

Minutes

Walkersville Planning Commission Meeting

September 26, 2023

Commission Chairman David Ennis called the meeting to order at 7:00 p.m. with members Mike Kuster, Gary Baker, Dick Brady, Jeremy Peterson, and Russ Winch present. Also present were Town Planner Susan Hauver, Town Manager Sean Williams, Town Attorney Leslie Powell, and Communications Specialist Ashley Bailey. Member Nathan Shatto was absent. The meeting was also live-streamed on the Town's website.

1. Minutes

Member Brady made a motion, seconded by Member Kuster, to approve the minutes of the August 8, 2023 meeting. The minutes were approved on a vote of 5-0-1 (Winch abstained).

Member Winch made a motion, seconded by Member Brady, to approve the minutes of the August 8, 2023 meeting. The minutes were approved on a vote of 6-0.

2. Draft Comprehensive Plan Public hearing

Planner Hauver presented the attached staff report and reviewed written comments received to date from the following public agencies, property owners and their representatives, and citizens.

- Frederick County Livable Frederick office
- Maryland Department of Planning
- Maryland Department of Natural Resources
- Maryland Department of Housing and Community Development
- Maryland Department of the Environment
- Maryland Department of Transportation
- Karen Leonard
- Tracie Clabaugh, Clabaugh Law Firm, representing Glade Valley/Delaplaine LLC
- Noel Manalo, Offit Kurman, representing Food Pro
- Bruce Dean, McCurdy, Dean & Graditor, LLC, representing Square Acres LLC (Stone property)
- Mark Pecor
- Don Schildt
- Andrew Conlin
- Ken Waters

(All written and spoken public comments are summarized in the attached document, *Public Comments, Draft Comprehensive Plan, September 2023*)

Mr. Jeremy Holder, Ausherman Properties, and Mr. Bruce Dean spoke on behalf of Square Acres LLC (Stone) and the request for the property to be designated Low Density Residential on the Plan map.

Ms. Tiffany Staley, 9522 Eyer Ct, spoke in opposition to residential designation on the Staley property.

Ms. Linda Grossnickle, 8926 Devilbiss Bridge Rd, spoke in opposition to residential designation on the Staley property.

Town Commissioner Mike McNiesh, 253 Deer Run Dr, spoke in opposition to the residential development potential of the Plan map.

Ms. Emily Hampton Haines, 48 Hampton Pl, spoke in favor of the development of parks and open space and tree planting.

Dr. Richard Gough, 19 W. Frederick St, requested that the Town adopt a new zoning map in a timely manner, and consider his request for his property to be rezoned to a category that would allow mixed use.

Town Commissioner Mary Ann Brodie-Ennis, 118 Challedon Dr, spoke in favor of parks and open space, and in favor of the residential development potential of the Plan map.

Member Winch made a motion, seconded by Member Brady, to close the public hearing. The motion passed on a vote of 6-0.

Commission members discussed the residential designation on the lots on Eyer Court. Planner Hauver explained that they met the criteria for a residential designation, but that it would do no harm to keep them designated Agricultural. The zoning of the lots would not change either way. Commission members said they would be following up on those properties.

Member Brady thanked members of the public for attending and participating in the hearing. He noted that they were the first step in the process and that they were not the final authority on the adoption of the Plan. He encouraged continued participation in the process.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver



Maryland DEPARTMENT OF PLANNING

September 12, 2023

Chairman David Ennis
Walkersville Planning Commission
21 W. Frederick St.
P.O. Box 249
Walkersville, MD 21793

Re: Walkersville Draft Comprehensive Plan

Dear Chair Ennis,

Thank you for requesting Maryland Department of Planning (MDP) comments on Walkersville Draft Comprehensive Plan, dated July 2023. MDP believes that good planning is important for efficient and responsible development that adequately addresses resource protection, adequate public facilities, housing, community character, and economic development. Please keep in mind that MDP's attached review comments reflect the agency's thoughts on ways to strengthen the Draft Plan, as well as satisfy the requirements of Maryland's Land Use Article.

The Department forwarded a copy of the Draft Plan to several state agencies for review, including the Maryland Historic Trust, the Departments of Transportation, Environment, Natural Resources, Commerce, Department of Disabilities, and Housing and Community Development. To date, we have received comments from the Departments of Transportation, Natural Resources, and Housing and Community Development and these comments have been included with this letter. Any plan review comments received after the date of this letter will be forwarded upon receipt.

MDP respectfully requests that this letter and accompanying review comments be made part of the town's public hearing record. Furthermore, MDP also asks that the town consider our comments as revisions are made to the Draft Plan, and to any future plans, ordinances, and policy documents that are developed in support of the Draft Plan.

Please feel free to contact me at (410) 767-4500 or Susan Llareus, Planning Supervisor and Regional Planner for the Maryland Capital Region, at susan.llareus@maryland.gov

Sincerely,

Charles Boyd, AICP, Director
Planning Coordination

cc: Susan J. Hauver, Town Planner/Zoning Administrator
Joseph Griffiths, Local Assistance and Training Manager, Maryland Department of Planning
Susan Llareus, Planning Supervisor, Maryland Department of Planning



**Maryland Department of Planning
Review Comments
September 2023
Walkersville Draft Comprehensive Plan**

The Maryland Department of Planning (MDP) received the Draft Walkersville Comprehensive Plan 2023 (Draft Plan) from The Town of Walkersville on July 14, 2023. These comments are offered as suggestions to improve the Draft Plan and better address the statutory requirements of the Land Use Article (LUA). Other state agencies, as noted below, have contributed comments and others may submit comments separately. If comments are subsequently received by MDP, the department will forward them to the town.

Draft Plan Summary

This Draft Plan is a full update to the adopted and approved 2011 Walkersville Comprehensive Plan. The Draft Plan does not greatly diverge from the currently adopted comprehensive plan, in either format or general planning principals, but does seem to be further developed in many areas and includes a new housing element and a municipal growth element as required by the LUA.

Maryland State Visions – Synopsis

Land Use Article Section 1-201 requires Maryland jurisdictions with planning & zoning authority to implement the state’s twelve planning visions (visions) through the comprehensive plan. The visions reflect the state’s ongoing aspiration to develop and implement sound growth and development policy. The visions address: quality of life and sustainability; public participation; growth areas; community design; infrastructure; transportation; housing; economic development; environmental protection; resource conservation; stewardship; and implementation approaches.

Plan Analysis

The Draft Plan describes the visions (p. 2) but does not seem to reference how Walkersville will incorporate the state visions into their visions, goals, and objectives for the community. MDP recommends that Draft Plan be revised to incorporate the visions into the plan by referencing them in the corresponding discussions related to the elements.

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Municipality Minimum Planning Requirements

LUA Section 3-102 describes the required and optional elements for non-charter county and municipal comprehensive plans but does not mandate how they are to be addressed. The following checklist identifies required plan elements and how the Draft Plan addresses them.

Checklist of Maryland Code (Land Use Article) Element Requirements for Non-Charter Counties and Municipalities			
Comprehensive Plan Requirements	MD Code Reference	Additional MD Code Reference	Reference
(1) A comprehensive plan for a non-charter county or municipality must include:	L.U. § 3-102(a)		
(a) a community facilities element	L.U. § 3-102(a)(1)(i)	L.U. § 3-108 -- Community facilities element.	Chapter 9: Community Services
(b) an area of critical state concern element	L.U. § 3-102(a)(1)(ii)	L.U. § 3-109 -- Areas of critical State concern element	No discussion
(c) a goals and objectives element	L.U. § 3-102(a)(1)(iii)	L.U. § 3-110 -- Goals and objectives element	Throughout the plan
(d) a housing element	L.U. § 3-102(a)(1)(iv)	L.U. § 3-114 -- Housing element SB-687(2021)	Chapter 4: Housing
(d) a land use element	L.U. § 3-102(a)(1)(v)	L.U. § 3-111 -- Land use element	Chapter 5: Land Use
(e) a development regulations element	L.U. § 3-102(a)(1)(vi)	L.U. § 3-103 -- Development regulations element	Chapter 10: Plan Implementation
(f) a sensitive areas element	L.U. § 3-102(a)(1)(vii)	L.U. § 3-104 -- Sensitive areas element	Chapter 3: Natural Features
(g) a transportation element	L.U. § 3-102(a)(1)(viii)	L.U. § 3-105 -- Transportation element	Chapter 8: Transportation
(h) a water resources element	L.U. § 3-102(a)(1)(ix)	L.U. § 3-106 -- Water resources element	Chapter 7: Water Resources
(i) a mineral resources element, IF current geological information is available	L.U. § 3-102(a)(2)	L.U. § 3-107 -- Mineral resources element	No discussion.
(j) for municipalities only, a municipal growth element	L.U. § 3-102(a)(3)	L.U. § 3-112 -- Municipal growth element	Chapter 6: Municipal Growth
(k) for counties only if located on tidal waters, a fisheries element	L.U. § 3-102(a)(4)	L.U. § 3-113 -- Fisheries element	N/A
Optional: (2) A comprehensive plan for a non-charter county or municipality MAY include: (a) a community renewal element; (b) a conservation element; (c) a flood control element; (d) a natural resources element; (e) a pollution control element; (f) information concerning the general location and extent of public utilities; and (f) a	L.U. § 3-102(b)	L.U. § 3-102(b)(2)(i)	The plan includes discussions relating to a natural resources element and priority preservation areas

Checklist of Maryland Code (Land Use Article) Element Requirements for Non-Charter Counties and Municipalities			
Comprehensive Plan Requirements	MD Code Reference	Additional MD Code Reference	Reference
priority preservation area (PPA) element			
(3) Visions -- A local jurisdiction SHALL through the comprehensive plan implement the 12 planning visions established in L.U. § 1-201	L.U. § 3-201(c)	L.U. § 1-201 -- The 12 Planning Visions	Chapter 1: Introduction
Optional: (4) Growth Tiers -- If the local jurisdiction has adopted growth tiers in accordance with L.U. § 1-502, the growth tiers must be incorporated into the jurisdiction's comprehensive plan	L.U. § 1-509		No discussion.

Conformance with Section 3-102 of the Land Use Article

The following analyzes whether the Draft Plan meets the requirements of the required municipal comprehensive plan elements, in accordance with the LUA.

1. Development Regulations Element – Synopsis

The element is required to include the planning commission’s recommendations for land development regulations to implement the plan. Regulations are required to be flexible to promote innovative and cost saving site design, protect the environment and identify areas of growth. The areas identified for growth are required to encourage flexible regulations, which should further promote economic development using innovative techniques, streamlining the review of applications, including permit review and subdivision processing.

Plan Analysis

Chapter 10 Plan Implementation discusses the possible rezoning and text amendments to the regulatory tools and development review process, as well as potential updates to the town’s Adequate Public Facilities ordinance (p. 94-95). Walkersville should also consider the following:

- Does the Draft Plan provide for flexible form-based development regulations and promote innovative and cost saving site design that protects the environment?
- Are innovative economic development techniques referenced in the Draft?
- Are streamlined development application processes included in the strategies to incentivize reinvestment in the planning area?

2. Housing Element - Synopsis

The housing element is required to address the need for housing within the jurisdiction that is affordable to low-income and workforce households. The housing element is required to also assess fair housing and ensure that a jurisdiction is affirmatively furthering fair housing through its housing and urban development programs.

Plan Analysis

Chapter 4: Housing describes the geography of the housing analysis by stating that “all of the units both within the Town Limits and the surrounding area of influence will be considered as the Walkersville housing market area.” Approximately 70% of the dwelling units are within the town boundary. (p. 26). About 50% of the existing dwelling units were built more than 40 years ago. The town is dominated by single-family dwellings, both detached and attached. The Land Use Chapter states that “Single family dwellings occupy about 90% of the residential land within the town”.

The Draft Plan should include a discussion of the need for affordable housing. One of the references that MDP uses to analyze the low-income level of a specific jurisdiction is the [Free and Reduced – Price meals Data School Year 2022-2023](#). From that information it indicates that the following percentage of the student body is being served in the schools:

- Walkersville Elementary – 48.7%
- Walkersville Middle School – 36.9%
- Walkersville High School – 33.6%

This information seems to indicate that there are likely housing burdened households (spend more than 30% of household income on housing) in the community. According to the 2017-2021 ACS 5-Year Estimates for Walkersville, approximately 15% of units are renter occupied, of which 38% of the renter households are housing burdened. Approximately 85% of the households are owner occupied and 22.5% of those households are considered housing burdened.

The Draft Plan defines the housing situation in Walkersville using the definitions of terms such as the average median household, workforce housing, and low-income housing, consistent with the definitions in the Land Use Article (LUA) [Section 3–114](#). The Draft plan includes some discussion of supply and demand in the town for housing and affordability, as well as the Frederick County Rental Assistance program. However, there is not a true needs analysis provided in the Draft Plan. As part of the State of Maryland’s efforts to define today’s housing issues throughout the state, the Maryland Department of Housing and Community Development joined with the National Center for Smart Growth at the University of Maryland and Enterprise Community Partners, Inc. to develop [the Maryland Housing Needs Assessment & 10-Year Strategic Plan \(December 2020\)](#) (Needs Assessment). This document is intended to provide guidance to transform Maryland into a more affordable place to live by 2030 (page 1 of the Needs Assessment). In addition, the town can use this information for the needs analysis required by Section 3-114.

Section 2, Proposed Statewide Priorities (p. 5) of the Needs Assessment suggests two types of priority needs for the State of Maryland: (1) homes for low-income households, especially extremely and very low-income households, and (2) constructing affordable and market-rate housing, thereby increasing supply in the market. Priority populations were identified as two specific income groups with unmet needs, those households at 30 % AMI and households at 60 % AMI. In addition to these income groups, the Maryland Housing Needs Assessment Advisory Group also noted that a focus should be placed on housing for seniors (approximately 34% of Walkersville households include seniors), persons with disabilities, and persons experiencing homelessness (page 7 of the report).

