

RESOLUTION

Action:

PLANNING COMMISSION: February 18, 2015 - Recommended Approval

BOARD OF SUPERVISORS: February 25, 2015 APPROVED DENIED

**RESOLUTION TO ADOPT AN AMENDMENT TO THE
2030 COMPREHENSIVE PLAN
CPPA #01-14, BLAIN PROPERTIES
SEWER AND WATER SERVICE AREA (SWSA) INCLUSION;
PARCELS 33-A-113 AND 33-A-124
ALONG WITH PARCELS 33-A-78A, 33-A-114B, 33-A-114C,
33-A-77B, 33-A-123A AND 33-A-123B**

WHEREAS, The 2030 Comprehensive Plan, The Plan, was adopted by the Board of Supervisors on July 14, 2011; and

WHEREAS, this amendment would result in a change to the SWSA boundary to include 140 additional acres in the vicinity of the Blain properties 33-A-113 and 33-A-124, along with additional properties which include parcels 33-A-78A, 33-A-114B, 33-A-114C, 33-A-77B, 33-A-123A and 33-A-123B; and

WHEREAS, this amendment also includes supporting text to be added to the 2030 Comprehensive Plan, Appendix I - Area Plans, The Northeast Frederick Land Use Plan ; and

WHEREAS, the Frederick County Planning Commission held a public hearing on this proposed amendment on February 18, 2015 and recommended approval; and

WHEREAS, the Frederick County Board of Supervisors held a public hearing on this proposed amendment on February 25, 2015; and

WHEREAS, the Frederick County Board of Supervisors finds that the adoption of this amendment to the 2030 Comprehensive Plan, to be in the best interest of the public health, safety, welfare and future of Frederick County, and in good planning practice; and

NOW, THEREFORE, BE IT RESOLVED by the Frederick County Board of Supervisors that **THE AMENDMENT TO THE 2030 COMPREHENSIVE PLAN**, is adopted.

This amendment expands the Sewer and Water Service Area (SWSA) boundary to include 140 additional acres in the vicinity of the Blain properties to the SWSA and includes supporting text to be added to the Northeast Land Use Plan.

Passed this 25th day of February, 2015 by the following recorded vote:

Richard C. Shickle, Chairman	<u>Nay</u>	Gary A. Lofton	<u>Aye</u>
Robert A. Hess	<u>Aye</u>	Robert W. Wells	<u>Aye</u>
Gene E. Fisher	<u>Aye</u>	Charles S. DeHaven, Jr.	<u>Aye</u>
Christopher E. Collins	<u>Aye</u>		

