



**DIVISION OF PLANNING AND PERMITTING
FREDERICK COUNTY, MARYLAND**

Office of the Zoning Administrator

30 North Market Street • Frederick, Maryland 21701

301-600-2572 • FAX 301-600-2309 • TTY: Use Maryland Relay

www.FrederickCountyMD.gov/planning



Zoning Map Amendment-APPLICATION (Phase 1)

Required for Submission

Prior to, (at least 2 business days) your submission, email DevelopmentReviewIntake@FrederickCountyMD.gov or fax 301-600-1645
Completed application for processing and fees generated, to be paid upon initial submission.
Questions: contact Development Review at 301-600-1138

Print out from the Maryland Department of Assessments and Taxation Real Property Data, (301) 815-5350
Website: www.dat.state.md.us of property.

Fill out and attach Zoning and Planning Public Ethics Law- Applicant Disclosure Form

Tax Map(s) 0049 Parcel(s) 0069 Lot # N/A Acreage 151 Tax ID# 26-506670

Yes or No - Property Located *ON* or *Along* a State Highway

Property

Address / Location 8300 Biggs Ford Road, Walkersville, MD 21793

Amendment Request

Current Zoning District Agricultural

Requested Zoning District

Solar Floating Zone

Property Owner Contract Purchaser
(Attach letter of consent from Owner)

Printed Name Ralph W. Whitmore

Address 56 Maple Ave. Walkersville, MD 21793

Phone 301-845-1148

Signature

Check one for notification:

Mail Email *See above address*

Attorney Agent Contact

Printed Name Biggs Ford Solar Center, LLC

Address 321 E. Main St. Suite 300, Charlottesville, VA 22902

Phone 434-293-7589

Signature

Check one for notification:

Mail Email rgilchrist@coronalenergy.com

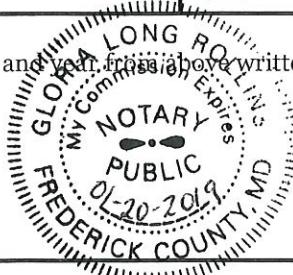
NOTARY PUBLIC

Subscribed and sworn to before me the day and year first above written.

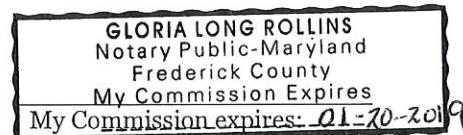
Gloria Long Rollins

NOTARY PUBLIC-printed name

NOTARY PUBLIC-signature



SEAL



FEES

Checks made payable to Treasurer of Frederick County-Additional fees may be due per fee schedule FY2019

<input type="checkbox"/> 1. Piecemeal Euclidean Request(REZONE)	\$2290.00+ \$20.00 per ac.
<input checked="" type="checkbox"/> 2. Floating Zone Request (FLOAT)	\$2290.00+ \$20.00 per ac.
<input type="checkbox"/> 3. Amendment to Phase I (MAP) (PUD/MXD)	\$1262.00
	Total = <i>\$5310.00</i>

Case# <i>R-18-01</i>
Filed Date: <i>9/24/2018</i>
A/P# <i>18917</i>
Planning Region:

Frederick County
APPLICANT DISCLOSURE FORM

Note: While the application is pending, you must supplement this disclosure whenever there is a change in the information provided.

I. Property that is the subject of the application (Tax Map, Parcel, street address):
Map 49, Parcel 69, 8300 Biggs Ford Road

II. Please identify all persons and entities who have any of the following interests in the land that is the subject of the application. (Include the holders of at least a 10% interest in the land):

A. Title owners: Ralph W. Whitmore

B. Contract purchasers: N/A

C. Trustees (do not include trustees described in a mortgage or deed of trust):
N/A

D. Agents (including consultants, engineers, attorney) -Provide agent name and their firm. Additional agents hired after submission of the application must be provided to the County.

Ryan Gilchrist, Biggs Ford Solar Center, LLC

III. For each person or entity named in Part II above, indicate that person's or entity's status. If there is more than one person or entity who qualifies as an applicant, provide the name of the applicant that the information pertains to in the space provided:

An individual (Name: Ralph Whitmore)

A partnership (Name:)

General partnership

- Limited liability partnership
- Limited partnership
- Limited liability limited partnership
- Joint venture

Name all partners: _____

____ A corporation (Name: _____)

Identify all officers and directors by name and title:

Other business entity (Name: Biggs Ford Solar Center, LLC)

- Sole proprietorship
- An association
- Limited liability company

Name all owners/members/officers/directors:

Nelson Teague

____ Receiver (Name: _____)

____ Trustee (Name: _____)

____ Guardian (Name: _____)

____ Personal representative (Name: _____)

____ Fiduciary (Name: _____)

____ Other representative (Specify: _____)

I hereby affirm under penalties of perjury and upon personal knowledge that the information provided herein is true. I also acknowledge that I understand that I have a duty to supplement the information provided herein should that information change while the application is pending.

