



Frederick County Planning Commission

AGENDA

**Wednesday August 11, 2021
9:30 am
Virtual Meeting**

Notices and Reminders

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Agenda items will be reviewed in the listed order; however, the agenda is subject to change. It is the responsibility of the applicant and the public to be aware of when their agenda item will be heard.

Providing Public Testimony

Public comments will be accepted via email at PlanningCommission@FrederickCountyMD.gov and by voicemail at 855-925-2801, meeting code 8768. To leave a message, press *2. Voicemail messages should include the caller's name, address, and the agenda item you are commenting on at the beginning of the message. In order to be placed in a queue for live public comment, press *3. The [public portal](#) is also available to watch the live meeting and/or submit comments for the public record. The public is reminded that all comments, both written and oral, will be made part of the public record. Any individual who wishes to testify on one of the items is required to be sworn in.

- Testimony should be focused on comments and is not meant to allow for questions/answers.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes.
- Written comments should be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Applicants

- All applicants and their representatives who testify are required to be sworn in.
- Applicant presentations are allotted, fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments should be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Individuals requiring special accommodations are requested to contact the County Executive's Office at 301-600-1100 ([tty: use Maryland relay](#)) to make arrangements no later than seven (7) working days prior to the meeting.

Upcoming Planning Commission Meetings

August 18, 2021 9:30 am

For more information contact

Department of Development Review and Planning
301-600-1138
www.FrederickCountyMD.gov/planning



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1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **MINUTES TO APPROVE** **DECISION**
4. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
5. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
6. **PRELIMINARY PLAN** **DECISION**
Linganore Town Center South - Commercial Retail Center - The Applicant is requesting preliminary plan approval for a revision of an existing preliminary plan within an existing PUD district on a 17.8-acre site.
Located on the south side of Old National Pike. Tax Map 79 Parcel 34; Zoned: Planned Unit Development (PUD) ; Planning Region: New Market
S-829T (A/P#PP263961, APFO#A263969, FRO#F263971)
Cody Shaw, Principal Planner
7. **SITE PLAN** **DECISION**
a) *IHOP/Dairy Queen* - The Applicant is requesting site plan approval to establish a restaurant within an existing PUD district on a 1.76-acre site.
Located on the south side of Old National Pike. Tax Map 79 Parcel 34; Zoned: Planned Unit Development (PUD) ; Planning Region: New Market
SP01-05 (A/P#SP260627, APFO#A260622, FRO#F260623)
Cody Shaw, Principal Planner

b) *Frederick Primary Care* - The Applicant is requesting site plan approval to establish a medical office facility within an existing PUD district on a 2.02-acre site.
Located on the south side of Old National Pike. Tax Map 79 Parcel 34; Zoned: Planned Unit Development (PUD); Planning Region: New Market
SP01-05 (A/P#SP260604, APFO#A260611, FRO#F260612)
Cody Shaw, Principal Planner



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8. **COMBINED PRELIMINARY/FINAL PLAT** **DECISION**
JTP Lots A-3A & A-3B - The Applicant is requesting Combined Preliminary/Final Plat approval to resubdivide a 26.28-acre Site into 2 lots.
Located approximately 300 ft. northeast of the intersection of Jefferson Station Blvd. and Jefferson Commons Way
Tax Map: 76, Parcel: 109, Zoned: Mixed Use Development (MXD); Planning Region: Frederick
S-1136 (AP# PL263926 APFO# A263928 FRO# F263929)
Ashley Moore, Principal Planner

9. **SITE PLAN** **DECISION**
a) Lincoln West II - The Applicant is proposing Site Development Plan approval for the construction of three (3) buildings (A-175,420 SF, B-29,432 SF, C-22,826 SF) for office and limited manufacturing and assembly on a 15.37 acre site. Tax Map: 76, Parcel 109, Zoned: Mixed Use Development (MXD); Planning Region: Frederick
SP06-07 (AP# SP263919, APFO# A260920, FRO# F263921)
Ashley Moore, Principal Planner

b) Lot 11, Stanford Industrial Park Section II – The Applicant is requesting Site Plan approval to construct a 12,900 SF contractors office and limited manufacturing building on a 2.66 acre site. 4880 Winchester Blvd. Tax Map 94 Parcel 97; Zoned: Limited Industrial. Planning Region: Adamstown
SP 265139 (A265140, F265141)
Jerry Muir, Principal Planner

c) Royal Farms Store #357 - The Applicant is requesting a modification of a previously approved site plan and APFO Letter of Understanding to remove a requirement for an off-site sidewalk. 6730 English Muffin Way. Tax Map 86 Parcel 1; Zoned Mixed Use Development. Planning Region: Frederick
SP265143, (A265147)
Jerry Muir, Principal Planner

A presentation display for agenda items is available to view [HERE](#).