Cases

Year	Variances	Special Exceptions	Administrative Error	Other	Total Number of Cases
2018	8	13	1		22
2017	3	7	1		11
2016	6	9	7		22
2015	10	15	3	1	29
2014	9	18	6	1	33

Zoning Ordinance Text Amendments

Legislation to amend the Zoning Ordinance is initiated either through the County Executive or by the County Council. The proposed legislation/amendments are reviewed by the County Planning Commission who make recommendations to the County Council. The following legislation was adopted in 2018:

Bill 18-10 – Satellite Simulcast Betting Facility – establishes simulcast betting facility as a permitted use in the Limited Industrial (LI) zoning district. Approved: May 1, 2018, Effective: June 30, 2018

Bill 18-16 – Construction of Accessory Dwellings – revises existing language including the deletion of the term apartment and establishes two levels of accessory dwellings, limited (< 800 sf) and accessory dwelling (> 800 sf). Approved: August 21, 2018, Effective: October 20, 2018.

Bill 18-22 – Limited Food Waste Composting – establishes two categories of Limited Food Waste Composting: Agricultural Activity and Commercial Activity. Adds these as permitted uses in the Agricultural zoning district. Approved October 16, 2018, Effective: December 15, 2018.

Bill 18-24 – Farm Based Craft Beverage Promotional Events – establishes a definition and regulations for promotional events conducted on properties with farm based craft beverage uses. Adopted: October 16, 2018, Effective: December 15, 2018.

Bill 18-27 – Bodywork Establishment – establishes a definition and regulations for bodywork establishments. Adopted: October 23, 2018, Effective: December 15, 2018.

Comprehensive Planning

The Comprehensive Planning activities include the preparation and updating of the County Comprehensive Plan as well as the preparation of community/corridor plans. Staff also has responsibility for functional planning areas including transportation, water and sewer, historic preservation and environmental planning.

Community and Corridor Planning

The 2010 County Comprehensive Plan established a new planning process that provides for plan updates at three levels: County Comprehensive Plan, Community Plans, and Corridor Plans. Another update process will involve coordination with municipal plan updates, which may result in amendments to the County Comprehensive Plan to maintain consistency between the county and municipal plans.

Livable Frederick Master Plan

In the fall 2015 the County initiated the process to update the County Comprehensive Plan that was adopted in 2010. The update initiative is called Livable Frederick Master Plan. The Plan is vision focused and zoning driven and addresses a wide range of issues that impact Frederick's future. The initial outreach efforts were guided by a steering committee composed of community representatives and stakeholders.

The Draft Livable Frederick Master Plan was released in January 2018 for an initial 60-day public and agency review and comment period. This comment period was followed by a Planning Commission public hearing on March 6, 2018. Through 2018 the Planning Commission has been conducting workshops with staff to review comments and make revisions to the Draft Plan. This process was still underway at the end of 2018.

Zoning Map Amendments

In 2018 two (2) applications for a zoning map amendments (i.e. rezoning) were submitted.

Table 8. Zoning Map Amendments

Case	Applicant	Request	Decision
R-05-09 (C)	SeD Maryland Development LLC	Amend conditions of the prior rezoning in 2013 regarding the type of age-restricted dwellings that could be built in Land Bay D.	Pending
R-18-01	Ralph Whitmore	Rezone 151 acres from Agricultural to Solar Facility Commercial	Denied

Historic Preservation

The Historic Preservation staff oversees updates of the Historic Preservation Plan, last updated in 2007 and the Historic Preservation Ordinance, which was adopted in 1997. Staff is also responsible for administering the Historic Preservation Commission. Staff serves a coordinating role with organizations such as the Heart of the Civil War Heritage Area (HCWHA). The County maintains The County Register of Historic Places which currently consists of eight sites.