The regional overview for the Washington, DC suburbs, in which Walkersville is included, begins on page 41 of the Needs Assessment. Maps 3 and 4, pages 42 and 44 of the report respectively, classify Walkersville as an area of “Moderate Need” for both homeowners and

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renters. MDP recommends that the town consider the priority actions recommended for the Washington, DC region the Needs Assessment. That would mean the town should consider how land areas within the town, as infill development, or within the Municipal Growth Element (or the Area of Influence as expressed in the Draft Plan), as potential annexation areas, might support either market rate or affordable housing development.

The Draft Plan does not address the issue of HB-90 (2021), Affirmatively Furthering Fair Housing (AFFH). The town should be aware of the recent passage of [Senate Bill 687](#) (2021) relating to State and Local Housing programs – Affirmatively Furthering Fair Housing. The intent of the bill is stated in the preamble of the bill. The bill amended section 3-114 of the Land Use Article (effective January 1, 2023) to include the following:

- (d) (1) Local jurisdictions have a duty to affirmatively further fair housing through their housing and urban development programs.
- (2) The housing element of a comprehensive plan that is enacted or amended on or after January 1, 2023, shall include an assessment of fair housing, to ensure that the local jurisdiction is affirmatively furthering fair housing.
- (3) On request of a local jurisdiction, the Department of Planning shall provide technical assistance for the purpose of developing the housing element of the comprehensive plan.
- (4) This subsection does not require a local jurisdiction to take, or prohibit a local jurisdiction from taking, a specific action to affirmatively further fair housing.

This provision is currently in effect. MDP provided additional information in this [Maryland Planning Blog](#) published shortly after the legislation became effective. (See the [Subscribe to the Planning Blog to receive MDP articles by simply providing your email](#)). The fair housing requirements/language which HB 90 added to [Land Use Article Section 3-114](#) do not define what an assessment of fair housing entails. Our research into this issue has shown that a traditional US HUD assessment of fair housing includes an analysis of the following four housing issues in a community.

1. **Patterns of segregation/integration:** Areas within the jurisdiction that are residentially segregated by protected class
2. **Racially or Ethnically Concentrated Areas of Poverty (R/ECAPS):** US HUD defines *r/ecaps in metropolitan areas* as census tracts with a non-white population of 50 percent or more and a poverty rate of 40 percent or more (or a poverty rate that is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower). For rural areas, HUD lowers the non-white percentage threshold to 20 percent.
3. **Disparities in access to opportunity:** Areas within the community/jurisdiction that provide access to opportunity, such as good schools, medical facilities, employment centers, positive public health outcomes, and low crime rates. A fair housing assessment would consider if protected classes have less access to such areas.
4. **Disproportionate housing needs:** An analysis considering whether certain areas or populations within a community, particularly protected classes, have disproportionate housing needs than other areas or populations.

MDP notes that the Land Use Article does not state that these four issues must be included in an assessment of fair housing in a housing element, nor is MDP setting any standards for what must be included. However, it is noted that an analysis of census information provides insight. It appears there are two census tracts making up most of the town and the municipal growth area. There is a higher percentage of minorities in one census tract versus another census tract comprising a portion of the town and the municipal growth element

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(tract_24021740200_ACS_2017_2021 & tract 24021773500_ACS_2017_2021). This may help in identifying properties for new development or urban renewal that may include public funding to be used toward endorsing the concepts of AFFH.

MDP also developed a [Models and Guidelines: Housing Element](#) as a resource for all aspects of housing planning. As part of that resource, this [webpage](#) provides details about available fair housing resources and best practices and how jurisdictions might consider using them in their housing elements. It includes a section on data and mapping resources which may help with a quantitative assessment. It also includes self-assessment and community engagement questions to conduct a qualitative assessment of fair housing in Walkersville. Through either one or both types of fair housing analyses, a housing element should assess the state of fair housing in your community and any impediments to it, such as density restrictions that do not make it feasible to build multifamily housing with current costs of construction. Additional increases in density (currently limited to 13 units per acre) for residential development could contribute to an increase in supply of housing units. Without the increase in zoning density for residential and mixed use, it is unlikely that additional multifamily dwellings, (either condominium or rental units) would be built due to high construction costs. The town should consider if the currently low density is a barrier to affordable housing and whether increasing the maximum residential density in certain areas of the town may be warranted. MDP supports the housing policies and recommendation on page 34 of the Draft Plan.

3. Sensitive Areas Element – Synopsis

The sensitive areas element is required to include the goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development (more recently referred to as climate change impacts). The LUA also assigns sensitive areas element data provision and review responsibilities to the Maryland Departments of the Environment and Natural Resources.

Plan Analysis

Chapter 3 Natural Resources describes the sensitive areas and natural resources or features of the town and provides a set of policies and recommendations that address environmental protection and sustainability. MDP recommends the town work with the Maryland Department of the Environment (MDE) and Maryland Department of Natural Resources (DNR) on sensitive areas issues. MDP can assist as needed to facilitate an agency meeting or provide contact information.

4. Transportation Element - Synopsis

The transportation element is required to reasonably project into the future the most appropriate and desirable location, character, and extent of transportation facilities to move individuals and goods, provide for bicycle and pedestrian access and travelways, and estimate the use of proposed improvements.

Plan Analysis

The Transportation Chapter appears to meet the purpose of the element. The following comments are provided for additional consideration to further the transportation element of the plan.

- [The Frederick County Bikeways & Trails Plan](#) proposes on-street bikeways on MD-194. The town should coordinate with the county and the State Highway Administration to prioritize future non-motorized improvements to this facility.
- The Draft Plan identifies new roadway connections, however, there is limited discussion on why these facilities are needed, when they will be implemented and how they will be financed. The Draft Plan should expand the discussion to include why the roadways are needed and expected funding sources.

- The Draft Plan includes an assessment of pedestrian facilities (Page 80). The state provides various funding and technical support programs to support local efforts to improve pedestrian and bicycle facilities. Here is the link to the website that features the Maryland Department of Transportation (MDOT)'s active transportation programs: <https://www.mdot.maryland.gov/tso/pages/Index.aspx?PageId=24>.
- The Federal Highway Administration (FHWA)'s report on "[Small Town and Rural Multimodal Networks](#)," provides best practice examples to enhance pedestrian and bicycle networks in rural communities and small towns.
- There are [multiple incentive programs](#) to support alternative transportation, e.g., transit, ridesharing, and telework/flexible work, for commuters in Maryland. These programs are available for Walkersville residents. The Draft Plan should include the information on commuter choice programs.
- Increasingly, plug-in electric vehicles (EV) are gaining popularity in Maryland. As a community with a high percentage of commuters, the town may want to consider supportive policies and regulations to help build out EV infrastructure. For example, Walkersville may consider [EV infrastructure building codes](#) for residential and commercial developments. In 2022, Frederick County passed [a building code requiring EV-readiness for certain residential developments](#). For more information on local EV resources including technical and financial assistance programs, please refer to the Maryland's EV website at https://marylandev.org/local_ev_resources/.
- Consider the environmental impacts of the proposed stream crossings if the Staley property were to be developed (p. 78). Is there an alternative to avoid the impacts to the sensitive area?

5. Water Resources Element – Synopsis

The water resource element (WRE) is required to consider available data provided by MDE to identify drinking water that will be adequate for the needs of existing and future development proposed in the plan, as well as suitable receiving waters and land areas to meet stormwater management and wastewater treatment and disposal needs. MDE and MDP are available to provide technical assistance to prepare the water resources element, ensuring consistency with MDE programs and goals.

Plan Analysis

Although the MGE and WRE describe the projected population increases and mention the potential for commercial and industrial growth, and the WRE states that there is sufficient water and sewer capacity to meet projected demand, it would be helpful for readers to include tables in the WRE that show the current and projected demand compared to the system capacity for both public water and public sewer (e.g., the capacity allocation from the county WWTP). It would also be helpful to include an explanation with the tables of projected capacity shortfalls, if applicable, and how the town plans to address those.

Page 67 discusses that the WWTP is approaching capacity. It would be helpful to include the Frederick County WWTP allocation for Walkersville within the WRE, and an explanation of how the town is planning to ensure sufficient capacity allocation to accommodate projected future growth. MDP recommends this information be added to the chapter.

MDE and MDP jointly developed WRE guidance to demonstrate how local governments can ensure compliance with the WRE requirements. Local jurisdictions are expected to implement the most important aspects of the MDE/MDP WRE guidance. The following recommendations are based on the [2022 Water Resources Element \(WRE\) Guidance Update](#):

- A checklist of best practices to identify and plan for suitable receiving waters is within the 2022 WRE Guidance at <https://planning.maryland.gov/Pages/OurWork/envr-planning/water-resources-mg/2022/02/framework-checklist.aspx>. The state requests that local governments meet the best practices in this WRE Guidance Update as best as they can within the limitations of cost and time. The town has addressed some of these elements in its WRE, such as describing the impervious area restoration strategies and the actions that the town has taken to address stormwater management requirements; as well as establishing the nine water resources policies and recommendations. Some examples of best practices from the checklist that the town should consider implementing include a Pollution Risk Assessment; load reduction tracking; strategies for ensuring a higher-than-minimum-requirements-level of water quality restoration and protection; and identification of recurrent flooding areas and evaluation of whether climate change and planned development will worsen those conditions, along with changes to the land use plan where warranted.
- All local jurisdictions in Maryland are and will continue to experience climate change impacts on water resources and water infrastructure (water, sewer, and stormwater), as well as water impacts on communities. The WRE should be adjusted to include strategies focused on improving local understanding of current or expected water-related climate change impacts at the local level, and if sufficient information exists, the chapter should add strategies to address these impacts. Best practices for integrating water-related climate change adaptation into the comprehensive plan are listed at <https://planning.maryland.gov/Pages/OurWork/envr-planning/water-resources-mg/2022/03/climatechange-checklist.aspx>.
- If any land use changes are planned in a watershed(s) prone to riverine or urban flooding, then the WRE should be adjusted to incorporate the flooding-related components of the 2022 WRE guidance. See <https://planning.maryland.gov/Pages/OurWork/envr-planning/water-resources-mg/2022/02/framework-cwa-wqfloodmgmt.aspx>. At a minimum, the WRE should indicate the extent of current local knowledge concerning flood-prone areas and should discuss whether implementation of the land use plan will increase, decrease, or have no effect on those flood-prone areas. If the local government does not know what type of impact implementation of the land use plan will have on flood-prone areas, then at a minimum, the WRE should call for a study to determine this.

6. Goals and Objectives Element - Synopsis

This element requires that comprehensive plan goals, objectives, principles, policies, and standards guide the development, economic growth, and social well-being of the community.

Plan Analysis

The goals and objectives are described throughout the Draft Plan by providing policies and recommendations to the Planning Commission and the Town Council at the end of each chapter. MDP recommends that all policies and recommendations have established priorities, meet the needs of the community in an inclusive manner, be data driven, list possible partnerships to achieve the goals, and seek out funding to leverage capital.

7. Land Use Element - Synopsis

The land use element is required to reasonably project into the future the most appropriate and desirable patterns for the general location, character, extent, and interrelationship of the uses of public and private land.

Plan Analysis

The Land Use Chapter (p. 35) and the Existing Land Use Map 2023 (p. 37) indicate large land parcels in agricultural use constituting 50% of the total land area within the town, of which one-third is under a preservation easement. According to Table 5-1, EXISTING LAND USE: 2022, the total undeveloped land area is 52.7% of the total land area within the municipality.

- The Draft Plan also includes a map titled Draft Comprehensive Plan Town of Walkersville July 2023. This may be the future land use map. If so, MDP recommends that the plan show the future land use categories and title it as such. MDP also recommends clarifying the existing municipal boundary and including the area described as “Area of Planning Influence (Future Annexation Limits)” on page 44 in the map legend as the municipal growth element.
- The Land Use Plan Designations listed at the bottom of page 44 do not match up with the categories shown on the Walkersville July 2023 Draft Comprehensive Plan Map. If these are the future land use designations, it would be helpful to clearly state that.

8. Community Facilities Element - Synopsis

The community facilities element is required to propose, as far into the future as is reasonable, the most appropriate and desirable patterns for the general location, character, and extent of public and semipublic buildings, land, and facilities. These facilities may include, but are not limited to fire stations, libraries, cultural facilities, hospitals, places of worship, school and education facilities, and parks.

Plan Analysis

Chapter 9: Community Services includes a discussion of the existing public facilities adequacy and future sites to accommodate community facilities. Schools indicate near capacity limits with the Walkersville High School over capacity. It appears that the town is aware of the school challenges and has been working with the county to address the needs, including the new Rock Creek Scholl facility. MDP recommends that the town continue to work with the county to resolve overcrowding.

2022 Frederick County Land Preservation, Parks and Recreation Plan (LPPRP) - The Draft Plan notes that the town owns 437 acres of parks and open space; about 170 of those acres are for active recreation, most of it located in two parks. The park and recreation proposed acquisitions in the Draft Plan are not consistent with those for Walkersville in the LPPRP. Page 91 of the Draft Plan discusses the need for parkland in terms of acres per 1,000 people. This standard has been replaced by the proximity analysis in Frederick County’s LPPRP. MDP recommends that the Draft Plan refer to the LPPRP’s proximity analysis when discussing park land acquisition.

9. Municipal Growth Element - Synopsis

The municipal growth element (MGE) is only required in Maryland municipal comprehensive plans. The MGE is required to plan for and describe the municipality’s past growth patterns, the capacity of land available for new and infill development, and areas outside of the existing corporate boundaries into which the municipality wishes to grow. The MGE is required to calculate the land area needed to satisfy the demand for growth based on population projections and desired densities. The MGE needs to consider and include any rural buffers, transition areas, and sensitive areas to be protected. MGEs are also required to consider and plan for the community facilities and public infrastructure, as well as their financing mechanisms, required to accommodate desired growth. If a municipality wishes to annex land, such areas are required to be included and described in the MGE.

Plan Analysis

Chapter 6: Municipal growth element uses the term “area of influence” to describe the municipal growth area (p. 53). Table 6-2 Population Projections at Plan Build-Out in 20 Years appears unrealistically low. Compared to Table 6-1, MDP would recommend that a more realistic approach would be to consider the growth rate from 2010 to 2020 (6.1%) rather than the low rate of growth rate from 2020-2023 (3.8%).

