



## RESOLUTION

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**Action:**

PLANNING COMMISSION: July 16, 2014      -      Recommended Approval

BOARD OF SUPERVISORS: August 13, 2014      X APPROVED       DENIED

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**RESOLUTION TO ADOPT AN AMENDMENT TO THE  
2030 COMPREHENSIVE PLAN  
APPENDIX 1 – AREA PLANS  
THE NORTHEAST FREDERICK LAND USE PLAN (NELUP)**

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

**WHEREAS**, The McCann Slaughter parcels (PINs 44-A-40 and 25B) contain approximately 160 acres near the intersection of Martinsburg Pike and Old Charlestown Road, on both sides of McCann Road and adjacent to the CSX Railroad; and

**WHEREAS**, This amendment will preserve the integrity of the areas identified with Developmentally Sensitive Area (DSA), preserving historic and environmental areas, while permitting development south and east of the DSA and south of McCann Road; and

**WHEREAS**, This amendment will now include an OM (Mixed Use Office/Industrial) land use designation; and

**WHEREAS**, the Frederick County Planning Commission held a public hearing on this proposed amendment on July 16, 2014 and recommended approval; and

**WHEREAS**, the Frederick County Board of Supervisors held a public hearing on this proposed amendment on August 13, 2014; and

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

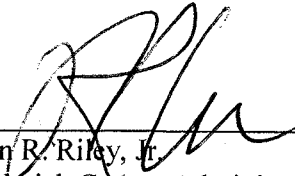
**NOW, THEREFORE, BE IT RESOLVED** by the Frederick County Board of Supervisors that **THE AMENDMENT TO THE 2030 COMPREHENSIVE PLAN, APPENDIX I**, is adopted.

This amendment will reduce the Developmentally Sensitive Area (DSA) with development limited to those areas to the south of the DSA and south of McCann Road; and will include an OM (Mixed Use Office/Industrial) land use designation.

Passed this 13th day of August, 2014 by the following recorded vote:

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

**A COPY ATTEST**

  
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John R. Riley, Jr.  
Frederick County Administrator

**NORTHEAST FREDERICK LAND USE PLAN**  
**NELUP**

## APPENDIX I - AREA PLANS

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### **McCANN-SLAUGHTER AMENDMENT**

(BOS APPROVED AUGUST 13, 2014)

The Comprehensive Plans and Programs Committee (CPPC), at their April 14, 2014 meeting, recommended that the following amendment be incorporated into the Northeast Land Use Plan:

The CPPC proposed the following balanced approach as an amendment to the Northeast Land Use Plan for the McCann-Slaughter properties located near the intersection of Martinsburg Pike (Route 11) and Old Charlestown Road (Route 761). This location has historically been identified as a Developmentally Sensitive Area (DSA) due to the environmental and historical features on and around the site, most notably Stephenson's Depot.

- Protection of the environmental features of the site.
- Preservation of those areas identified with DSA's and development limited to those areas to the south of the DSA's and south of McCann's Road.
- Utilizing McCann's Road and other historical features, such as Milburn Road, as features to be protected and potentially used in a manner that promotes their historical context (an extension of the historical trail system in the area).
- An O.M. (Mixed Use Office/Industrial) land use designation.
- Access to be provided via a new north south road that would generally be adjacent to the border of the Developmentally Sensitive Area (DSA) providing access from Old Charles Town Road to McCann's Lane and the southern portion of the property. Ultimately, Route 37 would divide the southern portion of the property. No access would be permitted to McCann's Lane for vehicular access to Martinsburg Pike or Milburn Road.

*Subsequently, the proposal was further evaluated to determine if other elements could be incorporated into the proposed amendment that would further ensure the environmental, historical, and development resources were protected, promoted, and sensitively integrated together in this balanced amendment to the Northeast Land Use Plan. To that end, the following items should be addressed with the future development of this area.*

- *A buffer adjacent to McCann's lane that is approximately 50' in width (from the centerline). Contained within this area; native landscape plantings and preservation of the existing hedgerows aimed at*

