

THE COMMISSIONERS OF THURMONT

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Memo

To: Planning and Zoning Commission

From: Kelly Duty, Town Planner

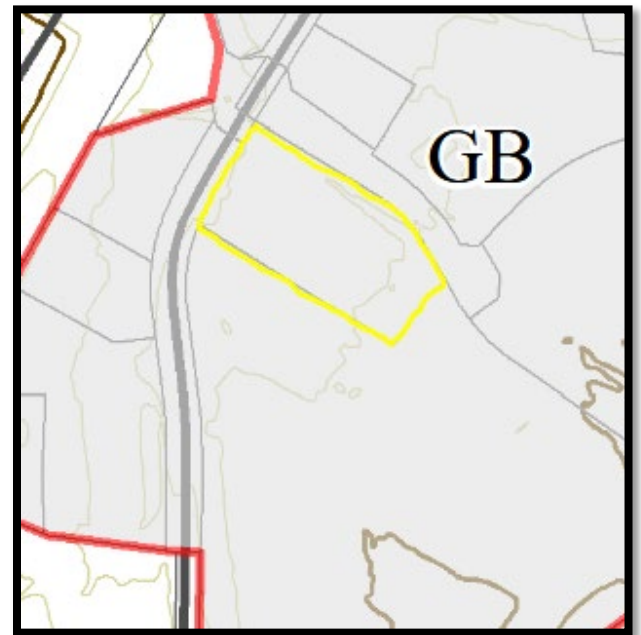
cc: Jim Humerick, CAO

Date: April 14, 2026

Re: **Preliminary Plan – McDonald’s Rebuild – 200 Frederick Road
C1-PP-2026-01**

Background:

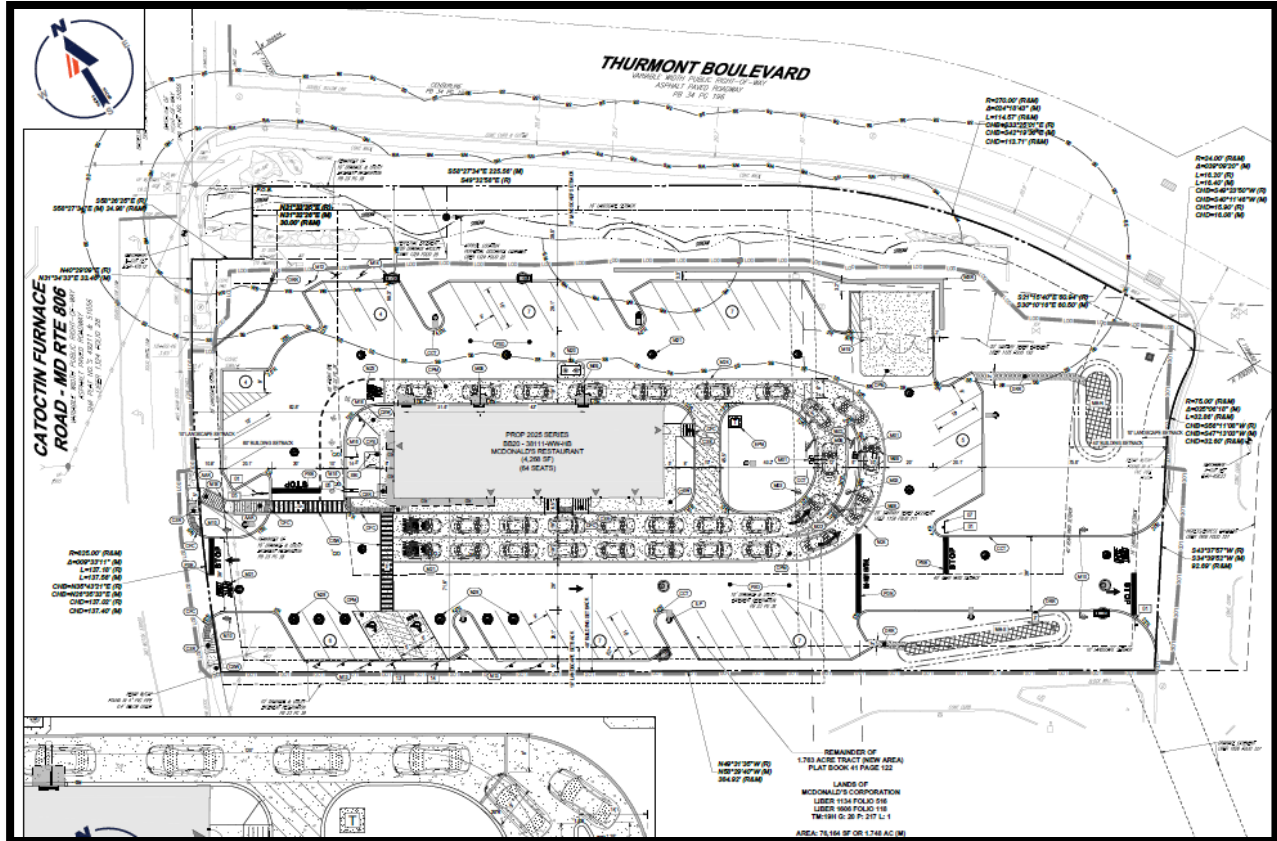
McDonald’s, Inc., property owner, with Bohler Engineering as their agent, has submitted a Preliminary Site Plan for the redevelopment of the existing McDonald’s restaurant located at 200 Frederick Road. The proposal includes demolition of the existing 4,775 square-foot restaurant and construction of a new 4,268 square-foot restaurant with double drive-thru lanes. The subject property consists of approximately 1.75 acres and is zoned General Business (GB). Restaurants with drive-thru service are permitted within this zoning district. The site is located at the intersection of Frederick Road, Tippin Drive, and Thurmont Boulevard and is surrounded by commercially developed properties.