MDP also notes that the assumed vacancy rate may not be an appropriate figure either. Approximately 85% of the dwelling units are owner occupied, while 15 % of dwellings are rental units. There appears to be zero vacancy rate in the community per the 2017-2021 ACS data.

The municipal growth element should identify properties appropriate for future annexation into the town. The annexation could be for growth, or as a protective “greenbelt” buffer from other properties or uses. As land values continue to rise, and with the current housing market, MDP recommends that the town strategize what types of housing will likely serve the needs of the community, (market rate, workforce housing, or low-income housing) and identify lands appropriate for future annexation as residential development. MDP emphasizes that the housing vision for the State of Maryland looks for “A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes”.

MDP recommends that MGE:

- Clarify that the municipal element land area correlates with the “area of influence” or redraw the mapping to clarify the actual area of the municipal growth area.
- Recalculate the population projections to reflect the 2010-2020 growth rate and the zero-vacancy rate.
- Identify properties appropriate for future annexation into the municipality.

10. Areas of Critical Concern Element - Synopsis

The areas of critical state concern element is required to include planning commission recommendations to determine, identify, and designate areas that are of critical state concern.

Plan Analysis

The Draft Plan should include an analysis of the areas of critical concern as stated above, and encourages Walkersville to review the list of designated areas, plans, studies, and programs in the State Development Plan, [A Better Maryland](#).

11. Mineral Resources Element - Synopsis

If current geological information is available, a comprehensive plan is required to include a mineral resources element. It should identify land that remains undeveloped to provide a continuous supply of minerals, which are defined in the Environment Article. They include clay, diatomaceous earth, gravel, marl, metallic ores, sand, shell, soil, and stone. The element is required to further identify post excavation land uses and incorporate strategies that balance resource extraction with other land uses and prevent, as much as possible, preempting mineral extraction in the jurisdiction.

Plan Analysis

The Draft Plan should include an analysis of the mineral resources element as stated above, if current geological information is available.

12. Fisheries Element - Synopsis

To facilitate commercial fish and shellfish harvesting and ensure reasonable access to waterways for watermen, a county with tidal waters is required to include a fisheries element. This element designates and maps areas on or near tidal waters for loading and processing fish and shellfish and docking and mooring of commercial fishing vessels.

Plan Analysis

DNR has commented on this element. See the attached letter dated August 14, 2023, from Christine Burns to Susan Llareus.

13. Growth Tiers – Synopsis

On May 1, 2013, Walkersville notified MDP that it concurred with Frederick County's [growth tier map](#), which established growth tiers under the Sustainable Growth and Preservation Act of 2012 for Walkersville. As provided for in § 1-509 of the Land Use Article, if Walkersville does not incorporate the growth tier map into the comprehensive plan at the time the jurisdiction was scheduled to conduct its 6-year comprehensive plan review under § 1-416(a) or § 3-301(a) of the Land Use Article, the town's growth tier map shall be considered not adopted for purposes of § 9-206 of the Environment Article.

If Walkersville intends for the county's tier map to continue serving as the town's tier map, MDP recommends including language such as "Frederick County's growth tier map as adopted on [XX date] constitutes a component of the Walkersville comprehensive plan within the Area of Planning influence (page 94)." If not already completed, the town should also review the existing tier map to ensure it reflects the vision for future development within the Area of Planning influence.

MDP generally recommends a Tier II designation for areas with county-planned sewer service, a Tier IIA designation for municipal growth areas planned for sewer service that are not yet in the county water/sewer plan, and a Tier IVA designation for municipal greenbelts.

The town may ask the county to make any needed updates to the tier map or adopt its own tier map to ensure conformance to the statutory mapping criteria in Section 1-508 of the Land Use Article. Under Section 1-504 of the Land Use Article, if Walkersville adopts an amended growth tier map, then Walkersville must notify and provide MDP with all information necessary to allow for the department's detailed review required under Section 1-505 of the Land Use Article. If requested, MDP can complete a detailed review of any proposed tier map amendment before the plan is adopted.

14. Plan Implementation

Chapter 10: Plan Implementation discusses how the town will proceed through the Draft Plan's horizon to implement recommendations and transform the physical functioning and appearance of the community. As a small town, MDP may be able to advise on such items as the updating of the Walkersville Design Manual update or creating a landscape manual for new development.

The Land Use Article Section 1-207(c)(6) requires jurisdictions to submit a comprehensive plan implementation report every five years. MDP reminds the town to adhere to this requirement in the future.

**Maryland Department of Planning Review Comments
Draft Plan**

STATE AGENCY COMMENTS

The following are state agency comments in support of MDP's review of the Draft Plan. Comments not included here may be submitted under separate cover, or via the State Clearinghouse. If comments from other agencies are received by MDP, the department will forward them to the Town of Walkersville as soon as possible.

Attachments

- Page # 13: Maryland Department of Natural Resources
- Page # 14: Maryland Department of Maryland Department of Housing and Community
Development
- Page # 17: Maryland Department of Maryland Department of Transportation



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

Maryland Department of Planning
301 West Preston Street
Suite 1101
Baltimore, MD 21201

August 14, 2023

Memo: DNR comments on the Town of Walkersville Comprehensive Plan

To: Susan Llareus
cc: Rita Pritchett

On behalf of the Department of Natural Resources, thank you for the opportunity to comment on the Draft Walkersville Comprehensive Plan. The draft plan was distributed to appropriate contacts at the Maryland Department of Natural Resources (DNR) and reviewed. DNR offers the following comments:

The Walkersville's Comprehensive Plan is generally in conformance with DNR's Land Acquisition and Planning, Program Open Space Local goals to preserve land and enhance recreational opportunities. The Plan notes that in 1994 Walkersville amended regulations to increase the proportion of land in new residential developments to be reserved specifically for recreational purposes (pg 39). Any new land acquisitions being proposed should be discussed with the County. The Plan includes information regarding the 5.2% of land designated as Parks and Open Space (pg. 45). Walkersville owns 437 acres of parks and open space, with approximately 170 acres being active recreation (pg. 89).

DNR Freshwater Fisheries has also reviewed the Walkersville 2023 comprehensive plan. It strongly supports efforts outlined in the plan to target riparian tree plantings along the Monocacy River, Glade Creek, and Israel Creek. Riparian tree planting provided much needed shade, habitat, and bank stability to a stream. Additional efforts to incorporate green building techniques that minimize impervious surface runoff are also supported.

In the stormwater management section of the plan, it lists four potential restoration projects to meet the MS4 requirements. Stormwater management ponds that incorporate infiltration over direct storage are strongly preferred. Infiltration of stormwater runoff prevents large volumes of heated water entering in surrounding water bodies. Infiltration will also help boost groundwater supplies in the watershed. Freshwater Fisheries has drafted a guidance document with recommended stormwater management practices (https://dnr.maryland.gov/fisheries/Documents/UseIIISWMSWGuidance_2021.pdf).

Once again, we thank you for the opportunity to review this document and provide feedback. If you have any questions about these comments or would like further information, please do not hesitate to contact me at 443-534-4151 or christine.burns1@maryland.gov.

Best,
Christine Burns

August 3, 2023

Joseph Griffiths
Manager of Local Assistance and Training
Maryland Department of Planning
301 West Preston Street, 11th Floor
Baltimore, MD 21201

Dear Mr. Griffiths,

Thank you for the opportunity to review and comment on the Walkersville Comprehensive Plan 2023 (the "Plan"). When reviewing plans, the Maryland Department of Housing and Community Development ("DHCD") comments on items for which political subdivisions can strategically leverage DHCD's resources to accomplish their housing and community development goals. DHCD also reviews comprehensive plans for consistency with relevant statute and, if appropriate, Sustainable Communities Action Plans.

Overall, DHCD staff were impressed with the quality of the Plan. Staff in the DHCD Division of Neighborhood Revitalization reviewed the plan and provided the following comments, which are meant to help realize the Plan's goals. We present the following in no particular order:

1. The Plan identifies a need to find partners for funding that supports aging in place. DHCD can assist with home repairs that improve comfort, livability, and accessibility for homeowners through its Special Loan Programs. Planning staff and residents can learn more about these programs at <https://dhcd.maryland.gov/Residents/Pages/SpecialLoans.aspx> or contact the program directly at 301-429-7409 or DHCD.SpecialLoans@maryland.gov.
2. The Plan does not show that Walkersville has conducted a point-in-time count to identify the total number of people experiencing homelessness in Walkersville, and the Plan does not identify goals or actions regarding services for people experiencing homelessness. For information on DHCD's programs addressing homelessness, please see more online at <https://dhcd.maryland.gov/HomelessServices/Pages/GrantFunding.aspx> or contact the Homelessness Solutions Program Manager, Suzanne Korff, at 410-209-5850 or Suzanne.Korff@maryland.gov. Persons experiencing homelessness who need assistance should contact 301-600-1506.
3. The Plan does not identify the community's needs with respect to income and poverty. Walkersville or non-profits active in Walkersville may be eligible to apply for discretionary Community Services Block Grant (CBSG) funds administered by DHCD in



order to provide services for low-income individuals and families at or below 125% of poverty. Planning staff can learn more about CBSG programs online at <https://dhcd.maryland.gov/Communities/Pages/programs/CSBG.aspx> or contact the Poverty Solutions Team at 301-429-7525 or csbg.dhcd@maryland.gov.

4. The Plan identifies a need for affordable housing, including workforce and low-income housing. All of Walkersville is within DHCD's Communities of Opportunity HUD Qualified Low-Income Housing Tax Credit (LIHTC) Census Tract and currently has one LIHTC property with 80 units for seniors. If planning staff want to support further affordable housing development with LIHTC or other DHCD programs, information is available online at <https://dhcd.maryland.gov/HousingDevelopment/Pages/lihtc/default.aspx> or contact Edward Barnett, Director of Rental Lending, at 301-429-7740 or edward.barnett@maryland.gov.
5. The Plan identifies a need to support locally owned businesses. Info on DHCD's support for businesses can be found online at <https://dhcd.maryland.gov/Business/Pages/SmallBusinesses.aspx> or by contacting Mike Haloskey, Director of Business Lending Programs, at 301-429-7523 or Michael.Haloskey@maryland.gov.
6. The Plan identifies a need for infrastructure improvements that increase safety for pedestrians. DHCD's Community Safety Works program is a potential resource to support these projects. More information on the program can be found online at <https://dhcd.maryland.gov/Communities/Pages/csw/default.aspx> or by contacting Christine McPherson, Program Officer, at 410-209-5802 or christine.mcpherson@maryland.gov.
7. The Plan identifies a need to increase energy efficiency for buildings, including single-family and multifamily homes. DHCD has several programs that support energy efficiency, and more information on those programs can be found online at <https://dhcd.maryland.gov/Pages/EnergyEfficiency/default.aspx>.
8. The Plan notes that, when surveyed, town residents identified vacant and blighted commercial properties as a problem. DHCD's Project Restore can be leveraged to attract and retain businesses that occupy vacant properties. More information on the program can be found online at <https://dhcd.maryland.gov/Pages/ProjectRestore/default.aspx> or by contacting the Program Manager at 410-209-5851 or keith.mainhart@maryland.gov.
9. The Plan's Housing Element does not include an assessment of fair housing. Maryland House Bill 90 (2021) requires, effective January 1, 2023, that comprehensive plans include an assessment of fair housing. For technical assistance in development of the Plan's Housing Element, please contact staff at the Maryland Department of Planning.

We at DHCD look forward to continuing our productive partnership with Walkersville in its future initiatives. Again, thank you for the opportunity to comment on the Plan. If you have any



questions regarding the comments above, please contact me at carter.reitman@maryland.gov or 410-209-5849.

Sincerely,

Carter Reitman
Program Manager, State Revitalization Programs

Cc: Susan Llareus, Maryland Department of Planning
Sara Jackson, DHCD Division of Neighborhood Revitalization
John Papagni, DHCD Division of Neighborhood Revitalization



MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
7800 HARKINS RD • LANHAM, MD 20706 • DHCD.MARYLAND.GOV
301-429-7400 • 1-800-756-0119 • TTY/RELAY 711 or 1-800-735-2258



August 29, 2023

Ms. Susan Llareus
Maryland Department of Planning
301 West Preston Street
Suite 1101
Baltimore MD 21201

Dear Ms. Llareus:

Thank you for coordinating the State of Maryland's comments on the 2023 Draft Walkersville Comprehensive Plan, hereafter referred to as the "the Plan". The Maryland Department of Transportation (MDOT) offers the following comments from The Secretary's Office and the State Highway Administration (SHA).

General Comments:

- The MDOT supports trail connectivity and encourages partnering to achieve its vision for a regional network.

Chapter 8 – Transportation

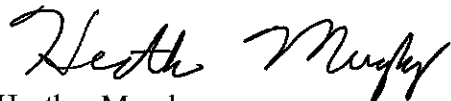
- Page 71: While this section deals with the Town Street System, neither MD 26 nor US 15 are located within the Town. Biggs Ford Road, Devilbiss Bridge Road, and other roadways mentioned in the next chapter have more influence on how the Town connects to the State roadways. Consider focusing more on how these connecting roads contribute to the Town's network than the larger roadways outside the Town's limits.
- Page 71: Consider listing the functional classification of the roadways to better reflect funding possibilities and roadway character.
- Page 71: Consider adding the following sentence after the second sentence in the third paragraph:
 - A grid pattern provides easy flow and accessibility as a balance for vehicles, pedestrians, and bicyclists.
- Page 71: Regarding Traffic Volumes and Congestion – The map on the following pages shows that the comparable roadways do not have similar traffic volumes. Consider removing this paragraph or please list the comparable traffic volumes for all roadways listed in the last chapter to better illustrate the need for MD 194 to be widened.
- Page 74: Consider adding a timetable for the completion of the design or construction. In the last paragraph, consider adding a second sentence, "While a four-lane divided highway may encourage speeding, plans will include a narrowing of lanes, accommodations for public transportation, pedestrian sidewalks and crosswalks, signalization, and protected bike lanes along this stretch of roadway."