A COPY ATTEST



Roderick Williams, Interim
Frederick County Administrator

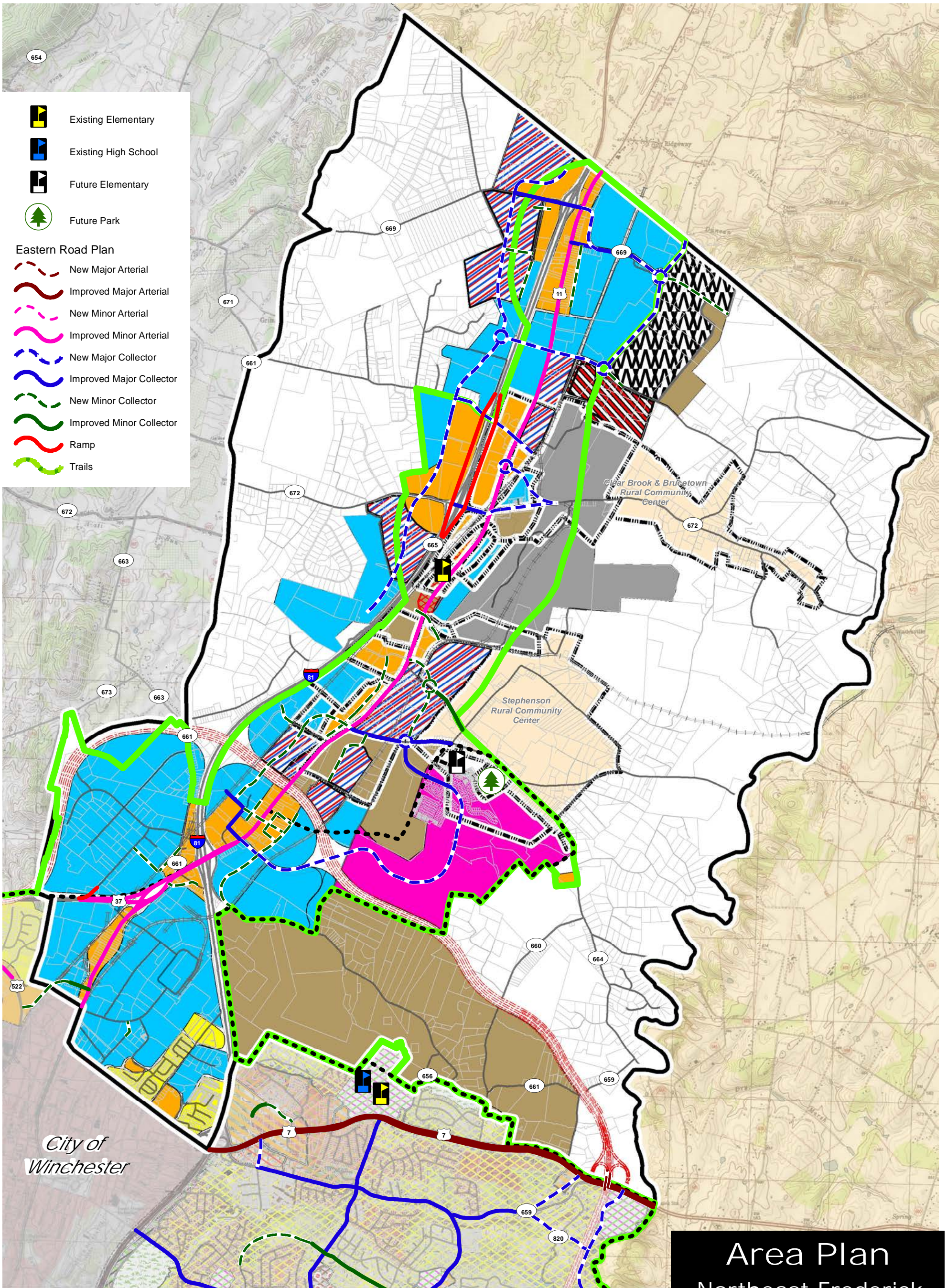
NORTHEAST FREDERICK LAND USE PLAN
NELUP

BLAIN PROPERTIES AMENDMENT

(BOS APPROVED FEBRUARY 25, 2015)

Approved language:

The area of land use northwest of Exit 321, Interstate 81, Hopewell Road, and south of Cedar Hill Road is commercial and industrial in character. In general, the north-south major collector road that has been identified and is necessary to support this area of land use serves as a boundary between the commercial and industrial land uses. Flexibility should be offered in the final balance and location of land uses. Future applications for rezoning in this area shall adequately address any potential impacts to public facilities, in particular transportation, and shall implement any necessary transportation improvements.



- Existing Elementary
 - Existing High School
 - Future Elementary
 - Future Park
- 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
 - Trails

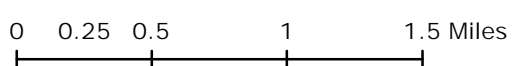
- Urban Development Area
 - Sewer and Water Service Area
 - Future Rt 37 Bypass
- Land Use Legend**
- | | | | |
|-------------------------------|-------------------------------|--------------------------------|---------------------------------------|
| Business | Heavy Industrial | Urban Center | DSA - Historic Resources & Recreation |
| Mixed-Use | Mixed Use Industrial \ Office | Neighborhood Village | Fire & Rescue |
| Mixed Use Commercial \ Office | Extractive Mining | Commercial Recreation | Institutional |
| Highway Commercial | Residential | Recreation | School |
| Industrial | Planned Unit Development | Natural Resources & Recreation | RuralCommunityCenter |
| Warehouse | Park | | |