Signature:



Ryan Gilchrist

Name and title (if applicable)

Date:

8/31/18

Revised July 2018

Real Property Data Search

Search Result for FREDERICK COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration							
Account Identifier:	District - 26 Account Number - 506662								
Owner Information									
Owner Name:	WHITMORE RALPH W -TRUSTEE ETAL								
Mailing Address:	56 MAPLE AVE WALKERSVILLE MD 21793-8242	Deed Reference: /07770/ 00288							
Location & Structure Information									
Premises Address:	8300 BIGGS FORD RD WALKERSVILLE 21793-0000	Legal Description: 11.64 ACRES S/S BIGGS FORD ROAD							
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0019	0069		0000				2017	Plat Ref:
Special Tax Areas:		Town: NONE							
		Ad Valorem: 241							
		Tax Class:							
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use					
		11.6400 AC							
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of 01/01/2017	As of 07/01/2017	As of 07/01/2018			
Land:	4,300		4,300						
Improvements	0		0						
Total:	4,300		4,300	4,300		4,300			
Preferential Land:	4,300					4,300			
Transfer Information									
Seller: WHITMORE, JOHN F. & JULIA R.	Date: 03/01/2004			Price: \$0					
Type: NON-ARMS LENGTH OTHER	Deed1: /07770/ 00288			Deed2:					
Seller: WHITMORE, JULIA R.,ETAL	Date: 03/24/1998			Price: \$0					
Type: NON-ARMS LENGTH OTHER	Deed1: /02395/ 00203			Deed2:					
Seller:	Date:			Price:					
Type:	Deed1:			Deed2:					
Exemption Information									
Partial Exempt Assessments:	Class			07/01/2017	07/01/2018				
County:	000			0.00					
State:	000			0.00					
Municipal:	000			0.00 0.00	0.00 0.00				

Tax Exempt:**Special Tax Recapture:****Exempt Class:**

AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

Real Property Data Search

Search Result for FREDERICK COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration							
Account Identifier:	District - 26 Account Number - 506646								
	Owner Information								
Owner Name:	WHITMORE RALPH W -TRUSTEE ETAL	Use: Principal Residence: AGRICULTURAL NO							
Mailing Address:	56 MAPLE AVE WALKERSVILLE MD 21793-8242	Deed Reference: /07770/ 00288							
Location & Structure Information									
Premises Address:	BIGGS FORD RD 0-0000	Legal Description: 38 1/2 AC S/S BIGGS FORD RD. 8400 DREAM PLACE							
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0019	0069		0000				2017	Plat Ref:
Special Tax Areas:		Town: NONE							
		Ad Valorem: 241							
		Tax Class:							
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use					
			38.5000 AC						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value	Value	Phase-in Assessments					
			As of 01/01/2017	As of 07/01/2017	As of 07/01/2018				
Land:		16,800	16,800						
Improvements		0	0						
Total:		16,800	16,800	16,800	16,800	16,800			
Preferential Land:		16,800							
Transfer Information									
Seller: WHITMORE, JOHN F. & JULIA R.			Date: 03/01/2004		Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /07770/ 00288		Deed2:				
Seller: WHITMORE, JOHN F. & JULIA R.			Date: 03/24/1998		Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /02395/ 00203		Deed2:				
Seller:			Date:		Price:				
Type:			Deed1:		Deed2:				
Exemption Information									
Partial Exempt Assessments:	Class			07/01/2017	07/01/2018				
County:	000			0.00					
State:	000			0.00					
Municipal:	000			0.00 0.00	0.00 0.00				

Tax Exempt:**Special Tax Recapture:****Exempt Class:**

AGRICULTURAL TRANSFER TAX

Homestead Application Information**Homestead Application Status:** No Application

Homeowners' Tax Credit Application Information**Homeowners' Tax Credit Application Status:** No Application**Date:**