Ms. Susan Llareus
Page Two

- Page 74: Please note the State Highway Administration's Highway Needs Inventory includes a project for a divided highway reconstruction along MD 194 from north of MD 26 to Devilbiss Bridge Road. The Highway Needs Inventory is a long-term, financially unconstrained technical reference and planning document that identifies highway improvements to serve existing and project population and economic activity in the State.
- Page 76: The Highway Plan Recommendations 2023 map only lists the road classifications. If new projects are recommended, please include them on this map and increase the road labels font size to be legible.
- Page 77: Regarding Major Arterials – Consider adding a phrase explaining how accommodations will be made for pedestrians and bicyclists on roads identified as Major Arterials. Consider relocating the functional classification earlier in the chapter to better describe state and town roadways.
- Page 78: Consider titling these maps as “Roadway Recommendations” and add additional roadway and trail labels to better orient the new road's location.
- Pages 80-84: As an entity overseeing public rights-of-way, the Town is required to conduct a Transition Plan to be in compliance with the American with Disabilities Act (ADA). Based on the work completed by Wilson T. Ballard, the Town should consider formalizing an ADA Transition Plan to strategically improve infrastructure compliance.
- Page 83: Regarding Bicycle and Pedestrian Improvements – The text indicates a map follows to show pedestrian and cycling routes but is not included. Please include the map. How did the Town identify these routes as ‘key’ pedestrian and cycling routes?
- Page 83: Consider renaming the project to Frederick to Walkersville “Rail with Trail” as train operations will continue alongside the new trail. “Rail trail” insinuates that the rail line will be replaced by the trail. The “rail with trail” will first connect to Frederick County's portion of the project before connecting to the City of Frederick's East Street Trail Project.

Thank you again for the opportunity to review the Plan. If you have any questions or concerns, please do not hesitate to contact Ms. Kari Snyder, Regional Planner, MDOT Office of Planning and Capital Programming (OPCP) at 410-865-1305, toll free at 888-713-1414, or via email at ksnyder3@mdot.maryland.gov. She will be happy to assist you.

Sincerely,



Heather Murphy
Director, OPCP, MDOT

cc: Ms. Kari Snyder, Regional Planner, OPCP, MDOT



Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

September 18, 2023

Ms. Susan Holm Llareus
Maryland Department of Planning
301 West Preston Street
Suite 1101
Baltimore, MD 21201

RE: Local Plan Review: Draft Walkersville Comprehensive Plan 2023
MD20230714-0612

Dear Ms. Llareus

Below are the comments from the Maryland Department of the Environment regarding the above referenced project.

1. Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable State and federal laws and regulations. Underground storage tanks must be registered and the installation must be conducted and performed by a contractor certified to install underground storage tanks by the Land and Materials Administration in accordance with COMAR 26.10. Contact the Oil Control Program at (410) 537-3442 for additional information.
2. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.
3. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Resource Management Program at (410) 537-3314 for additional information regarding recycling activities.
4. The Solid Waste Program should be contacted directly at (410) 537-3315 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.
5. Any contract specifying “lead paint abatement” must comply with Code of Maryland Regulations (COMAR) 26.16.01 - Accreditation and Training for Lead Paint Abatement Services. If a property

was built before 1978 and will be used as rental housing, then compliance with COMAR 26.16.02 - Reduction of Lead Risk in Housing; and Environment Article Title 6, Subtitle 8, is required. Additional guidance regarding projects where lead paint may be encountered can be obtained by contacting the Environmental Lead Division at (410) 537-3825.

6. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please Land Restoration Program at (410) 537-3437.

7. Borrow areas used to provide clean earth back fill material may require a surface mine permit. Disposal of excess cut material at a surface mine may requires site approval. Contact the Mining Program at (410) 537-3557 for further details.

8. The Comprehensive Plan indicates the new Water Treatment Plant has a capacity of 1.4 Million Gallons per Day (MGD). The 2019 Frederick County Water and Sewerage Plan (W&S Plan) indicated the WTP capacity would be 1 MGD. Please confirm the capacity of the plant and if necessary, work with the County to update the W&S Plan with the updated capacity.

There is an updated Water Resources Element (WRE) guidance. The 2022 update WRE guidance can be found at the following link: <https://planning.maryland.gov/Pages/OurWork/envr-planning/water-resources-mg/2022/2022-guidance-update.aspx>. The guidance includes best practices for protecting receiving waters and for integrating climate change and equity considerations into local water resource planning. By updating the WRE, a required element of local comprehensive plans, jurisdictions will identify recommendations and strategies necessary for ensuring community resilience and sustainability, which can inform and be informed by, project and policy needs for county water and sewer plan updates.

9. Emissions from mobile sources are one of the primary contributors to both climate change and local air pollution, vehicles powered by electricity are one way to reduce the impacts of these emissions. A variety of funding initiatives are becoming available to allow for the faster adoption of electric vehicles, any funding opportunity that can help with this should be examined, especially for electric vehicle charging or refueling infrastructure.

Please let me know if you have any questions or concerns.

Sincerely,

Amanda R. Redmiles

Amanda R. Redmiles
Interdepartmental Information Liaison
Maryland Department of the Environment



FREDERICK COUNTY GOVERNMENT

Jessica Fitzwater
County Executive

DIVISION OF PLANNING & PERMITTING
Livable Frederick Planning & Design Office

Deborah A. Carpenter, AICP, Division Director
Kimberly Gaines, Director

August 30, 2023

Susan J. Hauver, Town Planner & Zoning Administrator
Town of Walkersville
P.O. Box 249
Walkersville, MD 21793

Dear Susan,

Thank you for the opportunity to review the draft Walkersville Comprehensive Plan. We very much enjoyed reading the plan, as it is very well-written and informative.

The vision statement is very clear, and the Walkersville Comprehensive Plan clearly demonstrates the ways in which Walkersville has upheld that vision throughout its history as well as the future measures the Town intends to undertake to support the vision. The introduction to the plan excels at establishing the regional context and the regulatory frameworks (both at the local and state level) that the plan is intended to address. Additionally, the opening chapters of the plan that describe the history of the Town and the local environment greatly enhance the ability of the reader to contextualize the issues facing the town, as addressed in the following chapters.

While Livable Frederick was adopted prior to the State Housing Element requirement for Comprehensive Plans, Chapter 4 of the Walkersville Comprehensive Plan (Housing) is a very detailed and thorough investigation and inventory of Walkersville's housing stock. It provides a comprehensive overview of how the density and housing construction have evolved over time, and it sets the stage for the Growth Element. The analysis and discussion of the options available to residents to address both housing for an ageing population, as well as housing affordability (rental assistance, ADU's and home sharing, homebuyer assistance, etc.), are very timely and address topics raised during the Community Survey that preceded the drafting of the plan.

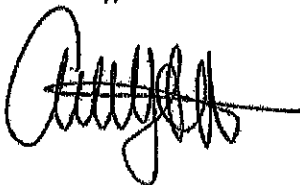
The discussion of issues related to land use, growth, water and sewer capacity, and school capacity are well developed within the plan and support the conclusions and action items identified within those chapters. The discussion of the Old Town Mixed-Use zoning district in Chapters 4, 5 & 6, and issues related to the adaptive re-use of historic structures is engaging and thought-provoking. Livable Frederick is broadly supportive of initiatives like LU – 21 through LU – 26 that could grant the town more options within its code to facilitate the

proactive preservation of existing structures that reflect the Town of Walkersville's rich rural and agricultural history.

Lastly, Chapter 5, Land Use, and Chapter 10, Plan Implementation, both directly address the predominant theme of the Town of Walkersville Comprehensive Plan Vision Statement. The annexation discussion in Chapter 10 states that the Town would like Frederick County to update the 1990 Joint Annexation Limits study to ensure that "both jurisdictions agree on the future of the land in the Area of Planning Influence." This desire on behalf of the Town has been noted. While Frederick County cannot prohibit a property owner from requesting a rezoning based on the County's Comprehensive Land Use Plan, we certainly can recognize the need for the Town and the County to work together to preserve the Town of Walkersville's identity and vision by working together to establish a workable framework for growth within, and adjacent to, the Town's designated Community Growth Area.

In closing, thank you for the opportunity to review and comment on the draft Walkersville Comprehensive Plan. The Town is a special place deserving of the thoughtful consideration and planning represented in the draft.

Sincerely,



Andrew J. Stine, PLA, ASLA, Principal Planner I, Livable Frederick Planning and Design Office

cc: Deborah A. Carpenter, AICP, Director, Frederick County Division of Planning and Permitting
Kimberly M. Gaines, Director, Livable Frederick Planning and Design Office



September 21, 2023

VIA EMAIL

Susan J. Hauver
Town Planner / Zoning Administrator
Town of Walkersville
Town Hall, 21 W. Frederick St.
publichearing@walkersvillemd.gov
planner@walkersvillemd.gov

RE: 2023 Walkersville Comprehensive Plan Update Property Owner Request –
Delaplaine Property

Dear Planning Commission Members,

I represent Glade Valley/Delaplaine, LLC (the “**Applicant**”). The Applicant owns the real property located at: Map 58, Parcel Numbers 0084, 0057, 0182, 0007, 0074, 0035, and 0269, with property addresses: 8628 Liberty Road, 9249 Liberty Road, 8420 Crum Road, 9314 Liberty Road, and 9201 Liberty Road (collectively, the “**Property**”). The Property is currently located within the Town of Walkersville’s (the “**Town**”) “Growth Area”. The Property’s current plan designation is “Agricultural Buffer”, and its current zoning is “Agricultural”.

I received an email from Susan Hauver on September 20, 2023, which provided that the Planning Commission’s position is for the Property to remain in agricultural use. As the Applicant indicated at a previous public hearing, it respectfully requests that the Property remain in the Town’s Growth Area. In addition, the Applicant would like to introduce the following text amendment for the Property as part of the Comprehensive Plan Update, an “AG-MXD Use Zoning District” for the Property.

Since the Comprehensive Plan is for the next twenty (20) years, the intention of the AG-MXD Use Zoning District would be **specific** for this Property and would include Agricultural Preserve, Residential, and Mixed-Use components, and flexibility for the development of the Property as approved by the Town. The intent of the proposed AG-MXD Use Zoning District is to preserve agricultural land, while incorporating non-residential and residential uses, which may be appropriate in strategic locations on the Property. Those uses could include commercial, office, employment, industrial, and low to medium density residential. Implementation of this proposed AG-MXD Use category would involve Master Plan criteria. Justifications on the types of land use would include, without limitation, clustering development techniques, and road access would be encouraged to preserve the agricultural aspects of the Property. As indicated in previous testimony, permitting this AG-MXD Use category for the Property would be beneficial for



the Town and its growth in the next twenty (20) years. By permitting this AG-MXD Use category, the Town would be satisfying the purpose(s) of the 2023 (Draft) Comprehensive Plan as provided on page 1, and in pertinent part: “To provide opportunities for future residential, commercial, employment and institutional development that fit within the overall vision for the future of the Town and are coordinated with the provision of adequate public facilities and services”. In addition, on page 2 of the 2023 (Draft) Comprehensive Plan, it states: “Whatever the Town of Walkersville plans for its future, it occurs within the context of its surroundings, and that context is growth”. In order for the Town to plan accordingly for future growth and achieve the purpose of the 2023 (Draft) Comprehensive Plan, it would be beneficial for the Town to implement the AG-MXD Use category now for the Property so that the Town will have the necessary tools for its future.

We appreciate and thank you for your time and consideration. Please let us know if you have any questions with regard to this request.

Sincerely,

Tracie L. Clabaugh, Esq.

Cc: Glade Valley/Delaplaine, LLC (via email)

Noel S. Manalo, *Principal*
240.772.5200 Phone
240.772.5135 Facsimile
Noel.Manalo@offitkurman.com

September 21, 2023

VIA ELECTRONIC MAIL & REGULAR MAIL

Planning Commission
Town of Walkersville
Attn: Susan J. Hauver, Planner & Zoning Administrator
P.O. Box 249
Walkersville, MD 21793
planner@walkersvillemd.gov

RE: FoodPRO Property – Town Comprehensive Plan

Honorable Commissioners:

On behalf of FoodPRO, I am writing to reiterate our request that the Town Comprehensive Plan include the +/- 106.38 acres on the east side of Fountain Rock Road (Tax ID # 26-486570) (the “Property”) as within the “Ultimate Annexation Limits”, with a Land Use Designation of Limited Industrial.

FoodPRO appreciates the feedback from you and from residents, including the discussion at your April 25, 2023 meeting.

For the reasons we originally stated in our February 10, 2023 letter (copy enclosed), we believe that the above Comprehensive Plan notations will facilitate the highest and best use of the Property, for the benefit of all. Thank you again for your consideration, and we look forward to you revisiting this and to you making our requested changes.

Sincerely,



NOEL S. MANALO

Enclosure (as stated)
cc: FoodPRO

4893-7940-9537, v. 1



McNees Wallace & Nurick LLC
8490 Progress Drive, Suite 225
Frederick, MD 21701

McNees

Noel Manalo
Telephone: 301.241.2014
Fax: 717.237.5300
nmanalo@mcneeslaw.com

February 10, 2023

VIA E-MAIL

planner@walkersvillemd.gov

Town of Walkersville
Attn: Susan J. Hauver, Planner & Zoning Administrator
P.O. Box 249
Walkersville, MD 21793

RE: Town Comprehensive Plan

Honorable Burgess & Commissioners and Honorable Planning & Zoning Commission:

I am writing on behalf of FoodPRO, owner of 8908 Fountain Rock Road, the +/- 106.38 acres on the east side of Fountain Rock Road (Tax ID # 26-486750) (the "Property", also noted on the enclosed exhibit). We would respectfully request you include the Property in you Comprehensive Plan's "Ultimate Annexation Limits" with a Land Use Designation of Limited Industrial.

My client is interested in petitioning you to annex the Property into the Town. We are excited about the prospect of moving our business to Walkersville. We are proud to be a third-generation family business that has operated in Frederick County since 1935. The Property presents an exciting opportunity for us to continue to thrive as a local, home-grown business, while bringing economic development and other benefits to the Town of Walkersville.