Environmental Planning

The Division staff primarily serves in a coordinating role with various environmental planning activities. A primary role is serving as staff to the Monocacy Scenic River Board. Work was initiated on an update of the Monocacy Scenic River

Management Plan that was first prepared by the Maryland Department of Natural Resources in 1990. This update is being managed by Frederick County planning staff in coordination with Carroll County staff. The River Board approved a Recommended Plan in August 2017. Following review by the Frederick County Planning Commission in September 2017 the plan has been referred to the County Council for action. Both Frederick and Carroll counties referred the Plan back to the River Board for further revision. A revised Recommended Plan was issued by the River Board in October 2018.

Transportation Planning

The Division is responsible for coordinating a variety of transportation plans and studies, which involve highway, transit, and bicycle/pedestrian facilities. Primary responsibilities include long range planning and coordination with inter-agency and inter-jurisdiction transportation projects. Activity highlights for 2018 include the following:

- An updated Bikeways and Trail Plan was approved by the County Council in July 2018.
- Coordinated the Annual Transportation Priorities Review with the County Executive, Planning Commission and the County Council.
- Continued participation in the Metropolitan Washington Transportation Planning Board (TPB) including the TPB Technical Committee and the Travel Forecasting Sub-Committee.

Municipal Planning Services

The Division continues to provide liaison services to the County's 12 municipalities. Coordination with the municipalities is facilitated through quarterly municipal planner meetings to exchange ideas and provide updates on various planning activities. One of these meetings has a focus on economic development with participation by those towns with Main Street managers.

Water & Sewer Planning

The Division administers regular spring, summer, and fall cycles to consider amendments to the County's Water and Sewerage Plan.

Table 9. Water and Sewer Plan Amendments - 2018

Case	Applicant	Location and Request	Decision
WS-18-01	Monocacy Land Co LLC	Reclassify Parcel 157 in Urbana from W-4/S-4 to W-3/S-3.	Approved
WS-18-02	Frederick Co. Public Schools	Reclassify Parcel 71, Urbana ES from S-5 to S-3.	Approved
WS-18-03	Division of Planning & Permitting	Reclassify Parcel 35 (Carrillo property) on Mains Ln from W-5 to W-3	Approved
WS-18-04	Urbana Active Adult, LLC	Reclassify Parcel 6 in Urbana (Woodlands at Urbana project) from S-4/W-4 to S-3/W-3	Approved
WS-18-05	Bueso Forman & Myers, LLC	Reclassify Parcel 27 on Mussetter Rd. from W-5/S-5 to W-3/S-3	Pending
WS-18-06	Town of Myersville	Reclassify Parcel 258 from W-4, W-5 & S-4, S-5 to W-3/S-3. And Parcel 258, Lot 1 from S-5 to S-3	Pending
WS-18-07	Division of Planning & Permitting	Text amendment to add language regarding access to Denied Access lines for certain institutional uses.	Pending

Maryland Dept. of Planning – Annual Report

This portion of the Annual Planning Report addresses the reporting requirements of the Maryland Department of Planning.

Jurisdiction: Frederick County

Contact: Jim Gugel, Planning Director, Department of Planning (Division of Planning & Permitting)

Contact Phone Number: 301-600-1144

Contact Email: jgugel@frederickcountymd.gov

Plan Implementation and Development Process (5-Year Report)

Frederick County – 2014 – 2018

Development Trends

- New residential permit activity increased each year with an exception in 2015, which saw a slight dip from 2014. Activity in 2018 exceeded 2,000 new dwellings for the first time since 2005 with 2,038. The average annual residential permit activity for the period was 1,651 dwellings/year, which is back to the County's historical activity levels. The period 2000 – 2010 had an average annual new dwelling permits of 1,600 dwellings/year.
- Multi-family housing activity was mostly steady from 2017 to 2018 with a slight increase from 406 units to 423 units. This still trends higher than historical activity. In 2011 only 9% of new housing permits were multi-family while in 2014 44% were multi-family.
- Subdivision activity for new approval of preliminary subdivision lots hit historical highs in 2013 and 2014. Since then subdivision activity has continued to decline. In 2018 1,736 residential lots received preliminary subdivision approval, though only 404 lots were new. The remaining lots were re-approvals.
- The approval of non-residential development shifted back to industrial/flex space (781,472 sf) over commercial/retail businesses (105,396 sf).

