

Point of Rocks — take note

Proposed COMPREHENSIVE PLAN FOR FREDERICK COUNTY

Public Hearing is coming up **Jan. 19, 2010 - 6 pm** - Frederick High School

Learn more about **Point of Rocks and Tuscarora**

land use and zoning restrictions and future growth potentials.

The following are a few of the pertinent pages concerning POR town itself - extracted from December 2009 *Draft Plan for Public Hearing on Revisions of Comprehensive Plan for Frederick County, MD*



MANY PLACES, ONE COMMUNITY

A COMPREHENSIVE PLAN FOR FREDERICK COUNTY MARYLAND
DIVISION OF PLANNING

BoCC Public Hearing Draft Plan
December 2009

Please see entire document package online at:

<http://frederickcountymd.gov/index.aspx?NID=3656>

The following pages are for Point of Rocks growth area - Community & Corridor

See descriptions of changes in zoning and growth plans for entire area—and plan to attend the Open House Meetings—ask questions, see detail maps

Each Open House - 5 to 8 pm:

- **Jan 11**—Oakdale Middle School (easiest, less traffic from POR, 18 miles, 20 min.) 9840 Old National Pike, Ijamsville, MD, or
- **Jan. 7**—Middletown High School - 200 Schoolhouse Dr. Middletown, MD (14 miles, 23 minutes)

The actual **Public Hearing** will be held at **Frederick High School—Tues. Jan 19, 2010—6 pm**

For a joint public hearing before the **Board of County Commissioners & County Planning Commissions.**

Starting at 5 pm—a speaker sign-up sheet and maps will be displayed.

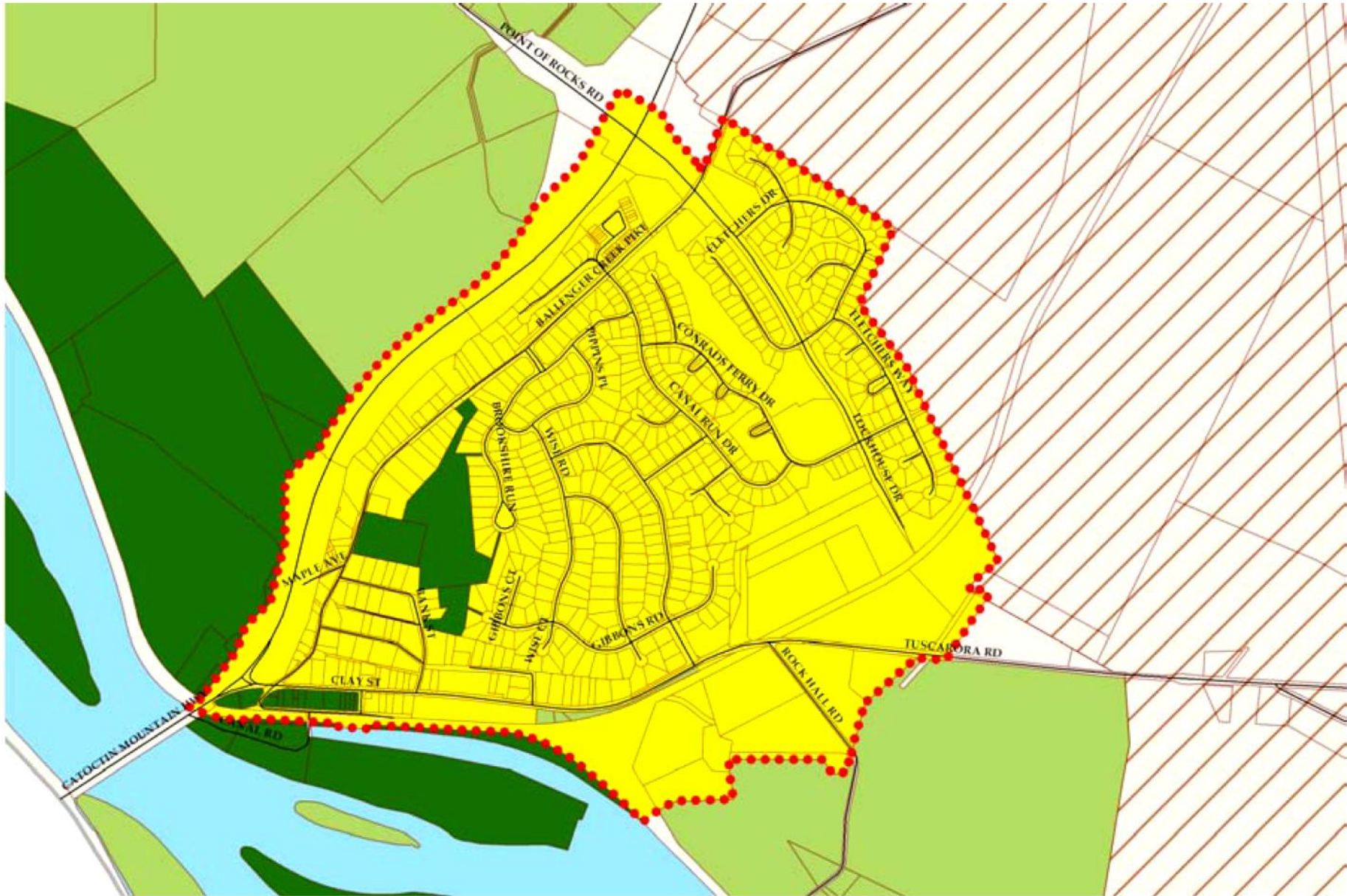
Snow date—Tues Jan. 26—6 pm—Gov. Thomas Johnson High School

More details: <http://frederickcountymd.gov/index.aspx?NID=3659>

If you have cable TV and can't make the hearing - plan to watch the proceedings.