The annexation of the Property for Limited Industrial use is consistent with the Town's comprehensive planning over the last decade or more, as you have developed and envisioned this corridor along Retreat Road as the Town's Limited Industrial area.

Inclusion of the Property in the Comprehensive Plan's "Ultimate Annexation Limits" and designating it Limited Industrial is consistent with sound planning and will facilitate annexation. Thank you for being a welcoming partner as we look to be good stewards of the Property and good corporate citizens of the Town of Walkersville.

Sincerely,

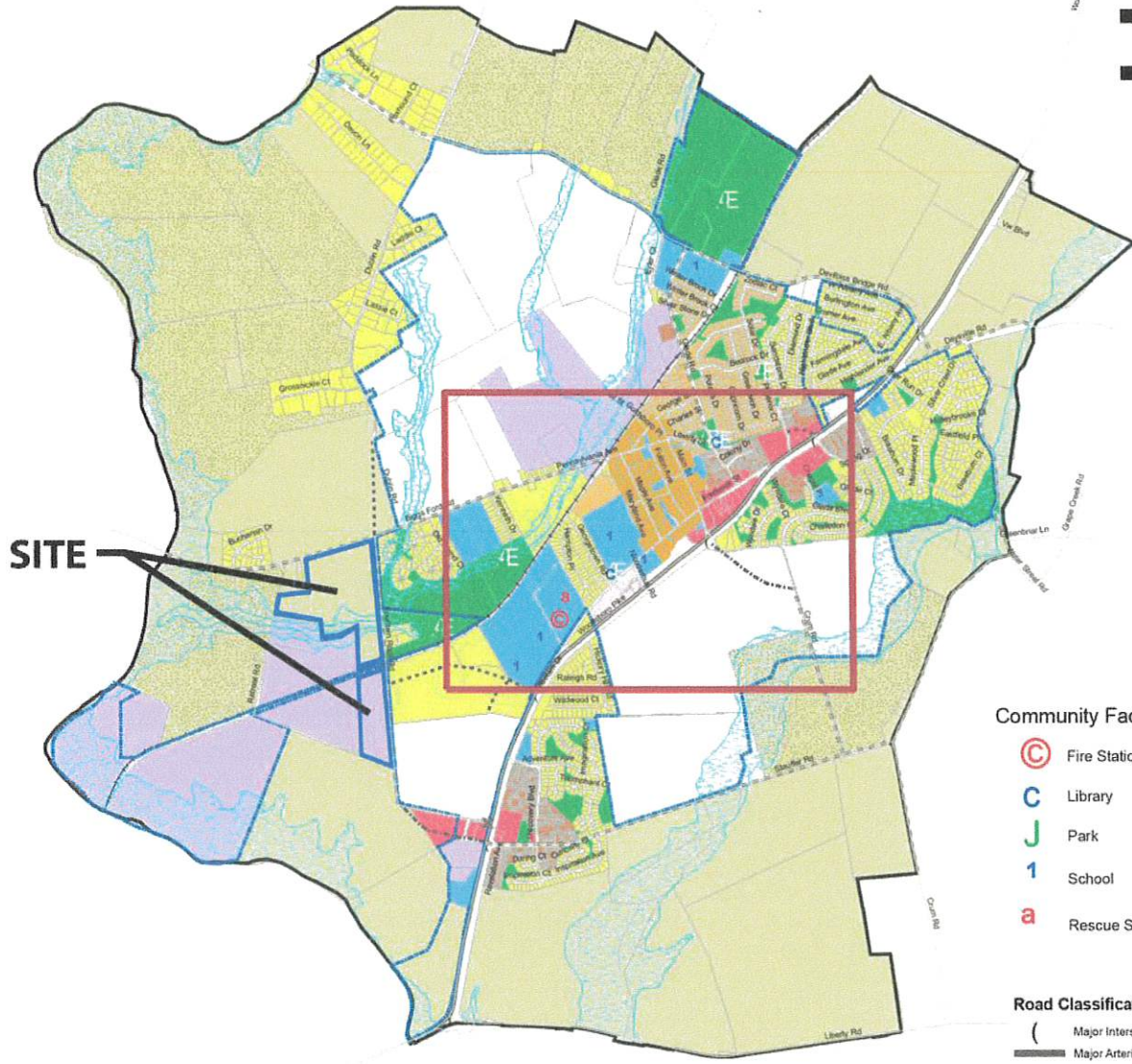
Noel Manalo
MCNEES WALLACE & NURICK LLC

Attachment: as stated

cc: Harris, Smariga & Associates, Inc.
FoodPRO

Town of Walkersville Comprehensive Plan Adopted August 2011

EXHIBIT 2








SITE

Community Facilities

-  Fire Station
-  Library
-  Park
-  School
-  Rescue Station

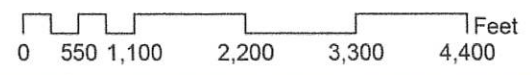
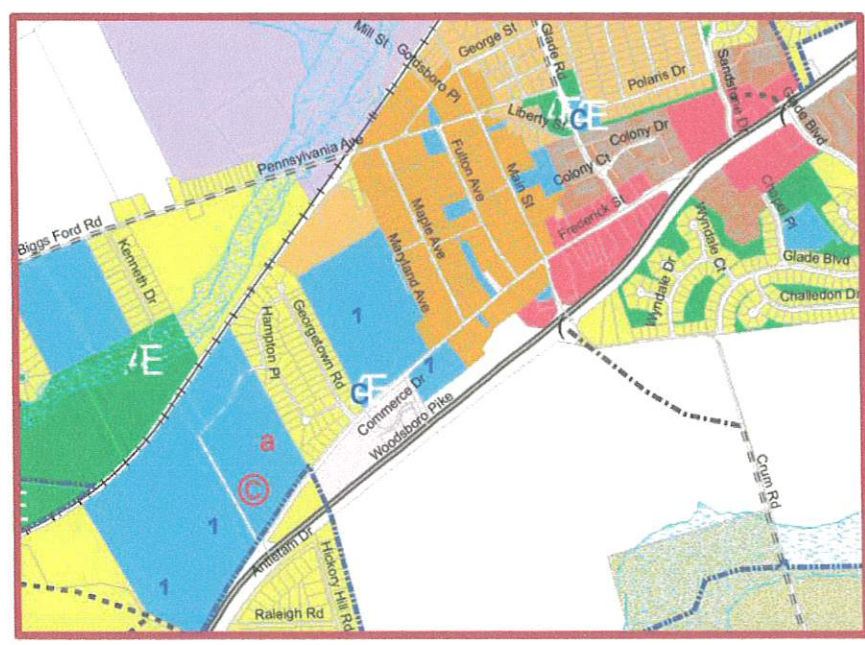
Road Classifications

-  Major Intersections
-  Major Arterial
-  Collector
-  Proposed Collector
-  Proposed Local



Land Use Designations

-  Agricultural / Rural
-  Agricultural Buffer
-  Agricultural Preservation
-  Institutional
-  Parks and Open Space
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Old Town
-  General Commercial
-  Office / Commercial
-  Limited Industrial
-  General Industrial
-  100-Year Floodplain
-  Ultimate Annexation Limits
-  Town Boundary -- 2012





September 18, 2023

Bruce N. Dean
bdean@mdglawfirm.com
240.503.1455

VIA EMAIL ONLY

Town of Walkersville Planning Commission
C/o Susan Hauver, Town Planner
21 West Frederick Street
P.O. Box 249
Walkersville, MD 21793

Re: Town of Walkersville Comprehensive Plan Update/Square Acres Farm (the "Stone Property")

Dear Susan and Commissioners:

I am writing you on behalf of my clients, Square Acres Farm, LLC ("Square Acres") and Ausherman Development Corporation II ("Ausherman"), who have entered into a joint venture to seek to cooperatively entitle and develop the 105-acre Stone Property located at Fountain Rock Road and MD 194, as a residential development in the Town of Walkersville. As you know, at the onset of the Town Comprehensive Plan update, we presented a request to the Planning Commission to have the Stone Property included in the draft Town of Walkersville Comprehensive Plan with a land use designation of Low Density Residential (LDR). In July of this year, we again appealed to you to include the Stone Property in the draft Comprehensive Plan with a land use designation of LDR.

We understand that the Town Planning Commission has determined to proceed with updating the Town's Comprehensive Plan utilizing a "slow growth" scenario, and the purpose of this letter is not to try to convince the Planning Commission to adopt a different scenario. With that said, however, the timing and pace of growth within the Town's boundaries is not determined by the number of properties included in the Plan map for eventual future development; instead, such timing and pace of development is determined by future rezoning at the Town's sole discretion, and by the Town's Adequate Public Facilities Ordinance. We believe that from a planning perspective, it makes the most sense to include the Stone property with a LDR designation and for the Plan to include a statement that the Town should proceed in zoning only such parcels as the Town believes it can adequately serve and at a time and pace that it determines, using its best judgment.

As the Town's Comprehensive Planning effort has been deliberate, but lengthy, we wanted to recap a number of key issues and discussion points we have had with the Commission over the past year:

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1. The Stone Property has long been planned for development within the town and upon original annexation was designated for Low Density Residential as a gateway community to the Town.
2. Following a number of Planning Commission work sessions, we took a field trip with the Commission to Kellerton on Yellow Springs Road to experience the type of community that can be established with a mix of housing types, within a municipalities gateway, but with appropriate rural-municipal design elements to ensure a natural transition between land uses.
3. During your work sessions, we presented an outline and have proffered to work collaboratively with Town Staff and the Planning Commission to update the Town's Zoning Ordinance to contain a new, Gateway Residential development technique to create community-oriented excellence of design for the future development of not just the Stone Property but any other land meeting these criteria.
4. It has been acknowledged by the Commission that no new development within the Town's boundaries will occur until such time as properties have been rezoned by the Burgess and Commissioners at such time as they deem appropriate, which is completely under their control as to timing and placement.
5. Further, that even under a best-case scenario, any property being able to pass the APFO school capacity thresholds is years away from occurring, given current seating capacity in schools serving the Town of Walkersville and as foreseen by Frederick County Public Schools' Facilities Master Plan for future school construction in or near the Town.
6. Finally, we have discussed the lengthy regulatory process following this comprehensive plan effort including rezoning, concept plans, preliminary plans, improvement plans, and Final Plats/Building Permits, prior to any construction taking anywhere from 4-6 years.

To that end, now is the time to provide the opportunity to work with a developer committed to maintaining the Town's unique character and implementing its Vision over the next decade. If not, the Town's zoning ordinance and other regulatory elements will be status quo and continue to produce communities that are not consistent with the vision and within the policies set forth in the 2023 Comprehensive Plan Update.

CONSISTENCY WITH AND IMPLEMENTING THE COMPREHENSIVE PLAN

As the Planning Commission will soon be voting to finalize their recommended plan, we wanted to reiterate certain specific issues to consider as the Stone Property is key toward implementing the towns vision through its Housing and Land Use Policies.

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As you know, the Stone Property was annexed into the Town many decades ago, and had previously been included in prior versions of the Town's Comprehensive Plan with an LDR designation for future residential development, and is virtually surrounded by development. Our request is simply to re-designate the Stone Property in the recommended Comprehensive Plan with its previously held land use designation of LDR. The Comprehensive Plan is not a means to permit specific development projects, but rather to create a long-range vision for the future development over the next few decades, and to create a development staging approach for timing and location of such future development and not implementing zoning.

The concept plans (see attached) that we previously submitted and discussed with the Planning Commission carry out that Town vision by implementing a number of policy items. As shown, the Stone Property offers the ability to create a gateway neighborhood to the Town. The treatment along MD 194 to create a "beautification corridor" along with preserving certain viewshed vistas and open space windows to the farmhouse setting can all be achieved with a new planning approach.

This conceptual design technique and development staging approach is supported within the draft comprehensive plan by a number of the Planning Commissions Housing and Land Use Policies including:

- **H-1** Consider zoning standards that would allow neighborhoods with a mix of housing types and sizes that can accommodate a variety of households, including renters and owners.
- **H-2** Support quality, safe, and affordable housing in a variety of types, sizes, locations, and costs to meet the needs of current and future residents, regardless of age or income status.
- **H-3** Seek partners and funding to increase the supply of housing for the senior population, including developments that support aging in place.
- **H-7** Coordinate with Frederick County on housing needs and issues.
- **H-10** Before rezoning additional residential land, complete a comprehensive review and update of the residential zoning district regulations.
- **LU-1** Development plans for new residential developments shall include park and open space areas.
- **LU-2** Development of floodplain areas will be prohibited. Forestation of the stream valleys shall be encouraged to prevent erosion and to maintain sensitive environmental areas.
- **LU-3** Identify priority areas for open space acquisition and preservation.

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- **LU-4** Consider zoning and subdivision alternatives that maximize the preservation of open space.
- **LU-17** New residential development shall be integrated with existing development. Development occurring on infill parcels or in proximity to existing public services shall be given priority.
- **LU-18** The Town shall promote residential designs that foster the development of neighborhoods, are visually attractive, and are protected from incompatible uses.
- **LU-19** The Town should review its residential zoning districts and their respective requirements to ensure that the zoning regulations fulfill the purpose and intent of the Comprehensive Plan categories.
- **LU-20** The Town should consider adopting a residential floating zone that provides for a mix of residential dwelling unit types, which are integrated with open space areas and community amenities.

In addition, planning and future development of the Stone Property is consistent with, and/or will be able to implement the following policies and recommendations from the Draft Comprehensive Plan.

- **CC 3** Identify streetscapes, landscapes and views that represent the Town's scenic resources.
- **CC 4** Coordinate residential, commercial, employment and recreational areas into an integrated community.
- **CC 5** Develop a plan for beautification of public spaces and streetscapes.
- **NF-3** Develop standards for landscaping and tree planting in new developments.
- **WR-4** Concentrate development in areas within and adjacent to water and sewer service areas.
- **CF-5** Adequate Public Facilities Ordinance: General review and update; add adequacy standards and test for roads and sewage treatment facilities.
- **CF-6** Developer dedication of new neighborhood parks in new residential developments

TIMING AND IMPLEMENTATION

Furthermore, once residential zoning has been placed on a property, the Town's Adequate Public Facilities Ordinance ("APFO") only permits such development to occur when adequate road, school, water and sewer capacity is in place. Noting that while roads/traffic capacity is not

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currently addressed by the Town's APFO, it is expected the Stone Property would be subject to any new APFO-Roads evaluation considering the Commission has included language in the draft version of the Comprehensive Plan recommending changes to the APFO to include a requirement that the transportation network be evaluated at time of development approval.

