



AMENDMENT

Action:

PLANNING COMMISSION: May 19, 2010 - Recommended Approval

BOARD OF SUPERVISORS: June 9, 2010 ☒ APPROVED ☐ DENIED

AN AMENDMENT TO

THE FREDERICK COUNTY 2007 COMPREHENSIVE POLICY PLAN

CHAPTER 6, LAND USE

NORTHEAST LAND USE PLAN AND EASTERN FREDERICK COUNTY LONG RANGE LAND USE PLAN

WHEREAS, An amendment to The Frederick County 2007 Comprehensive Policy Plan, Chapter 6, Land Use, to modify the Developmentally Sensitive Areas (DSA) designation in the area generally bounded by Route 37 to the north, Milburn Road to the east, Red Bud Road to the south, and Route 11 to the west, to include the removal of areas of DSA and to reflect recently approved development projects, was considered; and

WHEREAS, the Board of Supervisors directed Staff to prepare an amendment to the Northeast Land Use Plan to remove several areas of Developmentally Sensitive Areas at the meeting on January 23, 2010; and

WHEREAS, the Planning Commission held a public hearing on this Comprehensive Policy Plan Amendment on March 17, 2010 and a public meeting on May 19, 2010; and

WHEREAS, the Board of Supervisors held a public hearing on this Comprehensive Policy Plan Amendment on June 9, 2010; and

WHEREAS, the Frederick County Board of Supervisors finds the adoption of this Comprehensive Policy Plan Amendment to be in the best interest of the public health, safety, welfare, and in good planning practice;

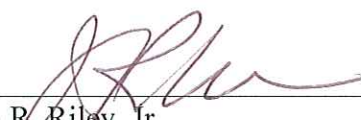
NOW, THEREFORE, BE IT ORDAINED by the Frederick County Board of Supervisors that the Frederick County 2007 Comprehensive Policy Plan, Chapter 6, Land Use, Northeast Land Use Plan and Eastern Frederick County Long Range Land Use Plan, is amended to remove several areas of Developmentally Sensitive Areas (DSA) bounded by Route 37 to the north, Milburn Road to the east, Route 11 to the west, and Red Bud Road to the south, to reflect recently approved development projects (maps attached).

This ordinance shall be in effect on the day of adoption.