For online hearing viewing (need high-speed access): <http://frederickcountymd.gov/media/>

POINT OF ROCKS COMMUNITY GROWTH AREA



Point of Rocks is an Unincorporated Growth Area and is the largest community in the Adamstown Region, located along the Potomac River at the junction of MD 28 and US 15. The community is a small commercial and industrial center, containing small-scale retail uses as well as larger manufacturing facilities. Several major residential subdivisions, Point of Rocks Estates, Potomac Village, and Canal Run, are present in the community and comprise the majority of the land uses in the community.

Table 10-4: Point of Rocks Community Land Use Plan

Land Use Plan Designation	Acreage Designated	Acreage Undeveloped	Pipeline Dwellings(1)	Undeveloped Land Potential Dwellings(2)	Total Potential Dwellings
<i>Residential</i>					
Low Density Residential	248	112	122	3	125
<i>Commercial and Employment</i>					
General Commercial	12	4			
General Industrial	48	0			
Limited Industrial	18	11			
Village Center	7	2			
<i>Subtotal</i>	<i>85</i>	<i>17</i>			
<i>Other</i>					
Institutional	5	0			
Parkland/Open Space	19	4			
Natural Resource	10	8			
<i>Subtotal</i>	<i>34</i>	<i>12</i>			
Total	366	46	122	3	125

(1) Pipeline dwellings: unbuilt dwellings/units in approved developments.

(2) Potential dwellings: net (75%) of undeveloped acreage (minus undeveloped acreage in pipeline) at 3.5 du/acre (LDR); 7.5 du/acre (MDR); and 15 du/acre (HDR).

**Community Plan Highlights
 Growth Boundary Revisions**

The southeast Point of Rock Community Growth Boundary has been adjusted to exclude most of the forested land and several residential lots along Rock Hall Road near the Potomac River. The new southern growth boundary corresponds to the existing industrial land uses on Rock Hall Road.

Residential

General Commercial and Institutional land use designations were replaced with Low Density Residential on the northern section of the Canal Run Planned Unit Development (PUD) to accurately reflect the development’s preliminary plan approval. The build out of the Canal Run development represents the only remaining residential development potential.

Commercial/Industrial

The Limited Industrial designation was added on the north side of MD 28, adjacent to the railroad. The north side of Clay Street now has the Village Center land use designation to

reflect various commercial uses and facilitate future mixed-use opportunities. The MARC Train Station and parking area are designated Institutional. The existing General Commercial property on the north side of MD 28 is now within the community growth area.

Agricultural and Rural Communities Plan Highlights

The eastern boundary of the Point of Rock Community Growth Area is adjacent to the Carrollton Manor Priority Preservation Area.

Green Infrastructure Plan Highlights

The Potomac River, its floodplain and protected lands border the Point of Rocks Community Growth Area to the south. Bordering the growth area on the west is the Catoctin Mountain range.

**Development Staging Mechanisms
 Land Use Plan Designation**

All land within the Point of Rocks Community Growth Area has a land use plan designation other than Agriculture/Rural, generally indicating that development would be appropriate on those properties within a 20-year time frame subject to completion of other staging mechanisms.

Additional residential development is limited to the completion of the Canal Run subdivision, designated Low Density Residential. Future commercial and industrial development, plus opportunities for redevelopment along the Clay Street corridor are facilitated by the General Commercial, Limited Industrial, and Village Center land use designations within the Point of Rocks Community.

Zoning

Properties within a community growth area with a development land use designation may still remain zoned Agricultural. The application of zoning is one tool the county can utilize to control the pace and timing of development. Undeveloped land within the Point of Rocks Community Growth Area has a variety of zoning classifications: General Commercial, Village Center and a small area zoned Agriculture, just south of the railroad tracks.

Water and Sewer Service

The entire Point of Rocks Growth Area is identified for public water and sewer service. In 2004, a 20-inch water transmission main was constructed from the county’s Potomac River source at

New Design Road to Point of Rocks to provide water to the community, replacing a groundwater system. The existing community wells are a back-up water supply for the Point of Rocks Community.

County Water and Sewerage Plan Revisions

- Water and sewer service area revised to reflect the removal of lands designated Natural Resource in the Rock Hall Road corridor

Issues and Opportunities

- The construction of Lockhouse Drive through the Canal Run PUD has been planned as a relocation of MD 28 to meet MD 464 at US 15. The completion of the Canal Run project (580 dwelling units) is contingent upon the construction of the MD 28/MD 464 connection. The project has been conditioned to only build 325 dwellings prior to the completion of the MD 28 relocation. Due to issues with the ability to construct the bridge over the CSX railroad tracks the developer has decided to only build up to 325 dwellings at this time.