



**FREDERICK**  
NEIGHBORHOOD ADVISORY COUNCIL

NAC 5 Meeting Minutes  
Thursday, August 22, 2019  
Taskers Chance Pool House

**Recorder:** Michele Bowman  
**Location:** Taskers Chance Pool House  
**Start Time:** 7:00 pm **End Time:** 8:15 pm  
**Attendance:** 14 residents

PLEASE LIKE NAC 5 ON  
FACEBOOK!

**POLICE REPORT:** Cpl. Carpenter

CRIME STATS: June 25 – August 16, 2019

Calls for service (total)	1009
Proactive Enforcement	133 Patrol Checks & 141 Traffic Stops
Arrests	21
Significant Issues	
Robbery	1 19-055955-Argument between a boyfriend and a girlfriend over a Facebook post. Boyfriend put his hands around his girlfriend's neck not choking her. Victim (girlfriend) stated her wig fell off and her purse fell to the ground causing her pocket book to fall out. Suspect took \$235.00 in cash and heroin from the victim's pocket book and left the scene. <b>Closed by arrest</b>
Burglary	7 incidents Older black male checking residential door handles attempting to make entry. As of 08/17/19 subject has been identified and has been charged.
Theft of Auto	0
Theft From Auto	7 incidents 19-064677 Victim left her vehicle unlocked during the overnight hours. Victim's vehicle was rummaged through and several items were taken. <b>Suspended</b>  19-064696- Victim left vehicle unlocked during the overnight hours. When the victim returned to their vehicle at approximately 0830 hours, victim observed his item to have been rummaged through. Victim stated he observed two males walking in the parking lot around 0145 hours. <b>Suspended</b>  Vehicles all left unlocked during the overnight hours. Vehicles all rummaged through and items taken.

CRIME PATTERNS/TRENDS/MISC

Community Crime Notifications	• Lock your vehicle doors
Additional Needs	•
Resident Issues/Concerns	• Parking concerns is Taskers Chance
Other	•

**PLANNING:**

- Belle Air Farm
- Frederick Towne Mall
- 2020 Comprehensive Plan

**OLD BUSINESS:**

- Please "LIKE" City of Frederick NAC 5 on Facebook

**NEW BUSINESS:**

**SUGGESTIONS/COMMENTS/UPDATES:**

**UPCOMING EVENTS:**

- Saturday, September 14<sup>th</sup> In The Streets 11:00 am – 5:00 pm Downtown Frederick

**NAC 5 CONTACT INFORMATION:**

Belinda Morton	taskerschanceinfo@gmail.com
Sharon Glaser	sglaser@aol.com
Catherine DiGennaro	catherine@digennaro.com
Diana Halleman	hallemd@yahoo.com

**CITY CONTACT INFORMATION:**

Michele Bowman, Community Outreach/NAC Specialist	301-600-2091	mbowman@frederickmdpolice.org
Frederick Police Department	Sgt. Chris Prior 240-674-7771	cprior@frederickmdpolice.org
	Cpl. Brian Wolf 240-549-4470	bwolf@frederickmdpolice.org
	Cpl. Sean Carpenter 240-549-4576	secarpenter@frederickmdpolice.org

**NAC 5 MEETINGS – 7:00 pm**  
Taskers Chance Pool House

2019

October 24

**FREDERICK POLICE DEPARTMENT**

Emergency: 911  
Non-Emergency: 301-600-2100

**Anonymous Crime Tips**  
301-600 TIPS (8477) – phone  
240-674-TIPS (8477) - text  
fpdcrimetip@frederickmdpolice.org

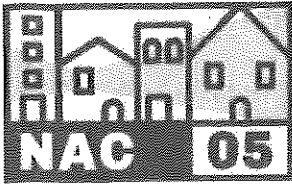
**FACEBOOK**  
*Please "like" the following*

Frederick Police Department  
Neighborhood Advisory Council  
City of Frederick NAC 5

**Frederick Police Department and The City of Frederick have Apps!**

*Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements.*

*The City of Frederick Government does not discriminate on the basis of race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.*



**NAC 5 Meeting**  
**Thursday, August 22, 2019 @ 7 pm**  
**Taskers Chance Pool House**  
**AGENDA**

***POLICE REPORT:***

***PLANNING:***

- Comprehensive Plan – Brandon Mark
- 1301 W. Patrick Street – Zoning Map Amendment
- Belle Air – Final Plat

***OLD BUSINESS:***

***NEW BUSINESS:***

***SUGGESTIONS/COMMENTS:***

***UPCOMING EVENTS:***

***NAC 5 CONTACT INFORMATION:***

Belinda Morton	taskerschanceinfo@gmail.com	Sharon Glaser	sglaser@aol.com
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 Neighborhood Advisory Council  
 City of Frederick NAC 5

The Neighborhood Advisory Council Initiative (NAC), is a forum for residents to become involved in identifying and recommending positive changes to improve their neighborhoods. Each NAC meets to discuss issues, concerns and neighborhood projects.

The goal is for everyone to work together to understand the impact that quality of life issues raise, and to be proactive and creative in addressing them.

**More information can be found on The City of Frederick website!**

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## Project Fact Sheet

August 22, 2019

**Project Name:** Belle Air Farm Planned Neighborhood Development (PND)

**NAC:** 5

**Case Number:** PC19-658FSU Final Plat

**Project Location:** Located between Bel Aire Lane and Baughman's Lane, aka Conley Farm

### **Purpose:**

The Applicant is requesting to consolidate the lots containing the historic structures and within the historic overlay, except for the Mill House, into Parcel B, 2.5831 acres. The rest of the property is to be consolidated into Parcel A, 29.5154 acres, including the Mill House overlay area. The two large parcels shall be subject to further subdivision in accordance with the approved Preliminary Plat.