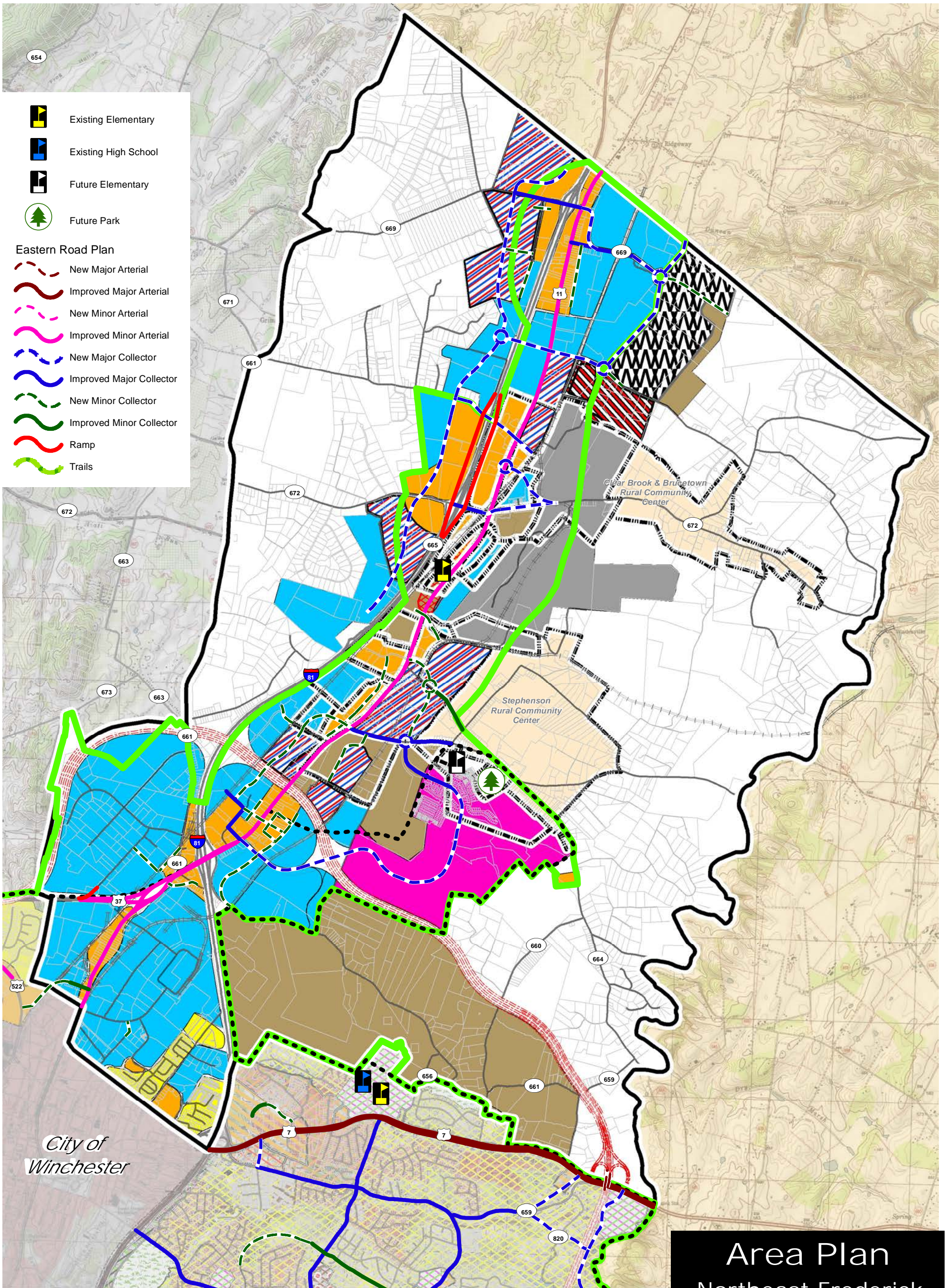
## APPENDIX I - AREA PLANS

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*preserving this resource and its character, interpreting the historical landscape, and buffering the future development.*

- *A transitional buffer between the existing floodplain and future land uses that promotes environmental best management practices and buffers the historical DSA from the future land uses (landscaping, building height transitions, view sheds). This buffer may include areas of the identified environmental resources.*
- *The ability to include a small area of neighborhood commercial land use in support of the proposed OM land use. This would be located in the northern portion of the OM land use adjacent to the future road.*
- *An interpretive trail head/parking area in the northern portion of this area adjacent to the proposed road could be incorporated into the design of the project, potentially in conjunction with a small area of neighborhood commercial. The interpretation may be reflective of the environmental and historical resources of the site and area.*
- *The CPPC recommended the OM land use designation extends to the center of the stream. (A subsequent evaluation of this indicated it would be more appropriate to have the edge of the ultimate floodplain be the common boundary as a floodplain is, by definition in the 2030 Comprehensive Plan, an identified Developmentally Sensitive Area).*
- *The location and design of the road should be sensitive to the environmental and historical resources and should have minimal impact.*
- *Historical signage consistent with currently used signage should be provided.*
- *Historically relevant features, such as split rail fences, should be considered as a feature of the future development. But care should be taken to ensure the character of the resource isn't changed.*
- *Appropriate traffic controls should be provided on McCann's Lane to ensure that it is used only for pedestrian and bicycle users.*