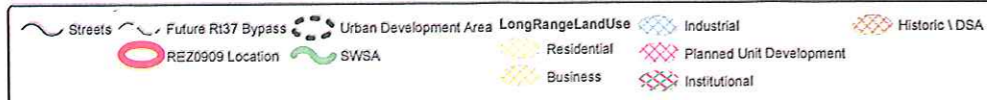
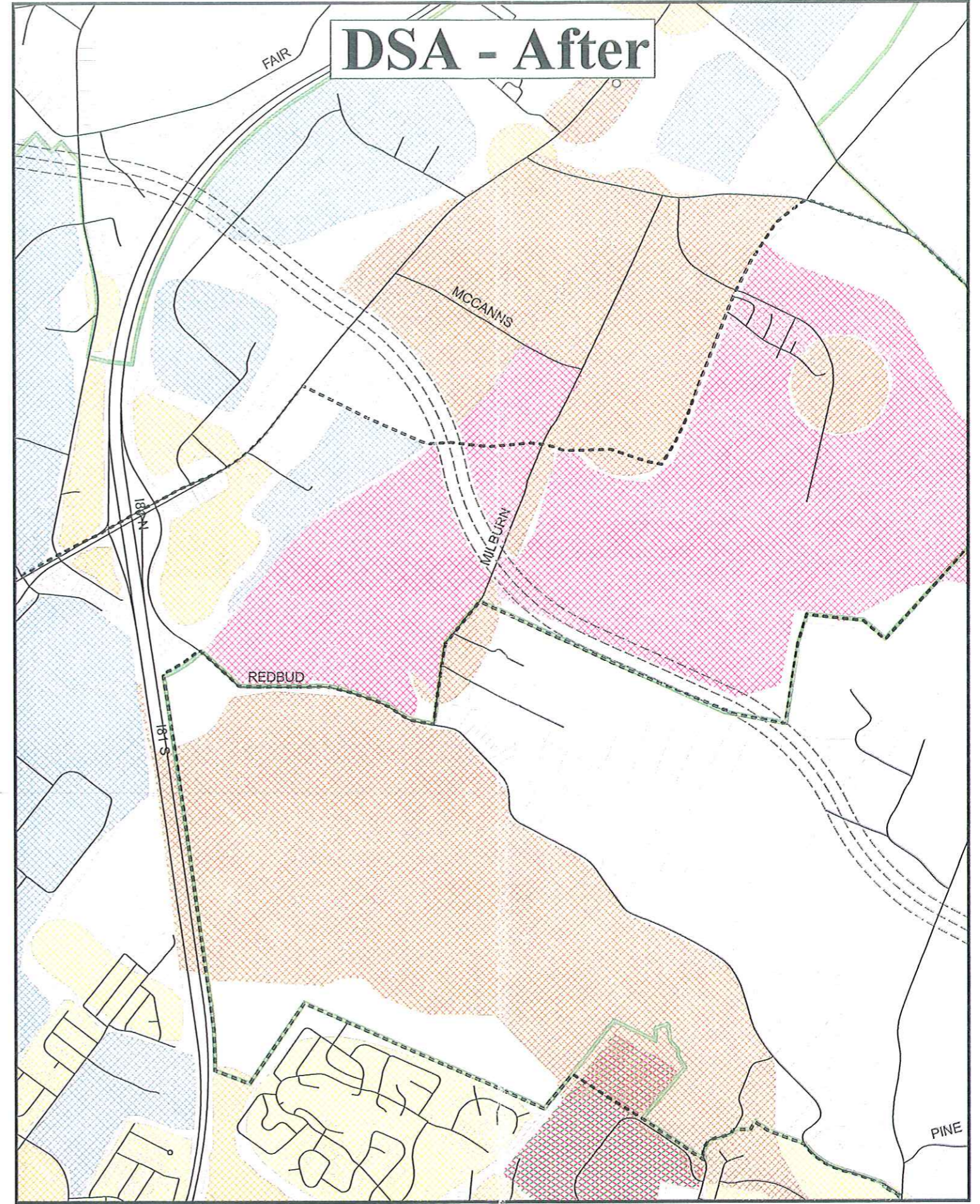