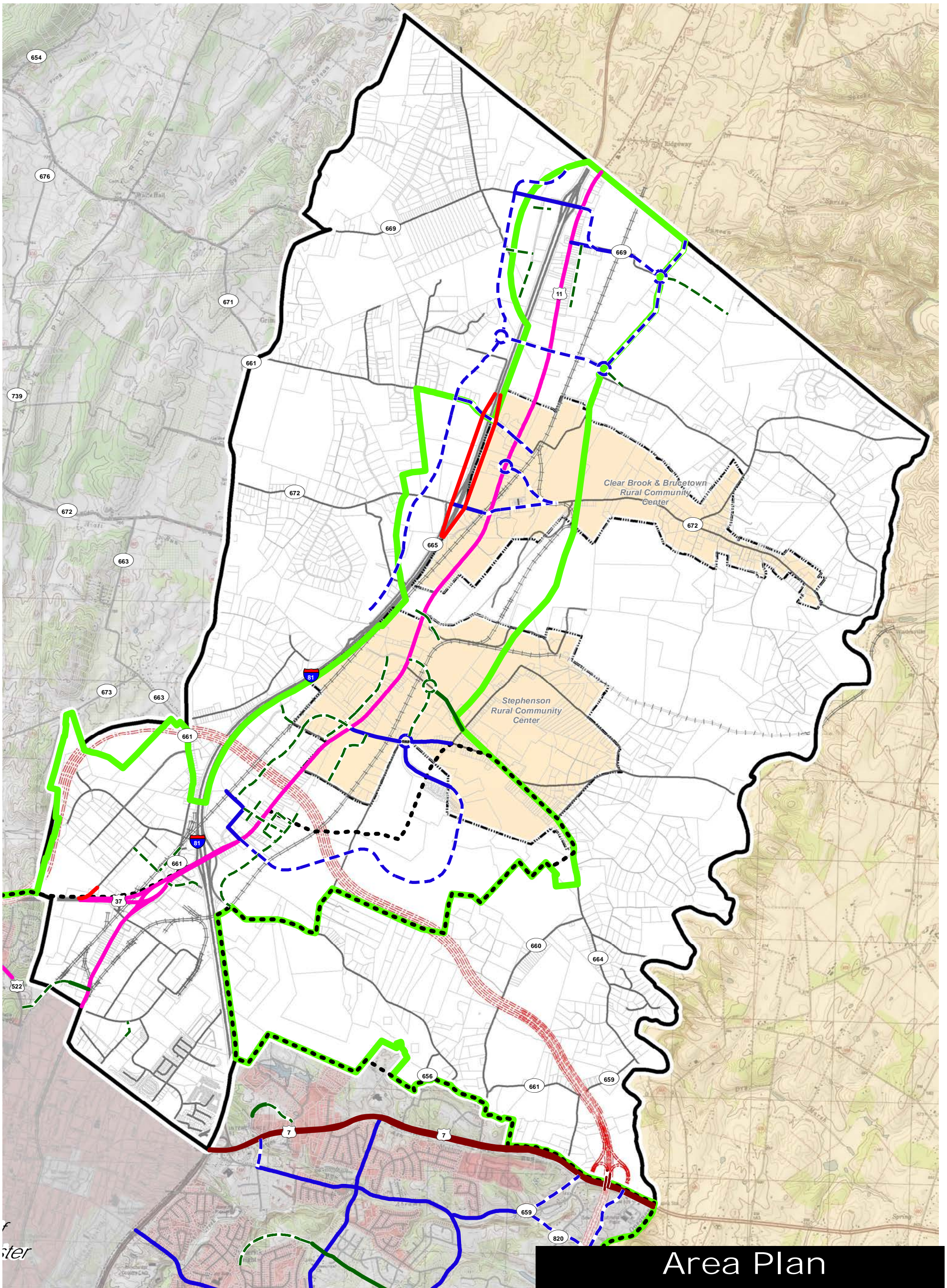
Area Plan

Northeast Frederick Land Use Plan



2030 Comprehensive Policy Plan Map
 Approved: July 14th, 2011
 Amended: August 13th, 2014
 Amended: February 25th, 2015



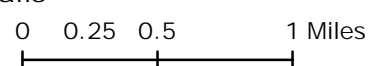


Area Plan

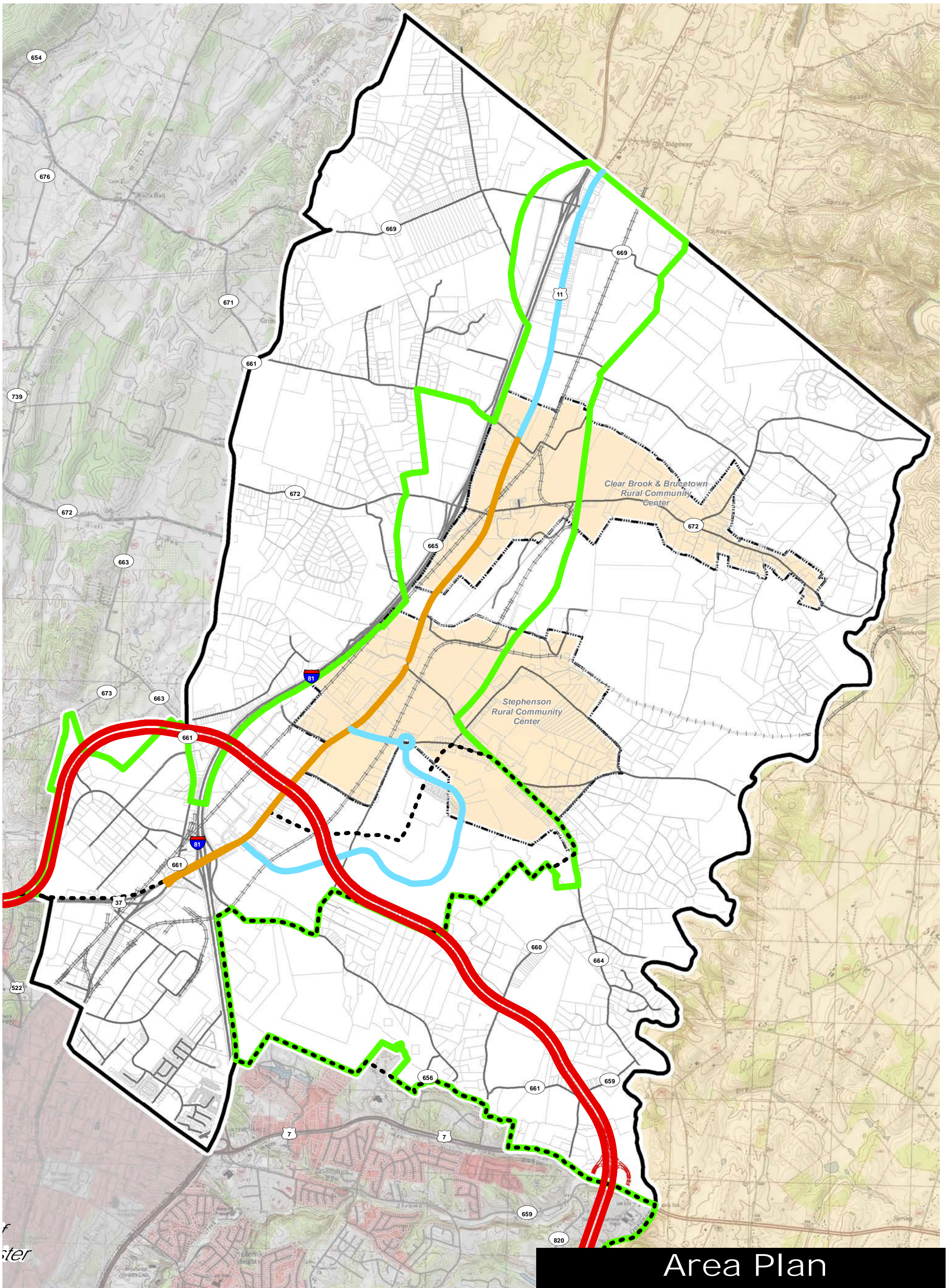
Northeast Frederick Land Use Plan Transportation Map

Urban Development Area
 Sewer and Water Service Area

New Major Arterial	Improved Minor Arterial	New Minor Collector
Improved Major Arterial	New Major Collector	Improved Minor Collector
New Minor Arterial	Improved Major Collector	Ramp
	Trails	



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Area Plan
Northeast Frederick Land Use Plan
Transportation Map - Lane Divides

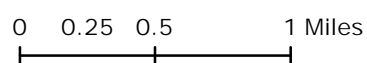
Urban Development Area Sewer and Water Service Area