*In general, balance was maintained as the overarching theme of the discussion of the CPPC, and subsequently, the discussion of the ad-hoc CPPC/HRAB group.*



Urban Development Area

Sewer and Water Service Area

Future Rt 37 Bypass

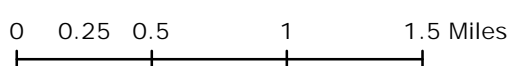
Land Use Legend

- Business
- Mixed-Use
- Mixed Use Commercial \ Office
- Highway Commercial
- Industrial
- Warehouse

- Heavy Industrial
- Mixed Use Industrial \ Office
- Extractive Mining
- Residential
- Planned Unit Development

- Urban Center
- Neighborhood Village
- Commercial Recreation
- Recreation
- Natural Resources & Recreation
- Park

- DSA - Historic Resources & Recreation
- Fire & Rescue
- Institutional
- School
- RuralCommunityCenter

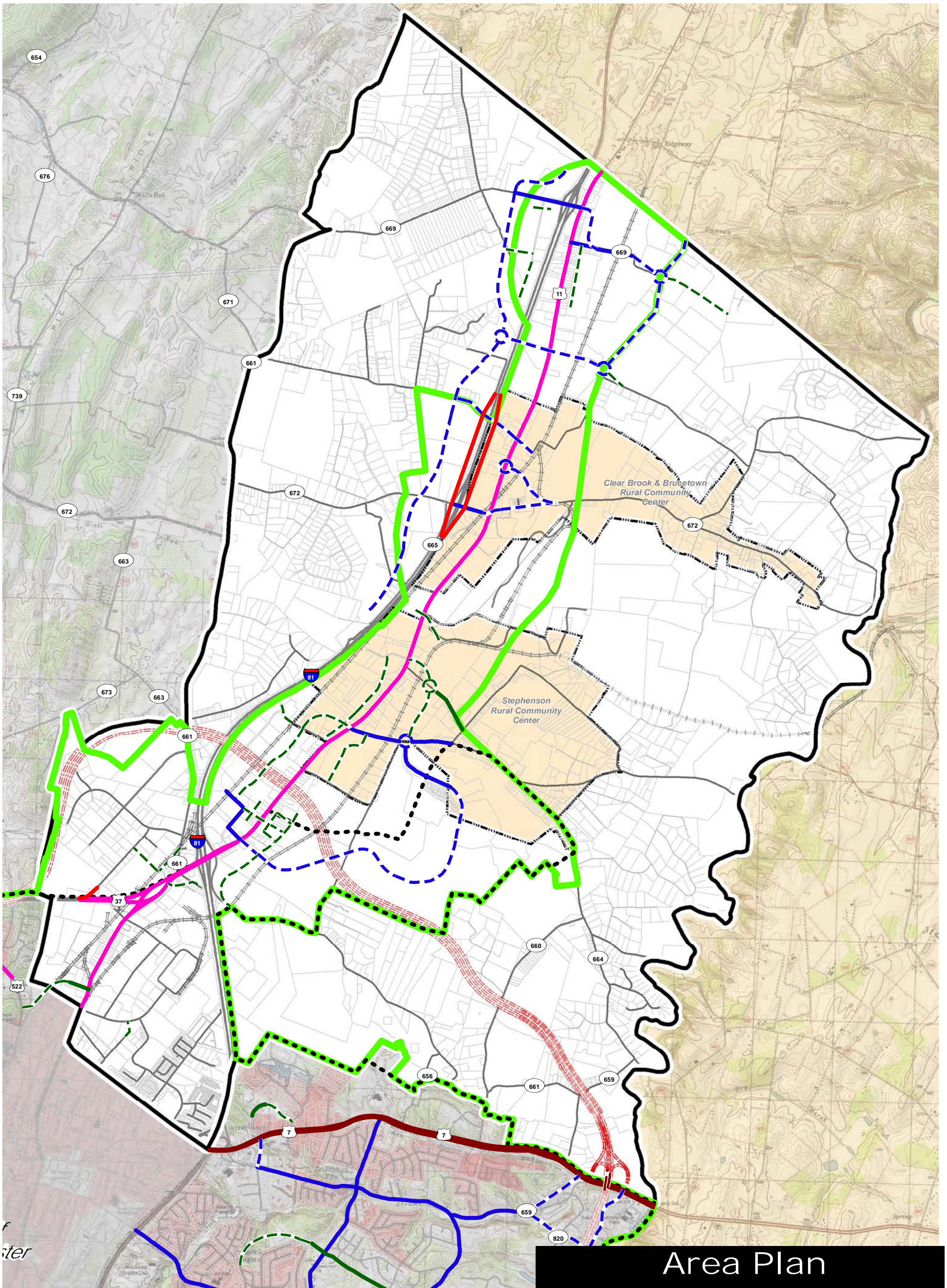


# Area Plan

## Northeast Frederick Land Use Plan



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



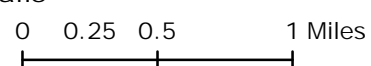
# Area Plan

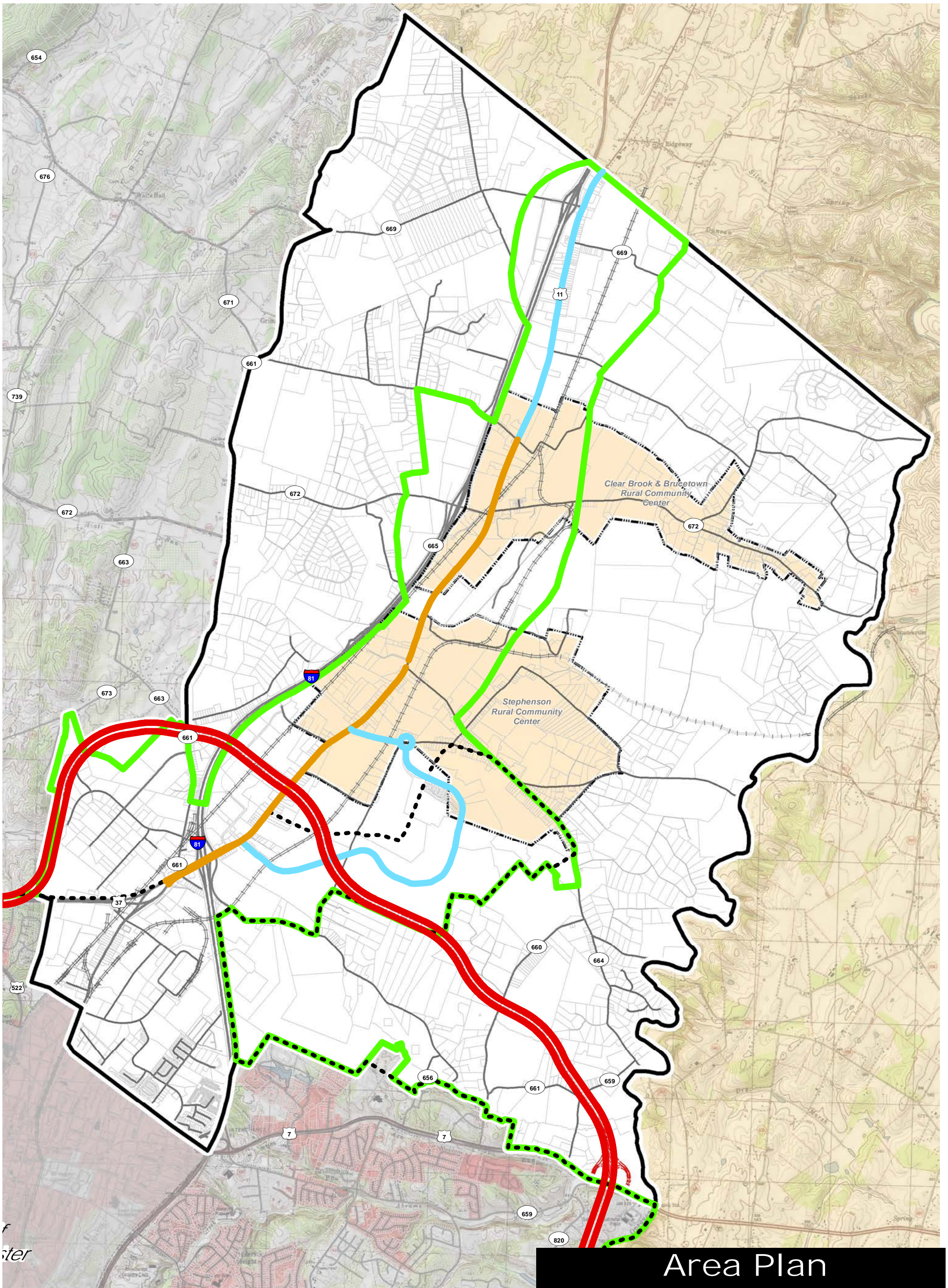
## Northeast Frederick Land Use Plan Transportation Map