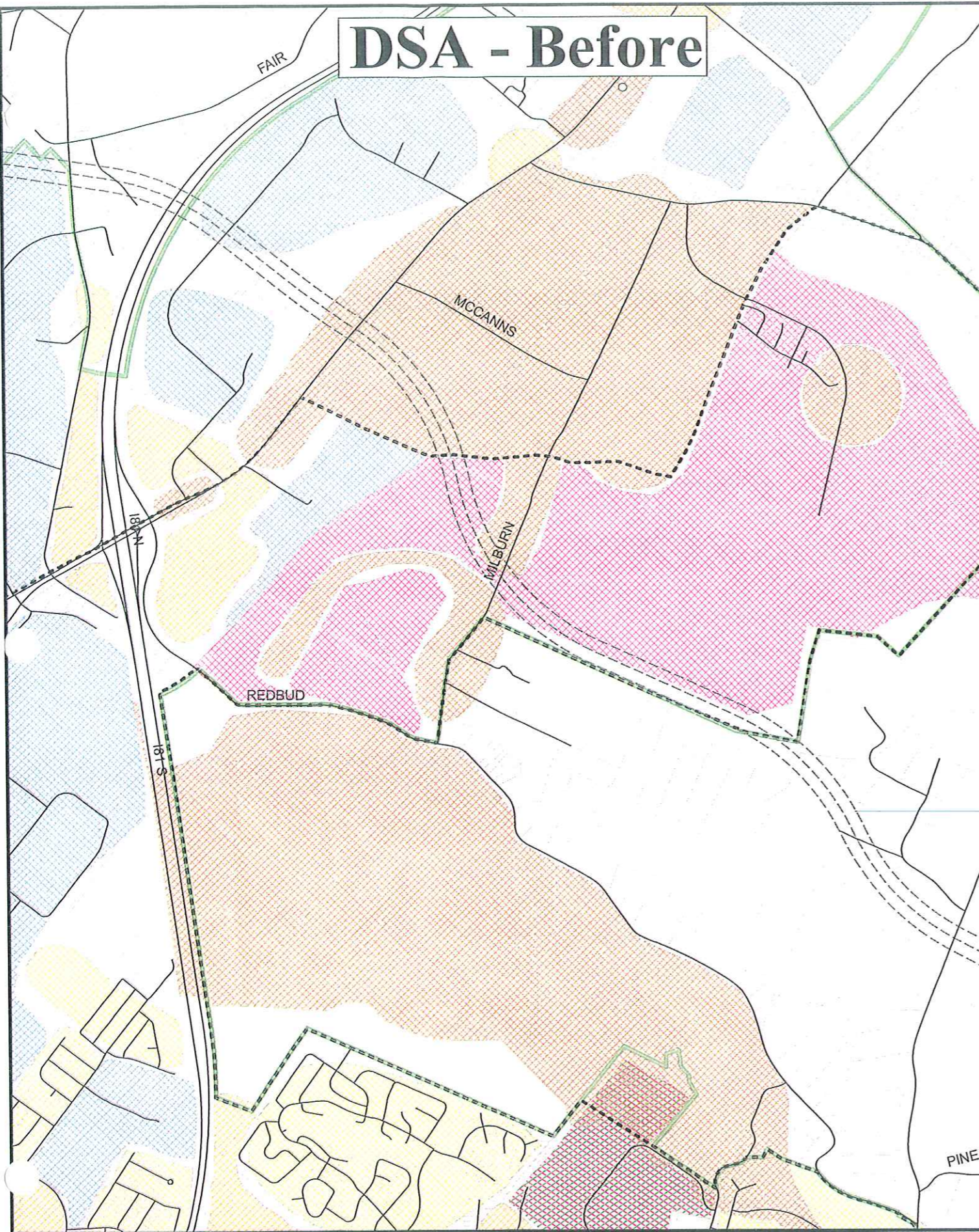
Passed this 9th day of June, 2010 by the following recorded vote:

Richard C. Shickle, Chairman	<u>Aye</u>	Gary A. Lofton	<u>Absent</u>
Gary W. Dove	<u>Aye</u>	Bill M. Ewing	<u>Aye</u>
Gene E. Fisher	<u>Aye</u>	Charles S. DeHaven, Jr.	<u>Abstained</u>
Christopher E. Collins	<u>Aye</u>		

A COPY ATTEST



John R. Riley, Jr.
Frederick County Administrator

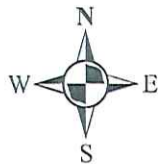
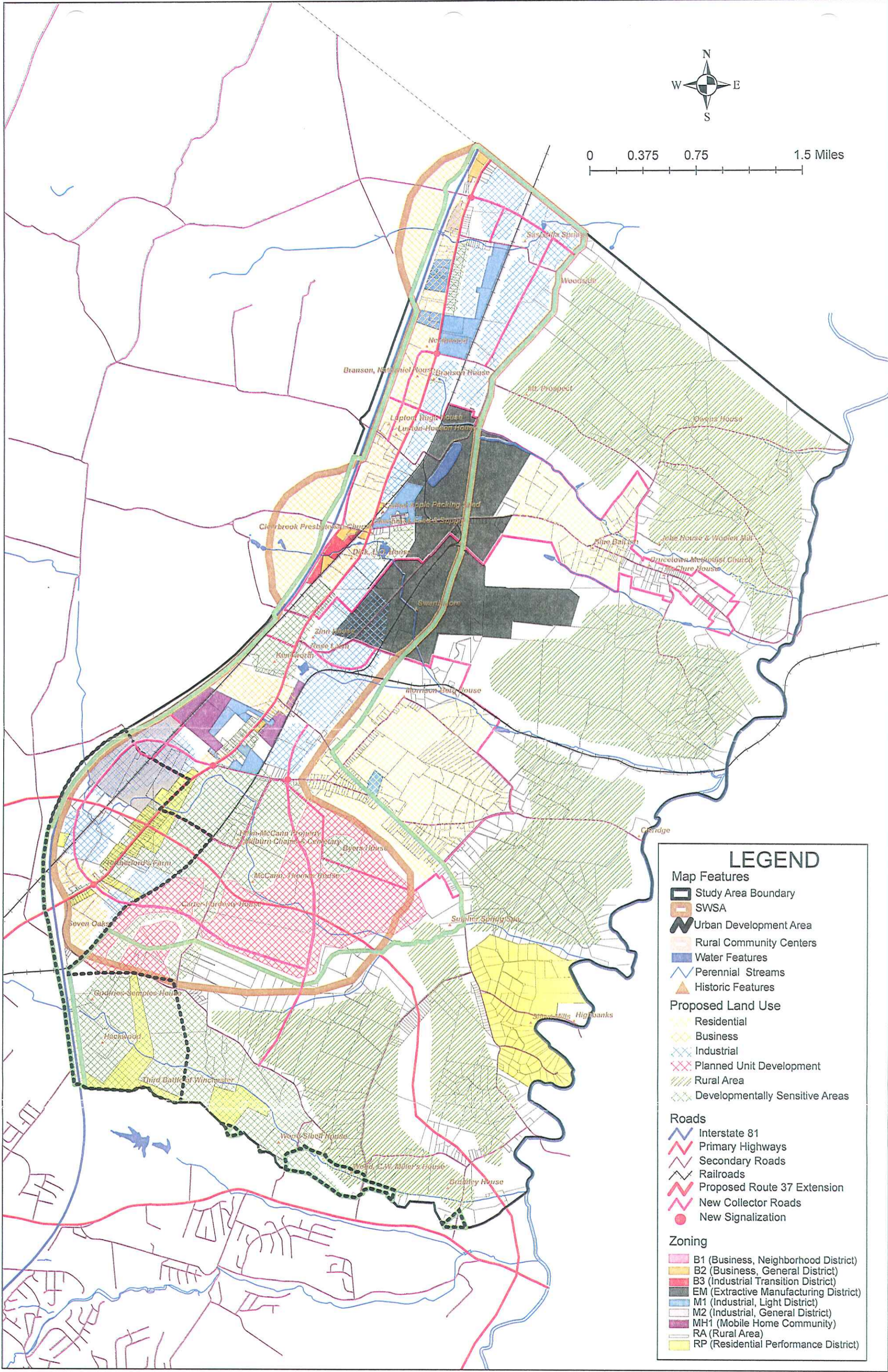


0 0.45

0.9

1.8 Miles

Amendment to Long Range Land Use 2007
 January 27, 2010



0 0.375 0.75 1.5 Miles

LEGEND

Map Features

- Study Area Boundary
- SWSA
- Urban Development Area
- Rural Community Centers
- Water Features
- Perennial Streams
- Historic Features

Proposed Land Use

- Residential
- Business
- Industrial
- Planned Unit Development
- Rural Area
- Developmentally Sensitive Areas

Roads

- Interstate 81
- Primary Highways
- Secondary Roads
- Railroads
- Proposed Route 37 Extension
- New Collector Roads
- New Signalization

Zoning

- B1 (Business, Neighborhood District)
- B2 (Business, General District)
- B3 (Industrial Transition District)
- EM (Extractive Manufacturing District)
- M1 (Industrial, Light District)
- M2 (Industrial, General District)
- MH1 (Mobile Home Community)
- RA (Rural Area)
- RP (Residential Performance District)