Real Property Data Search

Search Result for FREDERICK COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration				
Account Identifier:		District - 26 Account Number - 506670						
Owner Information								
Owner Name:		WHITMORE RALPH W -TRUSTEE ETAL			Use: Principal Residence:		AGRICULTURAL NO	
Mailing Address:		56 MAPLE AVE WALKERSVILLE MD 21793-8242			Deed Reference:		/07770/ 00288	
Location & Structure Information								
Premises Address:		8300 BIGGS FORD RD 0-0000			Legal Description:		61.50 AC S/S BIGGS FORD RD.	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:
0049	0019	0069		0000				2017
Plat No:	Plat Ref:	0086/ 0135						
Special Tax Areas:				Town:		NONE		
				Ad Valorem:		241		
				Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use
1910		2,940 SF				61.5000 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT	FRAME	1 full				
Value Information								
Base Value				Value		Phase-in Assessments		
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018
Land:		127,200		127,200				
Improvements		181,500		189,100				
Total:		308,700		316,300		311,233		313,767
Preferential Land:		27,200						27,200
Transfer Information								
Seller: WHITMORE, JOHN F. & JULIA R.				Date: 03/01/2004			Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /07770/ 00288			Deed2:	
Seller: WHITMORE, JULIA R., ETAL				Date: 03/24/1998			Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /02395/ 00203			Deed2:	
Seller:				Date:			Price:	
Type:				Deed1:			Deed2:	
Exemption Information								
Partial Exempt Assessments:		Class			07/01/2017		07/01/2018	
County:		000			0.00			
State:		000			0.00			
Municipal:		000			0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:						
Exempt Class:		AGRICULTURAL TRANSFER TAX						
Homestead Application Information								

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

FREDERICK COUNTY, MARYLAND

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

Case No. _____
Appellant:

Proceedings under the Zoning Ordinance require that notice of public hearing be given.

It is the responsibility of applicants and petitioners to supply ACCURATE names and CORRECT addresses (must have house numbers or P.O. numbers, no route and box numbers, please) of all adjacent and confronting property owners on this form, as shown in current County Land Records.

Court decisions indicate that compliance with notice requirements is essential to jurisdiction of the approving body and therefore to validity of its decision.

NAME	ADDRESS
Stephen & Katheryn Shea	209 Swallow Falls Court, Walkersville, MD 21793
David & Maryann Carraghan	210 Swallow Falls Court, Walkersville, MD 21793
Donald & Mary Friend	208 Swallow Falls Court, Walkersville, MD 21793
Andrew & Patricia Barr	206 Swallow Falls Court, Walkersville, MD 21793
Ralph Whitmore	56 Maple Avenue, Walkersville, MD 21793
Fountain Rock Farm, LLC	124 N. Market Street, Frederick, MD 21793
Donald & Linda Friend	8210 Buchanan Drive, Walkersville, MD 21793
Jack Stern	8212 Reveille Court, Walkersville, MD 21793
James & Nancy Main	8210 Reveille Court, Walkersville, MD 2179
Jeffrey & Jessica Hanson	8209 Buchanan Drive, Walkersville, MD 21793
Grossnickle Farms, Inc.	8816 Devilbiss Bridge Road, Walkersville, MD 21793
Helen Ramsburg	9201 Dublin Road, Walkersville, MD 21793
Richard & Cassandra Keilholtz	9201 Dublin Road, Walkersville, MD 21793
Sandra Waxter	8235 Biggs Ford Road, Walkersville, MD 21793
Carrol & Sara Zimmerman	8712 Biggs Ford Road, Walkersville, MD 21793

BK 7770 PG 0288

(d)

NO CONSIDERATION
NO TITLE EXAMINATION

NO TAX PAYMENT REQUIRED

Treasurer of
Frederick County Maryland
PER John
Date 3/29/10

DEED

THIS DEED, made this 1st day of March, 2010, by **RALPH W. WHITMORE**, Personal Representative of the Estate of Julia R. Whitmore, of Frederick County, Maryland, deceased, as "Grantor" and **RALPH W. WHITMORE**, as "Grantee" as to an undivided one fourth interest, as Tenant in Common.

WHEREAS, the late Julia R. Whitmore departed this life on or about the 21st day of October 2008, seized and possessed of an undivided one-half interest as tenant in common in the below described realty; and

WHEREAS, Letters of Administration have been issued to the above named Personal Representative in Estate No. 32,301 in the Orphans' Court for Frederick County, Maryland; and

WHEREAS, the Grantee is one of the residuary legatees of the Estate of ~~Julia R. Whitmore~~ and is therefore entitled to a distribution of a portion of the decedent's ~~Interest in~~ the below described realty;

NOW, THEREFORE, WITNESSETH: That for NO CONSIDERATION, the said ~~John F. Whitmore~~ **RALPH W. WHITMORE**, Personal Representative of the Estate of Julia R. Whitmore, deceased, does hereby grant and convey, in fee simple, unto **RALPH W. WHITMORE**, an undivided one-fourth interest as tenant in common in all that lot or parcel of land situate, lying and being in the Walkersville Election District, Frederick County, Maryland, and more particularly described on the attached Exhibit A.