- |                         |                              |                          |
|-------------------------|------------------------------|--------------------------|
| 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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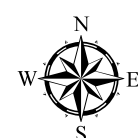


**Area Plan**  
**Northeast Frederick Land Use Plan**  
**Transportation Map - Lane Divides**

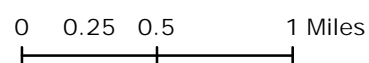
Urban Development Area Sewer and Water Service Area

**Proposed Lane Divides**

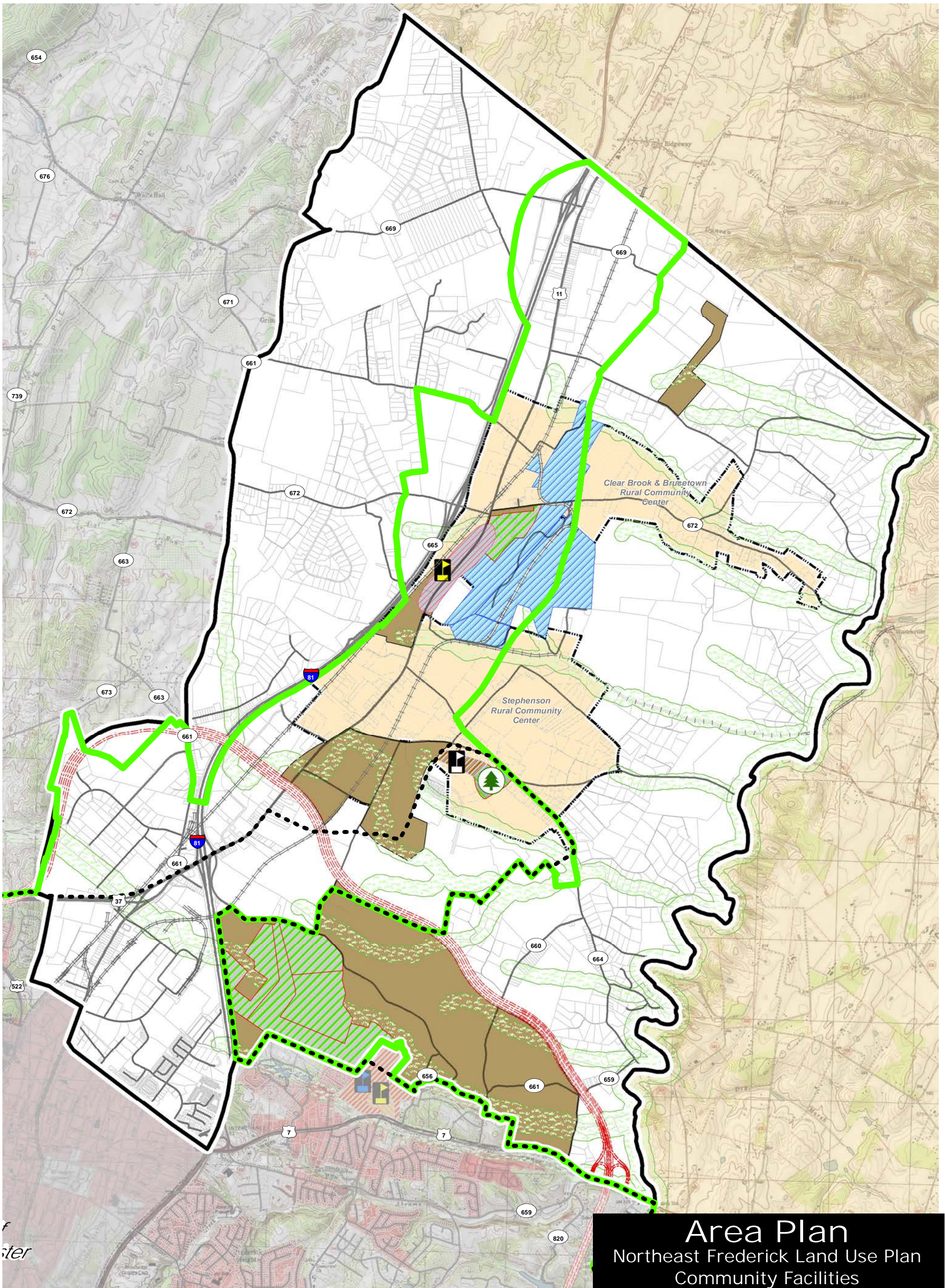
- 4 Lane Limited Access w/ CD Lanes (if required)
- 6 Lane Divided
- 4 Lane Divided



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







**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



2030 Comprehensive Policy Plan Map  
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