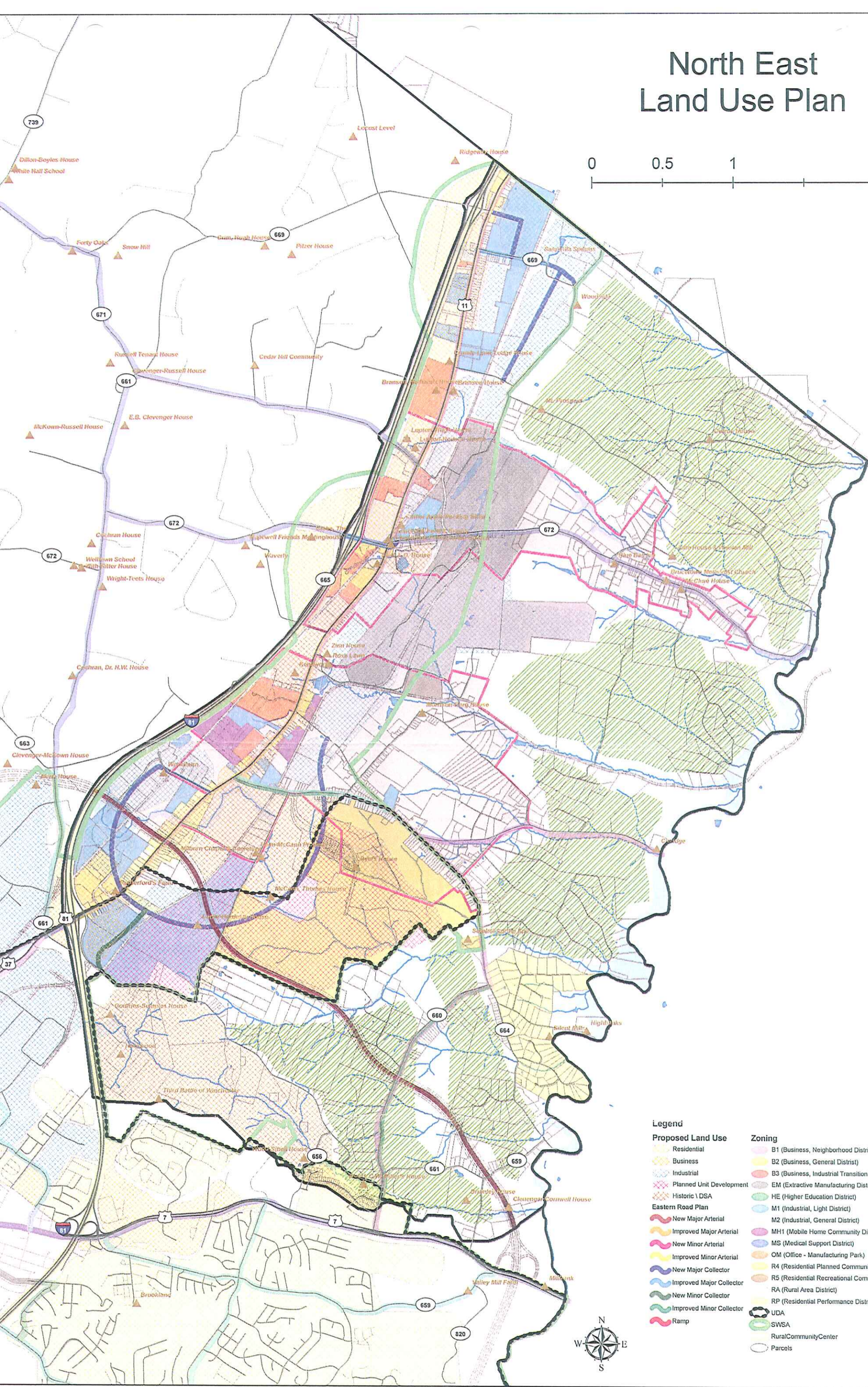
A horizontal number line with tick marks at 0, 0.5, 1, and 2. The label "2 Miles" is placed to the right of the tick mark at 2.



DSA Modification
All BOS Approved changes to
the Comprehensive Plan since
original adoption.

Northeast Land Use Plan

North East Land Use Plan



Legend

Proposed Land Use

- Residential
- Business
- Industrial
- Planned Unit Development
- Historic \ DSA

Eastern Road Plan

- New Major Arterial
- Improved Major Arterial
- New Minor Arterial
- Improved Minor Arterial
- New Major Collector
- Improved Major Collector
- New Minor Collector
- Improved Minor Collector
- Ramp

Zoning

- B1 (Business, Neighborhood District)
- B2 (Business, General District)
- B3 (Business, Industrial Transition District)
- EM (Extractive Manufacturing District)
- HE (Higher Education District)
- M1 (Industrial, Light District)
- M2 (Industrial, General District)
- MH1 (Mobile Home Community District)
- MS (Medical Support District)
- OM (Office - Manufacturing Park)
- R4 (Residential Planned Community District)
- R5 (Residential Recreational Community District)
- RA (Rural Area District)
- RP (Residential Performance District)
- UDA
- SWSA
- RuralCommunityCenter
- Parcels