

Division of Operations
 191 South East Street
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Frederick County Public Schools
Reach. Challenge. Prepare.

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 Facilities Planner
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September 13, 2022

Town of Thurmont
 Attn: Kelly Duty, Planning and Zoning Manager
 615 East Main Street
 P.O. Box 17
 Thurmont, MD 21788

Re: Simmers Property Annexation

Dear Ms. Duty,

FCPS staff is in receipt of the Simmers Property Annexation. This 24.5 acre site is located southeast of Graceham Road and Apples Church Road north of Thurmont and is proposed for annexation into the Town. The developer proposes three options for development of the parcel which are outlined in the table below. Based on 2022-23 attendance areas, students living in this development would attend Thurmont Primary/Elementary School, Thurmont Middle School, and Catoctin High School. The number of students expected based on 2019 pupil yield rates for each of the three options is shown below. The accessory dwelling units are counted as multifamily units.

Option	Development Proposed	Elementary School Students Expected	Middle School Students Expected	High School Students Expected
Option 1 (172 units total)	31 townhouse units 7 accessory dwelling units 134 2-over-2 units Daycare Facility Assisted Living Facility	26	14	14
Option 2 (192 units total)	31 townhouse units 7 accessory dwelling units 154 2-over-2 units Daycare Facility	28	15	15
Option 3 (194 units total)	31 townhouse units 7 accessory dwelling units 102 2-over-2 units 54 multifamily units Daycare Facility Assisted Living Facility	26	15	15

As of June 2022, Thurmont Primary was at 62 percent of state rated capacity (SRC), Thurmont Elementary was at 82 percent of SRC, Thurmont Middle was at 61 percent of SRC, and Catoctin High was at 68 percent of SRC. All four schools are projected to stay within capacity over the next ten years.

FCPS has the following comments regarding the Simmers Annexation:

1. Students in this development will be required to walk to school or bus stops. FCPS supports the provision of sidewalks, crosswalks, and pedestrian crossing signage in order to facilitate safe routes to school. Thank you for providing sidewalks.
2. Buses may travel along the roads in this development. As currently designed, these roads are wide enough to accommodate bus traffic (each lane must be at least ten feet wide).
3. Please ensure that the turning radii on the streets will allow a school bus to navigate through the neighborhood.

Please let us know if you have any questions or require further information.

Sincerely,

A handwritten signature in cursive script that reads "Holly Nelson".

Holly Nelson