Comprehensive Plan Implementation

In 2011 the prior Board of County Commissioners (BOCC) initiated a Comprehensive Plan Update with a comprehensive rezoning process and amendments to the land use plan map. These amendments were primarily derived from property owner requests. The amended zoning and land use plan maps were adopted in September 2012. The text document of the 2010 County Comprehensive Plan was not amended. The County is underway with an update of the comprehensive plan, Livable Frederick Master Plan, which was released for review/comment in January 2018.

Program, Ordinance, Regulatory Changes

- 2014 – 3 amendments. Includes the Agricultural Subdivision Rights Transfer Ordinance.
- 2015 – 2 amendments
- 2016 – 1 amendment
- 2017 – 4 amendments
- 2018 – 5 amendments (see descriptions on page 17)

There were also several amendments to the County's Adequate Public Facilities Ordinance (APFO) during this period.

There were no amendments to the County's APFO in 2018.

State/Federal Program, Ordinance, Regulatory Impacts

None

Future Land Use Challenges/Issues

- How to address significant amount of undeveloped employment/office land given the very low demand for office development in the region. Related is how to repurpose existing, vacant office buildings.

Comprehensive Plan Updates

In October 2015 the County initiated an update to the 2010 County Comprehensive Plan. This effort, called the Livable Frederick Master Plan, has involved a vision planning process and will update the 2010 County Comprehensive Plan. There will not be a comprehensive zoning process. A draft plan was released in January 2018 and is expected to be adopted by the fall of 2019.

Amendments and Growth Related Changes in Development Patterns

(A) Were any new comprehensive plan or plan elements adopted?	No
(B) Were there any growth related changes in development patterns?	Yes
(C) Were any amendments made to the zoning regulations	Yes (see page 17)
(D) Were any amendments made to the zoning map?	No

Mapping and GIS Shapefiles

Frederick County does utilize GIS to document and prepare various planning and development related maps. At this time we do not have mapping specific to development changes that have occurred in 2018.

Consistency of Development Changes

Any growth related changes that have occurred in the county are reviewed for consistency based on the particular review criteria identified in the Zoning Ordinance or other appropriate ordinances. The only consistency review that is relevant changes related to zoning map amendments or other reviews relates to the county's own Comprehensive Plan. In general we would find that the changes that have occurred are consistent with the County Comprehensive Plan.

Plan Implementation and Development Process

(A) Is the adoption of your comprehensive plan prior to January 1, 2010	No
(B) In the current reporting year, did your jurisdiction identify any recommendation for improving the planning and development process within the jurisdiction?	No
(C) In the current reporting year, did your jurisdiction adopt any ordinances or regulation needed to implement the 12 planning visions under the Land Use Article?	No

Measures and Indicators

MDP 1. New Residential Permits Issued (Frederick County only)

	PFA		Non-PFA		Total
	No.	(%)	No.	(%)	
New Dwelling Units Permit Issued	1,211	83%	256	17%	1,467

MDP 2. Amount of Residential Growth (Frederick County only)

	PFA		Non-PFA		Total
	No.	%	No.	%	
Residential Lots Recorded	850	97%	26	3%	876
Residential Lots recorded Acreage	76.6 ac.	33%	154 ac.	67%	230.6 acres
Lots/Dwellings Approved ¹	1,736	100%	0 ac.	0%	1,736
Approved Residential Acreage ¹	804 ac.	100%	0 ac.	0%	804 acres

¹Approved Preliminary Subdivision Plan and Site Plan

MDP 3. Amount of Commercial Growth (Frederick County only)

Approved Commercial Uses	PFA		Non-PFA		Total
	area	%	area	%	
Land Area – acres	253	32%	531	68%	784 acres
Building Area – square feet	951,949	87%	140,187	13%	1,092,136

Locally Funded Agricultural Land Preservation

In 2018 the County contributed funding towards the acquisition of 20 easements totaling 3,036 acres under the MALPF, Rural Legacy, IPP, and Critical Farms programs. A detailed breakdown of land preservation by all programs can be found on page 14.