### **Project Description:**

The subject property contains 32.10 acres and is zoned R-8 Medium Density. The Plan was approved with four phases of construction, modified setbacks and modified street details, in addition to, the approved modification to reduce the 30% requirement of parkland out of the 100 year floodplain.

The Mayor and Board approved two Historic Preservation Overlays (HPOs) to be placed over most of the historic structures to be retained for adaptive uses. Relocation of the historic Mill House on site was approved by the Historic Preservation Commission.

### **Background:**

The approved Preliminary Plat subdivides the property into 220 residential lots, 23 open space parcels and 5.67 acres of public road dedication. Some notable facts:

- \$42,000 shall be paid to the City as pro-rata share towards Baughman's Lane and Rosemont Avenue intersection improvements prior to issuance of their first building permit;
- Street trees shall be placed outside of the public right-of-way and placed under easements on private lots for City maintenance;
- Six months after the Preliminary Subdivision Plan approval by the Planning Commission, the owner/developer must initiate mothballing protection for

# Project Fact Sheet

August 22, 2019

**Project Name:** Frederick Towne Mall Zoning Map Amendment

**NAC:** 5

**Case Number:** PC19-753ZMA

**Project Location:** 1301 W. Patrick Street

**Project Description:** The applicant has requested a Zoning Map Amendment to rezone the parcel from General Commercial (with conditions) to General Commercial (without conditions). The current zoning classification contains several conditions which were attached at the last rezoning of the property which were intended to support redevelopment of the site for a large superstore development. Those conditions are no longer relevant, as the site was never redeveloped. The Applicant maintains that the conditions may be a hindrance to the overall redevelopment of the property, and has requested removal of those conditions. Zoning Map Amendments must first seek a recommendation from the Planning Commission before seeking final approval from the Mayor and Board of Aldermen.

**Applicant:** The West Frederick Center, LLLP (Danielle Balkin)  
Coldwell Banker Commercial  
12435 Park Potomac Ave, Suite 550, Potomac, MD 20854  
301-983-0200  
[danielle.balkin@cbcncrt.com](mailto:danielle.balkin@cbcncrt.com)

**Representative:** Offit Kurman, P.A. (Dave Severn)  
50 Carroll Creek Way, Suite 340  
Frederick, MD 21701  
240-772-5200  
[dsevern@offitkurman.com](mailto:dsevern@offitkurman.com)

**Tentative Planning Commission Workshop:** September 23, 2019

**Planning Staff:** Marshall Brown  
301-600-1770  
[mbrown@cityoffrederick.com](mailto:mbrown@cityoffrederick.com)

The information provided was taken from the plans submitted by the applicant. The project may change during the review process. Please check with the Planning Department to confirm the meeting date. Comments on this plan can be mailed or emailed to the Planner listed above.



# Project Fact Sheet

**Project Name:** 2020 Comprehensive Plan Update

## **2020 Comprehensive Plan Update**

The Division of Planning is launching efforts to draft the 2020 Comprehensive Plan Update.

With the 2010 Comprehensive Plan as the foundation, the Division will begin the process by gathering public input and collecting data to define goals and strategies that will guide the City's growth and development for the next ten to twenty years. The Plan will establish implementation measures and benchmarks to ensure that the community's vision is put into action and the goals are being met.

The Land Use Article from Maryland State Law requires that the City's Comprehensive Plan is updated every 10 years. The plan must include public input and the Planning Commission and Board of Aldermen are required to consider topics such as: Land Use, Transportation, Sensitive Areas, Community Facilities, Water Resources, and Municipal Growth, among others. In addition to the State requirements, the Plan will also consider Housing, Historic Preservation and Community Character and Design.

## **What is a Comprehensive Plan?**

A Comprehensive Plan outlines the vision for future growth and development. The Comprehensive Plan is one of the most important decision-making and priority setting tools that is used by the Mayor and Board of Aldermen, Planning Commission and City Departments. It is also used by the development community and residents to predict future growth, infrastructure and service improvements.

The foundation of the Comprehensive Plan is derived from background data and input from residents and stakeholders as well as City Staff and the Planning Commission members. Ultimately, the Mayor and Board of Aldermen adopt a plan, the framework which guides coordinated development and high level of standards of public services and facilities in the City. A few examples of decisions that the Comprehensive Plan influences include:

- Zoning assigned to properties and land use regulations
- Pursuing investment in transportation infrastructure
- Building facilities such as schools, parks and emergency services facilities;

- Maintenance and expansion of water and sewer services;
- City code and ordinance amendments;
- Capital Improvement Plan (CIP); and
- Annual Budget;

These decisions result in the built environment that we experience every-day. A plan that gains consensus among citizens and the various stakeholder groups provides the Planning Commission and Mayor and Board of Aldermen the direction to make confident decisions about the future of our City. This is why community input is so vital to the development of the plan.

### **Public Participation**

The public is encouraged to participate by completing a five minute survey or by leaving comments on the interactive mapping tool by going to [www.cityoffrederick.com/2020compplan](http://www.cityoffrederick.com/2020compplan). With the interactive map, participants can zoom to neighborhood level and enter a comment on specific issues or can leave comments regarding larger issues that apply City-wide.

In addition to the survey and map, City staff will be presenting the efforts to the NACs and stakeholder groups beginning in July. The public is encouraged to stay engaged throughout the process, it is anticipated that the Planning Commission and Mayor and Board of Aldermen will be considering the Plan during workshops and public hearings during the Fall of 2019 and Spring 2020, public comments during these hearings are strongly encouraged.

**Tentative Planning Commission Meeting Date: TBD**

**Planning Staff:** Brandon Mark  
301-600-1248  
[bmark@cityoffrederick.com](mailto:bmark@cityoffrederick.com)

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