In addition to traffic mitigation, any property being able to pass the APFO school capacity thresholds is years away from occurring, given current seating capacity in schools serving the Town of Walkersville and as foreseen by Frederick County Public Schools' Facilities Master Plan for future school construction in or near the Town. Further, it has been demonstrated that the FCPS will continue to utilize residual capacity in schools where demand is forthcoming. With respect to Walkersville areas schools, that will continue to be development from the City of Frederick. **By our estimation, it appears that approximately 47% of the students at Walkersville Elementary School are City of Frederick residents, while approximately 22% of the students at Walkersville Middle School and Walkersville High School are City of Frederick residents.** Walkersville must signal to the County and FCPS that future growth will occur in a timely manner within the municipal limits in order for them to take into account that municipal growth when planning for school facilities 5-10 years out.

To that end, the Ausherman development team continues to be committed to work collaboratively with Town Staff and the Planning Commission over the coming years to implement the vision through the policies and recommendations to provide the preferred Gateway Residential neighborhood development that the Stone Property can create. For all of these reasons, we urge the Planning Commission to reconsider its prior decision and decide to include the Stone Property in its final recommended Comprehensive Plan for LDR development.

Thank you for your time and consideration, and we look forward to further discussions with you and the Town Planning Commission.

Very truly yours,

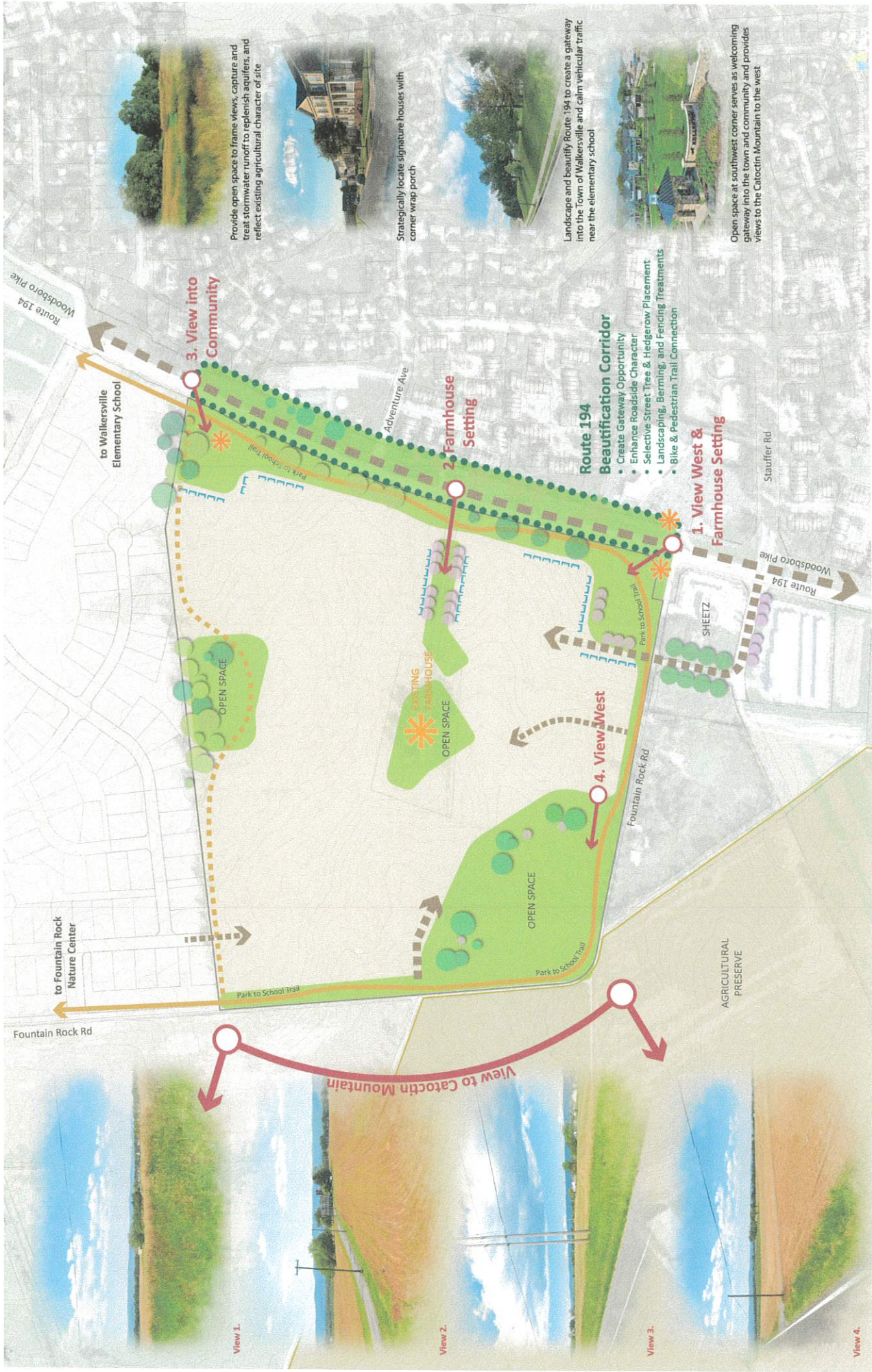
McCURDY, DEAN & GRADITOR, LLC



Bruce N. Dean

BND/pg

cc: Ms. Audrey Stone
Darby Jones
Jeremy Holder
Eric Soter



10/28/2021

0' 75' 150' 300' 450'
Scale: 1" = 150'

STONE PROPERTY
Town of Walkersville, Maryland
Concept 1



10/28/2021

STONE PROPERTY
 Town of Walkersville, Maryland
 Concept 2



planner@walkersvillemd.gov

From: Karen Leonard <kleojae@msn.com>
Sent: Thursday, September 21, 2023 12:11 PM
To: planner@walkersvillemd.gov
Subject: Town comprehensive plan

I am in full support of the new comprehensive plan and completely oppose the annexation of the land for Food Pro.
Thanks for your hard work.
Karen Leonard
Sent from my iPhone

From: pmscookin@aol.com <dwscamp@aol.com>
Sent: Wednesday, September 20, 2023 2:00 PM
To: Susan Hauver; Sean Williams; Mike Mcneish
Subject: Comp plan

apologize for not being there in person-comments on comp plan- against the proposed Staley property 1- increase cost to Town for waste water, has been doubled for water per household-2 increase in maintenance staff \$75,000/\$100,000 per year wages benefits and equipment. 3 traffic and schools. -4 major blasting for infrastructure. -5 environmental impact on Glade branch snapping turtles and brown trout. -6 major loss of prime farmland, Glade Valley has lost 15/20 dairy farms over last 25/30 years- I strongly feel Walkersville has reached its maximum in growth - Thurmont just reversed a decision by Town on growth- Frederick City and Frederick County seems more than willing to approve growth request. Majority of Walkersville residents are comfortable with the Town capacity now - thanks

[Sent from the all new AOL app for iOS](#)

publichearing@walkersvillemd.gov

From: MARK PECOR <mpecor91@msn.com>
Sent: Thursday, September 21, 2023 12:17 PM
To: publichearing@walkersvillemd.gov
Subject: Comp Plan

The update is a fair balance between no growth and the historical growth for the town and I agree with it.

Mark Pecor
Walkersville, MD

Sent from my iPhone

planner@walkersvillemd.gov

From: Andrew <amc1977amc@gmail.com>
Sent: Tuesday, July 25, 2023 8:35 AM
To: townmanager@walkersvillemd.gov; Planner@walkersvillemd.gov
Subject: Please forward to planning commission

Good Morning Mr. Williams and Ms. Hauver,

I had spoken with one of the town commissioners over the weekend to discuss the draft of the town plan. I was advised during our conversation that it would be a good idea to also forward my email to you all and request that you submit my concerns to the planning commission. I plan on attending the meeting on the 26th as well. If you would please forward this email to the planning commission I would greatly appreciate it.

Regards,

Andrew Conlin

To the planning Commission,

I hope this email finds you well. I am reaching out to you today with concerns in regards to the comprehensive plan.

As probably expected not everyone will be happy with the new proposed map however I do have some concerns I would like to bring to your attention please.

The first concern I have is that the properties on Eyler court have now been proposed to be rezoned to Low Density Residential from Agro/Rural. Eyler court has been zoned Agro/Rural since it was annexed into the town. Many of my neighbors have animals including horses, bulls, chickens, goats, roosters and sheep as well as heavy equipment. As well as many of the properties have livestock fencing and are set up as such. Under the proposed change they will no longer be able to keep their livestock and equipment with the Low Density Residential zoning. This is according to the town code. I see no reason to rezone the properties and ask that they not be rezoned. I had sent an email to Burgess Weddle back in 2018 expressing my concerns to him with no response. I would ask that when you review the map you please consider leaving Eyler court zoned agro/ rural.

The second concern I have is the high density residential zoning around Longely Green. I am well aware of what Mr. Staley plans on doing with this property. It has already been explained to me that his intentions are to get this rezoned and then sell to a builder who plans on adding 120 more townhouses behind Longely Green.

120 more townhouses would be an average of 240 more cars and an additional 120-480 more people. Glade road is already busy enough with speeding and congestion. Respectfully the digital signs do not have any real effect on people's speed. These townhouses would bring more people to town including adding more children to our overcrowded schools, increase noise, add more street light glow to my backyard and quite frankly add to an already garish neighborhood.

It's no secret that my wife and I have had issues with the residents of Longley Green and their dogs and have concerns as to what this new neighborhood would bring. Walkersville is a nice town but as years pass it is changing in a direction that I am not convinced is a good one.

The residents of Walkersville were very clear with their feelings about adding new development to the town. I would ask as our planning commission that you consider my requests and the changes mentioned above.

I do thank you for your time with my email and consideration of my requests.

Andrew Conlin
9444 Eyler Court

From: Ken Waters <kenwaters@me.com>
Sent: Tuesday, September 26, 2023 2:51 PM
To: publichearing@walkersvillemd.gov
Subject: Walkersville Comprehensive Plan

Thank you for the opportunity to comment on the comprehensive plan for Walkersville. I have resided in the town since October 1984 (about 39 years) and currently live in Fountain Rock Manor. Here are my comments:

- I love riding my bike and walking in town and strongly endorse the efforts to increase opportunities for both biking and walking. Particularly, I am looking forward to the build out of the rail trail through town. I also endorse the study to look for ways to increase the opportunities to safely walk and bike around town.
- I endorse the slow growth approach of the plan. It is important to make sure that town resources match the needs of residents and businesses in and around Walkersville.
- Related to that slow growth idea, I strongly endorse the rezoning of the property owned by the owner of Food Pro to Agriculture Buffer. Allowing that property to house the Food Pro complex would be completely out of character for the Walkersville envisioned in the Comprehensive plan.
- I am not sure where this fits in the Comprehensive Plan: the property on the northeast corner of Main Street and Frederick Street continues to be an eyesore. I want an old town that is vibrant and I am ok with the idea of mixed use. However, there needs to be better tools to prevent properties like this one from falling into disrepair and becoming eyesores.

Thanks again for the opportunity to comment and I commend the planning commission on their hard work and how evident it is that you have listened to us.

Ken Waters

2023 Comprehensive Plan -- Public hearing comments PC response

Number	Source of Comment	Comment	Planning Commission Response to comment	Staff response/revisions
1	MDP--Maryland Dept of Planning	Incorporate the State visions into the plan by referencing them in the corresponding discussions related to the elements. Visions are described in Ch. 1 but not incorporated in Town visions, goals and objectives.	<i>Acknowledge. Walkersville Comp Plan Vision is the Town's. State Visions are listed in first chapter. (Staff note: there may be places they can be reiterated)</i>	No change to text. Inserting State visions throughout the document would detract from the Town's vision, goals and policies.
2	MDP--Maryland Dept of Planning	Adjust the WRE to include strategies focused on improving local understanding of current or expected water-related climate change impacts at the local level; add strategies to address climate change impacts to each chapter	<i>Acknowledge. Draft already addresses this in Water Resources. Not equipped to address it in each chapter, and it is not required at this time.</i>	No change to text. This is an issue that can be addressed in a later study or the next Plan update.
3	DNR-- Department of Natural Resources	DNR strongly supports efforts to target riparian tree plantings along the Monocacy River, Glade Creek and Israel Creek	<i>Acknowledge.</i>	Acknowledge, no change
4	DNR-- Department of Natural Resources	DNR supports efforts to incorporate green building techniques that minimize impervious surface runoff	<i>Acknowledge.</i>	Acknowledge, no change
5	MDP--Maryland Dept of Planning	Draft Plan should include a discussion of affordable housing--use free and reduced-price meals data to measure housing burdened households	<i>Free and reduced price data will include students that are outside Town limits. Affordable housing need hard to assess for a Town or to address at Town scale.</i>	The free and reduced price data for the Walkersville schools: WES-48.91%; GES-29.23%; WMS-36.92%; WHS-33.67%. The school attendance areas extend beyond Town limits, so the data are not particularly enlightening. No changes to text.
6	MDP--Maryland Dept of Planning	There is not a true needs analysis for housing in the Draft Plan--including Statewide priorities of providing homes for low-income households; and constructing affordable and market-rate housing to increase the supply of housing; housing for seniors, persons with disabilities, and persons experiencing homelessness	<i>Statewide priorities contradict the Town's low growth policy</i>	The Town has not taken a position on housing needs and the Statewide priorities. Housing needs in a small jurisdiction are difficult to assess, and need to be addressed in the context of the wider region.