Local Land Use Percentage Goal

The County does not have a percentage goal regarding the amount of land that is expected to be within a Priority Funding Area (PFA). Within the county's jurisdiction only properties within a designated community growth area (CGA) would be expected to be in a PFA other than for designated Rural Villages. All of the land within a particular CGA would not be in a PFA until all of the criteria regarding zoning and water/sewer classification are met.

The County's 2010 Comprehensive Plan includes several goals to support development within the community growth areas. The 2010 Plan continues the implementation of the Community Concept, which was first developed in the County's 1972 Plan that focuses growth into the municipal growth areas and unincorporated growth areas.

- Reduce non-rural development outside of CGA's while maintaining opportunities for compatible agricultural support services and uses in Rural Communities.
- Increase the proportion – and 'per acre' unit density – of new residential development occurring within CGA's while minimizing new residential development outside of the County's CGA's.
- Establish as a targeted goal for the development and redevelopment of lands within CGA's, an average density of 7.5 dwellings/acre by the year 2025.

Development Capacity Analysis

A development capacity analysis was prepared as part of the 2010 County Comprehensive Plan.

Adequate Public Facility Ordinance (APFO) Restrictions

The county adopted an Adequate Public Facilities Ordinance (APFO) in 1991 that addresses roads, schools, and water & sewer facilities. The APFO only applies to county developments as several municipalities have their own APFO's.

School capacity is the only APFO related restriction within Priority Funding Areas (PFA's).

Schools

The County's Adequate Public Facilities Ordinance (APFO) establishes the school adequacy threshold at 100% for all school levels. Based on the Frederick County Public Schools *Enrollment and Capacity Report as of September 30, 2018* there were 12 elementary (includes one charter school), six (6) middle, and one (1) high school at or over 100% of the state rated capacity. Many of these school districts include areas in both the county and a municipality.

Elementary – Four of the affected elementary schools primarily serve the City of Frederick. Five schools are located in the Urbana, New Market, and Linganore communities in the eastern part of the county. The remaining three schools, serve the Walkersville and Brunswick areas.

Middle – Two of these schools are charter schools. Two, Oakdale MS and Urbana MS, are located in the eastern part of the county, and two serve the Frederick City area.

High – The one high school, Urbana HS, is located in the Urbana community in the eastern part of the county.

Planned School Projects – 2018 Educational Facilities Master Plan (EFMP)

- Elementary – seven (7) elementary school projects that would add 3,817 new seats. Two projects are modernization/additions, one project is a replacement and four are for new schools. One new school, Sugarloaf, opened in the fall 2018, but is being used as a temporary location for Urbana while a replacement school is being built.
- Middle – one (1) middle school project for modernization of Walkersville and a second project for an addition for a school to be determined depending on enrollment levels. The addition project would add 300 seats.
- High – two (2) high school projects include a modernization of Middletown and a modernization/addition for Brunswick that would add 400 seats.

Programmed School Projects – Frederick County CIP FY 2019-2024

- Sugarloaf Elementary – new 725 seat school to open for new students in fall 2020
- Urbana Elementary – replacement/addition to open fall 2020
- Waverly Elementary – 603 seat addition to open fall 2022
- East County Area Elementary – new school to open in 2022
- Middle School (location TBD) – addition in 2023
- North Frederick City area Elementary – new school to open after 2024
- Middletown High – renovation after 2024
- Liberty Elementary – modernization after 2024
- Brunswick High – modernization and addition to open after 2024