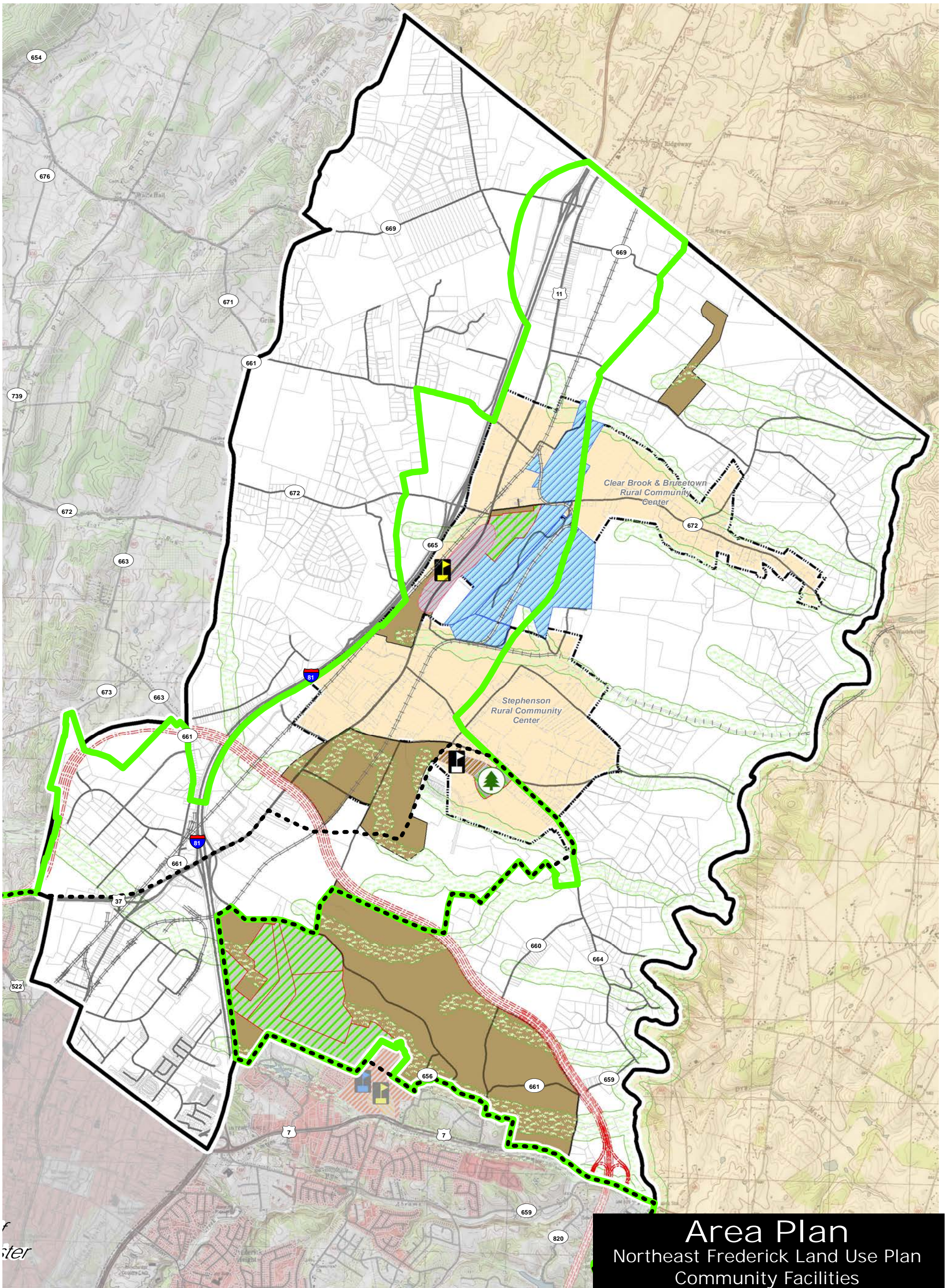
Proposed Lane Divides

- 4 Lane Limited Access w/ CD Lanes (if required)
- 6 Lane Divided
- 4 Lane Divided



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Area Plan
 Northeast Frederick Land Use Plan
 Community Facilities
 Natural and Recreational
 Resources Plan

Urban Development Area Sewer and Water Service Area
 Future Rt 37 Bypass

Facilities

- Existing Elementary
- Existing High School
- Future Elementary
- Future Park

Community Facilities

- Elementary School
- Future Elementary School
- Middle School
- High School
- Fire & Rescue Station
- Park
- Future Park
- Water Resources Area
- Natural Resource & Recreation Areas
- Developmentally Sensitive Areas
- Rural Community Center



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