2023 Comprehensive Plan -- Public hearing comments PC response

7	MDP--Maryland Dept of Planning	The Town should consider how land areas within the town, as infill development, or within the Municipal Growth Element (or area of influence) as potential annexation areas, might support either market rate or affordable housing development	<i>Draft Plan is explicitly a low growth plan, so considering areas for residential growth would contradict the growth policy of the Plan</i>	At this point, any new housing in the Town would be designed and priced according to the market, which typically results in large and highly priced homes. The Plan includes recommendations that zoning standards be reviewed to allow a variety of housing types, that apartments be permitted in the Old Town and B-1 districts, that accessory dwelling units be permitted. The Plan also states support for affordable housing and housing for seniors.
8	MDP--Maryland Dept of Planning	The Plan does not address the issue of HB-90 (2021) Affirmatively Furthering Fair Housing (AFFH).	<i>Staff will add a paragraph/section on Fair Housing as required.</i>	On p. 4 Fair housing is defined in accordance with the State law. The objectives are difficult to address in the Plan.
9	MDP--Maryland Dept of Planning	Compare census tract data to identify properties for new development or urban renewal that may include public funding to be used toward endorsing the concepts of AFFH	<i>Draft Plan is explicitly a low growth plan, so considering areas for residential growth would contradict the growth policy of the Plan</i>	Census tract data has a margin of error of at least 10%. Both Census tracts include areas that are outside Town limits.
10	MDP--Maryland Dept of Planning	Identify impediments to fair housing such as density restrictions that do not make it feasible to build multi-family housing with the current cost of construction.	<i>Draft Plan is explicitly a low growth plan, so considering areas for residential growth would contradict the growth policy of the Plan</i>	Addressing density restrictions and allowing more residential development contradict with the overall vision of the Plan. If the Town were to adjust its vision for future development, these impediments could be considered at a future date.
11	DHCD--Dept of Housing & Comm Dev	DHCD can assist with home repairs through Special Loan Programs	<i>Acknowledge</i>	Social services are outside the scope of this Plan.
12	DHCD--Dept of Housing & Comm Dev	Plan does not assess homeless population or identify goals or actions re: services for people experiencing homelessness	<i>Town does not provide social services; services provided by Frederick County</i>	Social services are outside the scope of this Plan.
13	DHCD--Dept of Housing & Comm Dev	Plan does not identify community's needs with respect to income and poverty--town might be eligible for grant funds to provide services for low income individuals and families	<i>Acknowledge</i>	Social services are outside the scope of this Plan.
14	DHCD--Dept of Housing & Comm Dev	State programs address affordable housing (like Victoria Park)--Town would qualify for low income tax credits	<i>Acknowledge</i>	Acknowledge, no change

2023 Comprehensive Plan -- Public hearing comments PC response

15	DHCD--Dept of Housing & Comm Dev	DHCD has programs that support energy efficiency	<i>Acknowledge, info can be added to the Housing Ch.</i>	Acknowledge, no change
16	DHCD--Dept of Housing & Comm Dev	Need to include an assessment of Fair Housing	<i>Staff will add a paragraph/section on Fair Housing as required.</i>	Fair housing is mentioned and defined but beyond the scope of this Plan.
17	MDP--Maryland Dept of Planning	MDP recommends clarifying the existing the existing municipal boundary and include the "Area of Planning Influence" in the map legend as the municipal growth element	<i>Staff will review the map as clarify as noted. However, "Municipal Growth element" label is confusing; Area of Planning Influence is more accurate as Plan does not call for outward growth.</i>	Preserved open space map added to Municipal Growth chapter that delineates Area of Planning Influence and Municipal boundary.
18	MDP--Maryland Dept of Planning	Land use plan designations listed on p. 44 do not match up with the categories on the map.	<i>Staff will review and correct as needed.</i>	Minor corrections made to the text and map legend.
19	MDP--Maryland Dept of Planning	The population projections at plan buildout appear unrealistically low--consider using growth rate from 2010-2020	<i>Staff will review and consider whether an adjustment is needed.</i>	The population projections are based on the development potential of the Plan. Using a growth rate from a period where there was more development occurring than is planned for on the map does not make sense, as it would be assuming land use changes will be made that are out of accord with the Plan.

2023 Comprehensive Plan -- Public hearing comments PC response

20	MDP--Maryland Dept of Planning	The assumed vacancy rate may not be appropriate giving proportion of owner occupied housing and American Community Survey report of 0% vacancy rate for 2017-2021	<i>Staff will review and adjust if needed; ACS data typically has a large margin for error for small jurisdictions (based on a survey, not complete count)</i>	The American Community Survey data has a high margin of error. Staff removed some of the population growth/decline scenarios that projected an increase in vacancy rates as that scenario does not seem likely (except for a short time, like the 2008 financial crisis)
21	MDP--Maryland Dept of Planning	Municipal growth element should identify properties appropriate for future annexation, for growth, protective greenbelt, buffer	<i>Plan does not plan for growth outside Town limits; not much incentive for property owners to agree to annexation if the property is planned to remain agricultural</i>	Preserved Open Space map clarifies which areas could ultimately be developed vs. ultimately kept as agriculture.
22	MDP--Maryland Dept of Planning	MDP recommends that the town strategize what types of housing will likely serve the needs of the community (market rate, workforce housing, or low income housing) and identify lands appropriate for future annexation as residential development	<i>Draft Plan is explicitly a low growth plan, so considering areas for residential growth would contradict the growth policy of the Plan</i>	At this point, the Town's vision and policy is to severely restrict the amount of future residential development in and around the Town
23	MDP--Maryland Dept of Planning	Clarify that the municipal element land area correlates with the "area of influence" or redraw the mapping to clarify the actual area of the municipal growth area	<i>Staff will review and clarify</i>	See new map.
24	MDP--Maryland Dept of Planning	Recalculate the population projections to reflect the 2010-2020 growth rate and the zero-vacancy rate	<i>Staff will review and adjust the estimates if needed</i>	Staff will consider tweaking the projections. Perhaps an ultimate population figure could be added, assuming and indicating that additional residential development will eventually occur
25	MDP--Maryland Dept of Planning	Identify properties appropriate for future annexation into the municipality	<i>Plan does not plan for growth outside Town limits; not much incentive for property owners to agree to annexation if the property is planned to remain agricultural</i>	Properties that could potentially be annexed for future development are identified as undeveloped properties that are not under a preservation easement.

2023 Comprehensive Plan -- Public hearing comments PC response

26	Frederick County	Livable Frederick office could grant the town more options within its code to facilitate the proactive preservation of existing structures in Old Town that reflect the town's rich rural and agricultural history. Noted the desire of the town to update the 1990 Joint Annexation Limits study and recognize the need for the Town and County to work together to preserve Walkersville's identity and vision. Willing to work together to establish a workable framework for growth within, and adjacent to, the town's designated Community Growth Area.	<i>Acknowledged</i>	No change to the text
27	MDP--Maryland Dept of Planning	Include tables in the Water Resources Element that show the current and projected demand compared to the system capacity for both public water and public sewer, and include an explanation of projected capacity shortfalls, and how the Town plans to address them	<i>Staff will add a table</i>	Sewer capacity/demand cannot be assessed since the Town is served by a regional facility. Frederick County does not allocate capacity. The available capacity for water is addressed in the text. Demand is difficult to forecast due to industrial development potential and variability of industrial uses in terms of water usage. A table could be misleading as it would require a number of assumptions.
28	MDP--Maryland Dept of Planning	Include the Frederick County WWTP allocation for Walkersville, and explain how the town hs planning to ensure sufficient capacity allocation to accommodate projected future growth	<i>There is no sewer allocation of capacity from Frederick County</i>	No change to text, County does not allocate capacity to the Town.

2023 Comprehensive Plan -- Public hearing comments PC response

29	MDP--Maryland Dept of Planning	Consider implementing a Pollution Risk Assessment; load reduction tracking; strategies for ensuring a higher-than-minimum-requirements-level of water quality restoration and protection; and identification of recurrent flooding areas and evaluation of whether climate change and planned development will worsen those conditions, along with changes to the land use plan where warranted.	<i>Implemented in NPDES permit. Flooding information will be added to WRE</i>	Floodplain areas were updated in accordance with newly adopted maps. Discussion of floodplains was moved to Water Resources chapter.
30	MDP--Maryland Dept of Planning	Adjust the WRE to include strategies focused on improving local understanding of current or expected water-related climate change impacts at the local level; add strategies to address climate change impacts to each chapter	<i>Not required by State law to address climate change impacts. Can include a recommendation in the Plan that the Town conduct an assesement in a future study</i>	No change to text.
31	MDP--Maryland Dept of Planning	The WRE should indicate the extent of current local knowledge concerning flood-prone areas and should discuss whether implementation of the land use plan will increase, decrease, or have no effect on those flood-prone areas.	<i>This is already addressed in the Plan--staff will review to add specific statements about flood-prone areas (Glade Creek at Pennsylvania Dr, Lonza)</i>	Map and text mention of Penna Ave/Biggs Ford Rd flooding added.
32	DNR-- Department of Natural Resources	MS4 projects--SWM ponds that incorporate infiltration over direct storage are strongly preferred	<i>Infiltration is not called for in karst, according to State design manual</i>	No change to text.

2023 Comprehensive Plan -- Public hearing comments PC response

33	MDE-Maryland Department of the Environment	1. Any above or underground petroleum storage tanks would be subject to State registration and regulations. 2. If demolition, tanks need to be emptied and removed. 3. Solid waste from construction or demolition must be properly disposed. 4. Facilities with hazardous wastes subject to the requirements of the Solid Waste Program. 5. Lead paint abatement must comply with State requirements. 6. MDE's Brownfields Site Assessment and Voluntary Cleanup Programs could assist with redevelopment projects. 7. Borrow areas used to provide clean earth back fill material may require a surface mine permit.	<i>Not relevant to Comp Plan</i>	No change to text.
34	MDE-Maryland Department of the Environment	Need to confirm the treatment capacity of the Water Treatment Plant. The info in the Plan is not consistent with the info in the County Water and Sewer Plan.	<i>Staff will check and correct text as needed</i>	Numbers are correct. The annual usage was updated to reflect 2023 information.
35	MDE-Maryland Department of the Environment	There is updated guidance for the Water Resources Element, particularly with regard to protecting receiving waters, integrating climate change and equity considerations, and ensuring community resilience and sustainability	<i>Staff will review guidance document and update text where appropriate</i>	Frederick County will be updating the County WRE and staff would like to follow their lead at a later date
36	MDP--Maryland Dept of Planning	The Frederick County Bikeways & Trails Plan proposes on-street bikeways on MD 194. The town should coordinate with the County and the State Highway Administration to prioritize future non-motorized improvements to this facility	<i>Town's involvement in designs for State Highways is very limited. Plans for non-motorized improvements to 194 will need to consider safety</i>	No change to text.

2023 Comprehensive Plan -- Public hearing comments PC response

37	MDP--Maryland Dept of Planning	The Draft Plan identifies new roadway connections, however, there is limited discussion on why these facilities are needed, when they will be implemented and how they will be financed. The Draft Plan should expand the discussion to include why the roadways are needed and expected funding sources	<i>The proposed facilities are based on local knowledge. Staff will review text and add to discussion as needed to provide information and clarity</i>	Staff added Transportation Plan map
38	MDP--Maryland Dept of Planning	The Draft Plan includes an assessment of pedestrian facilities. The State provides various funding and technical support programs to support local efforts to improve pedestrian and bicycle facilities.	<i>Acknowledge, info can be added to the Transportation Ch.</i>	No change to the text
39	MDP--Maryland Dept of Planning	The Federal Highway Administration's report on "Small Town and Rural Multimodal Networks" provides best practice examples to enhance pedestrian and bicycle networks in rural communities and small towns	<i>Acknowledge, staff will review</i>	No change to the text
40	MDP--Maryland Dept of Planning	There are multiple incentive programs to support alternative transportation, e.g. transit, ridesharing, and telework/flexible work for commuters in Md. The Draft Plan should include the information on commuter choice programs.	<i>Text will be amended to recommend that links to State programs be added to the Town website. Programs change over time and might not last the life of the Plan document</i>	No change to the text
41	MDP--Maryland Dept of Planning	Plug-in electric vehicles (EV) are gaining popularity--the town make want to consider supportive policies and regulations to help build out EV infrastructure.	<i>Staff will review the text and add info/recommendation as needed.</i>	Alternative energy production and service added in the text amendment recommendations in the Implementation chapter
42	MDP--Maryland Dept of Planning	Consider the environmental impacts of the proposed stream crossings if the Staley property were to be developed. Is there an alternative to avoid the impacts to the sensitive area?	<i>This issue would be addressed at the Plan review stage</i>	No change to the text

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43	DHCD--Dept of Housing & Comm Dev	DHCD Community Safety Works program is potential resource to support pedestrian safety programs	<i>Acknowledge</i>	No change to the text
44	MDOT--Dept of Transportation	MDOT supports trail connectivity and encourages partnering to achieve its vision for a regional network	<i>Acknowledge</i>	No change to the text
45	MDOT--Dept of Transportation	Consider focusing more on the connecting roads in Town rather than State roads (p. 71)	<i>Acknowledge</i>	No change to the text
46	MDOT--Dept of Transportation	Consider listing the functional classification of the roadways to better reflect funding possibilities and roadway character (p.71)	<i>Acknowledge. Town does not control State and County roads</i>	No change to the text
47	MDOT--Dept of Transportation	Consider adding the following sentence: "A grid pattern provides easy flow and accessibility as a balance for vehicles, pedestrians, and bicyclists." (3rd para, p. 71)	<i>Acknowledge</i>	No change to the text
48	MDOT--Dept of Transportation	Traffic Volumes and Congestion--comparable roads mentioned do not have similar volumes--remove para. or list comparable traffic volumes for all roads to better illustrate need for 194 widening (p.71)	<i>Plan is written from a local perspective and based on local knowledge.</i>	No change to the text
49	MDOT--Dept of Transportation	Consider adding a timetable for the completion of the design or construction (p.74)	<i>There is no timetable</i>	No change to the text
50	MDOT--Dept of Transportation	Consider adding the following sentence: While a 4 lane divided highway may encourage speeding, plans will include a narrowing of lanes, accommodations for public transportation, pedestrian sidewalks and crosswalks, signalization, and protected bike lanes along this stretch of roadway." (p.74)	<i>Improvements to MD 194 will be designed by the State. Add to the Plan text that the Town will request the State consider providing pedestrian access to upgrade pedestrian access to cross MD 194 (request a tunnel under MD 194 at Crum Rd--Brady).</i>	Need for pedestrian access across 194 noted.