BEING part of the same real estate which was conveyed unto John F. Whitmore (now deceased) and Julia R. Whitmore (now deceased), each as tenants in common as to undivided one-half interests therein, by Deed dated the 23rd day of March 1998, and recorded in Liber 2395, folio 203, among the Land Records for Frederick County, Maryland;

TOGETHER WITH all and singular the buildings and improvements, rights, ways, roads, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the hereinabove described undivided one-fourth interest in said real estate unto **RALPH W. WHITMORE**, his heirs, personal representatives, successors and assigns, as tenant in common, in fee simple; the interest herein conveyed being the remaining one-half of the undivided one-half tenant in common interest of the Grantor in the above described realty.

BK 7770 PG 0289

WITNESS my hand and seal the day and year first above written.

WITNESS:

Shari Miles



(SEAL)

Ralph W. Whitmore, Personal Representative
of the Estate of Julia R. Whitmore

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 2 day of March, 2010, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Ralph W. Whitmore, Personal Representative of the Estate of Julia R. Whitmore, and he did acknowledge the foregoing Deed to be his act and deed as Personal Representative.

WITNESS my hand and Notarial Seal.

My commission expires 11/9/13



Shari Miles

Notary Public

THIS is to certify that the within instrument was prepared by or under the supervision of the undersigned attorney duly admitted to practice before the Court of Appeals of Maryland.


Robert J. Kresslein, Esquire

RE: 8

DATE: 3-26-2010

INITIALS: CKW/CA

NO AG. TAX DUE

4566
03/02/10

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

Transferor Information:

Entity Name: Estate of Julia R. Whitmore

Reasons for Exemption:

Resident Status:

Transferor is a resident entity under § 10-912 (A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence:

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.

Under the penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

Shari Miller

Ralph W. Whitmore

(SEAL)
Ralph W. Whitmore, Personal Representative
of the Estate of Julia R. Whitmore

AFFIDAVIT AS TO TOTAL PAYMENT

The undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am the transferor, [or agent of the transferor if so indicated], of that real property described in the accompanying deed.
2. The amount of total payment for the purpose of the Withholding Law is ZERO DOLLARS and no/100 (\$0.00).

Dated this 2nd day of March 2010.

WITNESS:

Siguri Miles

TRANSFEROR

Ralph W. Whitmore (SEAL)
Ralph W. Whitmore, Personal Representative
of the Estate of John F. Whitmore

**EXHIBIT A
LEGAL DESCRIPTION**

All those tracts, lots or parcels of land situate lying and being along Biggs Ford Road in the Walkersville Election District, containing One Hundred Sixty six and 64/100 acres, more or less containing the following three parcels designated on Tax Map 49, Grid 19, Parcel 69, as follows:

- 1) 38 1/2 acres
- 2) 11.64 acres
- 3) 116 1/2 acres

Being all and the same real estate conveyed unto John F. Whitmore and Julia R. Whitmore, as tenants in common by deed dated March 23, 1998 and recorded at Liber 2395, folio 203, among the Land Records of Frederick County, Maryland; being all the rest residue and remainder of the real estate conveyed unto Maude Cramer Ramsburg (now deceased), John F. Whitmore and Julia R. Whitmore, by deed dated February 16, 1950 and recorded in Liber 482, folio 401 among the Land Records of Frederick County, Maryland and by deed dated April 5, 1952 from Helen G. S. Michael et ux recorded in Liber 501, folio 347 among the Land Records of Frederick County, Maryland.

Saving and excepting various out conveyances including but not limited to all that property conveyed unto Grossnickle Farms, Inc. by Ralph W. Whitmore, Trustee u/w/o John F. Whitmore, (1/4 undivided interest as Tenant in Common), Ralph W. Whitmore, individually (1/4 undivided interest as Tenant in Common) and Ralph W. Whitmore, Personal Representative of the Estate of Julia R. Whitmore (1/2 undivided interest as Tenant in Common) by deed dated February 8, 2010 and recorded among the Land Records of Frederick County, Maryland in Liber 7729, folio 419 and more particularly described as follows:

All that tract, lot or parcel of land situate lying and being along Biggs Ford Road in the Walkersville Election District, containing fifty-five (55) acres, as shown on the Addition Plat by R. F. Gauss & Associates, Inc., entitled "Whitmore's Addition to Grossnickle" dated May 29, 2008 and recorded among the Plat Records of Frederick County, Maryland in Plat Book 86, folio 135.