Discussion:

Pursuant to Section 3.1.1 of the Thurmont Zoning Ordinance, the proposed redevelopment is classified as a Category 1 Site Plan and requires review and approval by the Planning and Zoning Commission.

The Preliminary Site Plan reflects a revised layout that shifts the building toward Thurmont Boulevard and reduces overall impervious surface area. The plan includes updated stormwater management facilities, revised parking layout, and associated site improvements.



The proposed Preliminary Site Plan represents a redevelopment that improves site functionality while reducing impervious surface area. The plan is generally compliant with zoning requirements, with the exception of requested waivers due to site constraints. Key considerations include protection of existing sewer infrastructure and final coordination with Town departments.

The following are staff comments on the Preliminary Site Plan:

Zoning Compliance:

1. Zoning District: General Business (GB)
2. Use: Permitted
3. Parking: Compliant with ordinance requirements based on submitted calculations
4. Signage: Compliant with Special Sign Allowance Area (SSAA) regulations
5. Landscaping: Provided along the site perimeter and Thurmont Boulevard frontage

Parking / Access / Circulation:

The proposed plan provides 47 parking spaces. Based on the parking calculations provided, the parking supply meets the Town's requirements.

The plan includes adequate loading space located to the rear of the building. Truck and Fire Apparatus turning movements have been demonstrated.

Access to the site remains from Frederick Road and via an existing shared access easement with Weis Markets. The applicant has provided the existing private ingress and egress agreement; however, confirmation is required that no amendments are necessary as a result of the redevelopment.

Bicycle parking has been added to the plan. A minimum of four bicycle parking spaces are required; the applicant has provided four spaces. Frederick Road name should replace all references in the plan sets where Catoctin Furnace Road is indicated - the road name changes at the municipal boundary

Landscaping:

Landscaping is provided along the perimeter of the site, including street trees along Thurmont Boulevard.

The retaining wall details need to be provided on the sheet left blank for this purpose, which shall be reviewed by Frederick County under the Building Code.

The applicant is requesting relief from the following requirements along the southern property line:

- Minimum 7-foot setback for parking spaces (Section 6.5.2.B.6)
- Minimum 10-foot landscape buffer (Section 6.4.D.1)

Pursuant to Sections 2.1.2(A)(8) and 2.1.2(F), the Planning and Zoning Commission may grant modifications to these requirements. (Action on the modifications should occur separately and before action on the site plan.)

The requested relief may be justified due to site constraints, including the presence of a drainage swale along Thurmont Boulevard and existing drainage easements that limit disturbance in this area.

Landscaping is still proposed within the reduced buffer area.

Waiver Requests: (SEPARATE ACTION)

The applicant is requesting the following waivers along the southern property line:

1. Reduction of the required 7-foot parking setback (Section 6.5.2.B.6)
2. Reduction of the required 10-foot landscape buffer (Section 6.4)

Pursuant to Sections 2.1.2(A)(8) and 2.1.2(F) of the Thurmont Zoning Ordinance, the Planning and Zoning Commission may grant modifications where strict application of the Ordinance would be impractical due to site-specific constraints and where the intent of the Ordinance is still met.

Proposed Findings:

In granting the requested waivers, the Planning and Zoning Commission finds that:

- A. Due to the particular physical conditions of the property, including the presence of drainage features and easements along the northern property line, the strict application of Sections 6.5.2.B.6 and 6.4.D.1 would result in practical difficulty and unnecessary hardship in developing the property in a reasonable manner.
- B. The granting of the waivers is in keeping with the general intent and purpose of the Thurmont Zoning Ordinance and will not be contrary to the public interest.
- C. The waivers represent the minimum relief necessary to afford reasonable use of the property.

D. The granting of the waivers will not adversely affect the use or development of adjacent properties and will not create unsafe conditions.

E. The site plan provides adequate buffering, landscaping, and site design features to mitigate any potential impacts associated with the requested relief.

**These waivers must be considered and acted upon as a separate motion prior to action on the Preliminary Site Plan.*

Lighting:

A lighting plan has been provided with the Preliminary Site Plan. Lighting fixtures must be full cutoff and designed to prevent glare onto adjacent properties, which has been provided.