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51	MDOT--Dept of Transportation	Note SHA's Highway Needs Inventory(HNI) includes a project for a divided highway reconstruion along MD 194 from north of MD 26 to Devilbiss Bridge Rd. The HNI is a long-term, financially unconstrained technical reference and planning document that identifies highway improvements to serve existing and project population and economic activity in the State (p.74)	<i>Acknowledge, the Town doesn't control State highways</i>	No change to the text
52	MDOT--Dept of Transportation	If new road projects are recommended, include them on the Highway Plan recommendations map and increase the road labels font size to be legible (p. 76)	<i>Font size will be increased</i>	New map added with larger font sizes
53	MDOT--Dept of Transportation	Major Arterials--consider adding a phrase explaining how accommodations will be made for pedestrians and bicyclists on roads identified as Major Arterials. Consider relocating the functional classification earlier in the chapter to better describe the state and Town roadways (p.77)	<i>Planning Commission prefers the order presented in the chapter</i>	No change to the text
54	MDOT--Dept of Transportation	Consider titling maps on p. 78 as "Roadway Recommendations" and add additional roadway and trail labels to better orient the new road's location	<i>Map will be checked and revised as necessary</i>	New map added
55	MDOT--Dept of Transportation	As an entity overseeing public rights-of-way, the Town is required to conduct a Transition Plan to be in compliance with the American with Disabilities Act. Use study by Wilson T. Ballard to formalize ADA Transition Plan	<i>This will be added to the recommendations</i>	Set of recommendations added
56	MDOT--Dept of Transportation	Pedestrian and cycling routes map mentioned in text is not included	<i>Will add a recommendation that such a map will be developed</i>	Added to recommendations
57	MDOT--Dept of Transportation	Consider renaming "Rail to Trail" to "Rail with Trail" (more accurate)	<i>Okay</i>	Changed to Rail / Trail

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58	MDP--Maryland Dept of Planning	Work with the County to resolve school overcrowding	<i>School overcrowding is not easily solved and the Town has little to do with it. Town has an APFO schools test so is doing its part not to add to the problem.</i>	No change to the text
59	MDP--Maryland Dept of Planning	Park and recreation proposed acquisitions are not consistent with those for Walkersville in the County Land Preservation, Parks and Recreation Plan.	<i>Acknowledge; the County Plan pre-existed the development of this Plan and does not reflect the recommendations included in this Plan.</i>	No change to the text
60	MDP--Maryland Dept of Planning	Revise the parkland needs standard from acres per people to proximity analysis in County LPPRP. Refer to proximity analysis when discussing park land acquisition	<i>Acknowledge. Proximity analysis does not take into account open space areas under the control of HOAs. Also, in a small town, every neighborhood is relatively proximate to Town parks. Distance as the crow flies does not take into account the relative accessibility of park facilities, if land is separated by busy roads.</i>	No change to the text
61	MDP--Maryland Dept of Planning	Development regulations element: Does the Draft Plan provide for flexible form-based development regulations and promote innovative and cost saving site design that protects the environment?	<i>Plan includes recommendations to update the Town zoning ordinance. Difficult to achieve innovation, cost saving site design and protection of the environment--often those thing contradict each other.</i>	No change to the text
62	MDP--Maryland Dept of Planning	Development regulations element: Are innovative economic development techniques referenced in the Draft?	<i>Draft does not address economic development specifically. Again innovative economic development techniques are difficult to achieve.</i>	No change to the text
63	MDP--Maryland Dept of Planning	Development regulations element: Are streamlined development application processes included in the strategies to incentivize reinvestment in the planning area?	<i>Noted. Plan does not specifically address strategies to incentivize reinvestment in the Town.</i>	No change to the text
64	DHCD--Dept of Housing & Comm Dev	DHCD offers support for small businesses	<i>Acknowledge</i>	No change to the text
65	DHCD--Dept of Housing & Comm Dev	DHCD Project Restore can be leveraged to attract and and retain businesses that occupy vacant properties	<i>Acknowledge</i>	No change to the text

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66	MDE-Maryland Department of the Environment	Emissions from mobile sources are one of the primary contributors to both climate change and local air pollution--electric vehicles can reduce the impacts of emissions. There are funding initiatives becoming available, especially for electric vehicle charging or refueling infrastructure	<i>Acknowledge. Town will consider adding a recommendation in the Plan to locate potential charging stations to serve residents</i>	Added to zoning recommendations in Implementation chapter
67	MDP--Maryland Dept of Planning	The Draft Plan should include an analysis of the areas of critical concern, and MDP encourages Walkersville to review the list of designated areas, plans, studies and programs in the State Development Plan, A Better Maryland.	<i>Staff will review the list in A Better Maryland and add appropriate items to Chapter 1</i>	Added section in Implementation chapter listing five relevant programs/area--need to add descriptions.
68	MDP--Maryland Dept of Planning	Include growth tiers map--adopt own map or ask County to update theirs if needed.	<i>Staff will include a reference to the County map</i>	Map included in Chapter 1
69	MDP--Maryland Dept of Planning	Include a Mineral Resources element if data is available--identify land that remains undeveloped to provide a continuous supply of mineral, including clay, diatomaceous earth, gravel, marl, metallic ores, sand, shell, soil and stone. Identify post excavation land uses and incorporate strategies and balance resource extraction with other land uses and prevent, as much as possible, preempting mineral extraction in the jurisdiction	<i>Town does not permit mineral mining. Mining activities in the Town wellhead area could have a negative impact on the Town water supply. Town is underlain with limestone with karst features, which makes it prone to sinkholes.</i>	No change to the text
70	Karen Leonard	In full support of the Plan, opposes annexation of Food Pro property	<i>Acknowledge; Food Pro is designated Agricultural on draft Plan.</i>	No change
71	Tracie Clabaugh, Clabaugh Law Firm (Glade Valley/Delaplaine LLC)	Requests their property remain in the Town's growth area.	<i>Planning Commission recommends no change to the draft Plan recommendation for this property--Ag/Rural</i>	No change

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72	Tracie Clabaugh, Clabaugh Law Firm (Glade Valley/Delaplaine LLC)	Request the plan include a proposed zoning text amendment for a AG-MXD Use zoning district, which would include Agricultural Preserve, Residential and Mixed Use components and flexibility for the development of this property as approved by the town. Intent to preserve ag land, while incorporating non-residential and residential uses, which may be appropriate in strategic locations on the property. Noted that goals set forth in the plan about providing opportunities for future development that fits within the vision of the Plan	<i>Planning Commission recommends no change to the draft Plan recommendation for this property--Ag/Rural</i>	No change
73	Noel Manalo, Offit Kurman (Food Pro)	Reiterate request to include Food Pro in ultimate annexation limits and designate the proeprty Limited Industrial. Will facilitate highest and best use of the property. Will bring economic development. Consistent with plan for industrial corridor along Retreat Rd	<i>Planning Commission recommends no change to the draft Plan recommendation for this property--Ag/Rural</i>	No change

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74	Bruce Dean, McCurdy, Dean & Graditor, LLC; Jeremy Holder, Ausherman Properties (Square Acres, LLC--Stone)	<p>Reiterating request to designate property Low Density Residential. Not asking to change the Plan's slow growth scenario. Timing and pace of growth would be determined by the Town at a later date. 1. Property has long been planned for development--when annexed designated residential; 2. Kellerton neighborhood is an example of mix of housing types but with rural-municipal design elements; 3. they would work with the Town to update the town's zoning ordinance to contain a new, Gateway Residential development technique; 4. Town could control when the property is rezoned; 5. Passing APFO schools test is years away from occurring; 6. it would be a lengthy regulatory process following the Comp Plan designation, taking 4-6 years. Request is supported by a number of policy statements in the draft Plan. FCPS will continue to utilize school capacity to accommodate growth in Fred. City. They estimate 47% of Walk. Elem. students reside in Frederick City, 22% Walk MS, and Walk HS. No additional development contemplated—boxing self into a corner, sky-rocketing affordability. Not providing for older and younger citizens who want to stay in town. Staley only option for additional growth. If doesn't develop, not providing anything. The have assembled a great team. They will be there, keep coming back to work with the Planning Commission.</p>	<p><i>After an extended discussion, the Planning Commission voted to designate the property Agricultural/Rural (no change to the draft Plan map).</i></p>	No change
75	Mark Pecor	<p>Plan is a fair balance between no growth and the historic growth of the Town. He agrees with it.</p>	<p><i>Acknowledge</i></p>	Acknowledge, no change

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76	Don Schildt	Opposed to residential designation of Staley property. 1. Increase cost to town for wastewater, has been doubled for water per household; 2. increase in town maintenance costs; 3. Traffic & schools; 4. major blasting for infrastructure; 5. Environmental impact on Glade branch, snapping turtles and brown trout; 6. major loss of prime farmland. Walkersville has reached its maximum growth	<i>Planning Commission recommends no change to the draft Plan recommendation for this property--Low and Medium Density Residential</i>	No change
77	Andrew Conlin	1. Concerned about Eyler Ct properties now designated Residential from Ag. Have ag zoning and uses on those properties. Could lose ability to have livestock and farm equipment. 2. Concerned about HDR designation around Longley Green. Additional townhouses would add traffic and people. Glade Rd busy with speeding and congestion. Adding children to overcrowded schools. More street light glow. Walk. is a nice town, but not convinced town is going in the right direction.	<i>Properties on Eyler Ct were designated residential in error. Staff will correct the map to keep them in the Agricultural/Rural category.</i>	Map was corrected.
78	Ken Waters	Strongly endorses efforts to increase opportunities for both biking and walking. Looking forward to rail trail. Endorses study to increase opportunities to safely walk and bike around town. Endorses slow growth approach, need to make sure resources match needs of residents and businesses. Endorses Ag Buffer designation of Food Pro property. Need better tools to address properties that fall into disrepair and are eyesores.	<i>Acknowledge. Blighted properties are hard to deal with.</i>	No change.

79	Tiffany Staley	<p>Opposed to development of Staley farm. In the 1960s and 70s – it was just old town and a few small subdivisions. Their grandparents owned Staley farms. All the property was in a family partnership, which dissolved in 2019. It is the best farmland. Keep it agricultural. Has a gentle slope, where will runoff go? Make adjacent farm more wet? Water already runs into Lonza. Land is prone to sinkholes, there is a rock break in back of property. Blasting will cause problems. Traffic on Devilbiss Bridge Rd—horrendous—dump trucks, cars and bicycles share one lane. Why put development in front of her farm, when want an agricultural buffer? Golf course on Glade Creek--Glade Creek ran dry after they dug wells. Catfish swim up to lay eggs in the creek. If developed, beautiful farm land never coming back.</p>	<i>Acknowledge</i>	No change
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80	Linda Grossnickle, 8926 Devilbiss Bridge Rd	<p>Her roots deep in Walkersville. She is opposed to the development of the Staley property. Staley's change to residential won't enhance the town's quality of life or serve the needs of the households. Ag buffer that now exists would be compromised, property is sandwiched between farms in Ag Pres. Storm runoff, gravity flow of water would be greatly impacted. There are limestone formations, underground springs and sinkholes. Basements will flood as water in Glade Creek overflows its banks. It will contribute to flooding in Old Town—George St, William St, Biggs Ford Rd. Horrible traffic on Devilbiss Bridge Rd, hard to get out of driveway, traffic speeds, it is not safe for school buses. Development would affect traffic negatively and have a significant impact on schools.</p>	<p><i>Acknowledge</i></p>	<p>No change</p>
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81	Mike McNiesh, Town Commissioner	<p>Voicing opposition to Plan. Walkersville is a farming community – the Land Use section dramatically alters this, that is unacceptable. 340 additional units bad idea. 11% increase in number of houses, 14% population. It will bring more students, and the schools need to be renovated or reconstructed. Families want to come to Walkersville. He estimates that each house would generate traffic from more than 2 cars per unit. He counted 48 vehicles in driveways or on the street in Longley Green. Would lose 100 acres of ag land in our farming community. 10% increase in water customers, cause need to raise rates, and increase demand for staff. New homes won't be adult active, retirement, or affordable, which were preferred by residents in the survey –There is active adult and retirement housing within 5 miles. New homes in the area are not affordable. Direct conflict with Town vision statement. 10% growth is not limiting growth. Building on farmland is not maintaining to ag buffer, not maintaining small town character. From State Planning Commissioners training course: "Planning cannot be successful unless plans represent the values and desires of the public in general." Plan doesn't do this. Planning course discusses -- protecting farmland, reducing dependency on automobiles. APFO is not a substitute for a coherent growth management plan (also from State training course) He grew up in Rockville and the farms between Rockville and Gaithersburg are gone. Citizen participation vital part of the planning process.</p>	<p><i>Acknowledge</i></p>	<p>No change</p>

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82	Emily Hampton Haines, Hampton Pl	Grew up on Highlander Circle. Likes limiting growth, maintaining farm town, green and natural space important to her. Pedestrian, bike, stroller, wheelchair friendly. Hopes the town plants more trees. Along streams and sidewalks. 194 widening—need sound barriers and trees.	<i>Acknowledge</i>	No change
83	Dr. Richard Gough, 19 W. Frederick St.	Doesn't want to be forgotten. Still wants mixed use or residential. Go back to the way, when residential uses were permitted in the B-O district. Adopt a new zoning map relatively soon.	<i>Acknowledge. Old Town designation on the Comp Plan would allow him to apply for the zoning he would like.</i>	No change
84	Mary Ann Brodie-Ennis, Town Commissioner	Concurs with Emily Hampton about the need for parks and green space. Development shown in the plan is very minimal development. Need some development over 20 years. She served on the County's Executive's Transition team for housing and learned that seniors want to age in place. They will adapt their homes for their needs. This limits opportunities for new families, and raises prices. People want amenities and services, and you need people for that. A town that doesn't grow is a town that	<i>Acknowledge</i>	No change