Stormwater / Environmental:

The project is subject to stormwater management redevelopment requirements. The applicant has proposed micro-bioretenion facilities to address these requirements and will be subject to approval by Frederick County.

An erosion and sediment control plan has been submitted and will be subject to approval by Frederick County.

A Forest Resource Ordinance exemption request is being coordinated with the County.

Utilities:

Sewer:

Note on the Site Plan the sanitary sewer line located beneath the proposed drive-thru order area and building footprint shall be cleaned and televised to determine its condition. Any defects identified shall be repaired. Due to the limited accessibility following construction, the entire section of the sewer line shall be CIPP lined. All work shall be completed in accordance with the most current Town of Thurmont sewer specifications and details. The site plan shall incorporate Thurmont Construction Standards and Specification's detail numbers:100, 118, 120.

Water:

Note on the Site Plan: the applicant shall coordinate with the Town of Thurmont prior to connecting new service to the existing meter. On site water installation after the meter is Frederick County jurisdiction.

Electric:

The applicant shall coordinate with the Thurmont Electric Department regarding service connections, transformer relocation, and any required upgrades, which is noted on the plan.

As-Built Plans:

A note shall be added to the plan set requiring that as-built plans for all Town infrastructure improvements be submitted to the Town of Thurmont upon completion of construction.

Outstanding Items for Consideration:

1. Confirmation that the existing private ingress/egress agreement with Weis Markets does not require modification.

2. Consideration of requested waivers for parking setback and landscape buffer along the southern property line.
3. Verification of ability to comply with all Town utility specifications.

Recommendation:

Staff recommends approval of the modification requests:

1. Minimum 7-foot setback for parking spaces (Section 6.5.2.B.6) along the south property line.
2. Minimum 10-foot landscape buffer (Section 6.4) along the south property line.

Staff recommends approval of the Preliminary Site Plan for the McDonald's Rebuild at 200 Frederick Road, subject to the following condition(s):

- All comments in the staff report dated April 16, 2026 are satisfied by the applicant.

OR

1. A note shall be added to the plan requiring the sanitary sewer line beneath proposed improvements shall be cleaned and televised, repaired as necessary, and fully CIPP lined prior to construction.
2. A note shall be added to the plan requiring all sewer work shall comply with the most current Town of Thurmont specifications and details with numbers:100, 118, 120 in the plan set.
3. A note shall be added to the plan requiring the applicant shall coordinate with the Town of Thurmont Water Department prior to connecting to the existing meter.
4. The applicant shall coordinate with the Thurmont Electric Department regarding service and infrastructure.
5. Any required modifications to the ingress/egress agreement with Weis Markets shall be completed and vetted by the Town Attorney prior to final approval.
6. A note shall be added to the plan listing approval of requested waivers for parking setback and landscape buffer – as applicable and at the discretion of the Planning and Zoning Commission.
7. A note shall be added to the plan requiring submission of as-built plans for all Town infrastructure improvements.
8. All required approvals from Frederick County and other agencies shall be obtained.
9. The applicant shall comply with all applicable Town standards and specifications.
10. Change Catoctin Furnace Road to Frederick Road on all sheets of the plan sets.
11. Provide the retaining wall details in the Final Site Plan.

Next Steps:

If the Preliminary Site Plan is approved, the following steps shall occur:

- Applicant will revise plans to address all conditions of approval and any direction provided by the Planning and Zoning Commission.

- Applicant will obtain all required outside agency approvals, including Frederick County (erosion and sediment control, stormwater management, and FRO exemption as applicable).
- Final Site Plan will be reviewed by Town staff for compliance.
- Required permits shall be completed prior to issuance of any building permits.
- Construction may proceed following issuance of all applicable permits.
- Upon completion, site inspection shall occur to ensure compliance with the Final Site Plan and the Use & Occupancy Permit is issued by the Town.
- As-built plans shall be submitted to the Town for review and acceptance.

Motion Options:

Waiver/ Modification (to be considered first and separate from the site plan):

1. Motion on a waiver from Section 6.5.2.B.6 to allow parking spaces to be located less than seven (7) feet from the southern property line. (Add findings)
2. Motion on a waiver from Section 6.4.D.1 to allow a reduced landscape buffer of less than ten (10) feet along the southern property line. (Add findings)

Preliminary Site Plan – Actions:

Approval:

Motion to approve the Preliminary Site Plan for McDonald’s Rebuild at 200 Frederick Road, subject to the staff report dated [Insert Date] and all stated conditions of approval.

Continuation:

Motion to table the Preliminary Site Plan for McDonald’s Rebuild at 200 Frederick Road to a date certain of [Insert Date], in order to allow the applicant time to address outstanding comments and/or provide additional information as discussed by the Planning and Zoning Commission.

Denial:

Motion to deny the Preliminary Site Plan for McDonald’s Rebuild at 200 Frederick Road, based on non-compliance with the Thurmont Zoning Ordinance and/or the inability to make required findings as discussed by the Planning and Zoning Commission.