



Frederick County Planning Commission

AGENDA

Wednesday, March 8, 2023 DAY

9:30 am

IN-PERSON MEETING

Public comment may be provided in person or by the options noted below*

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 (including emailed correspondence) must 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 (including emailed correspondence) must 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.

<u>Upcoming Planning Commission Meetings:</u>	<u>For more information contact</u>
March 8, 2023 @ 6:30 p.m. Cromwell Zoning Map Amendment	Department of Development Review and Planning
March 15, 2023 @ 9:30 a.m.	301-600-1138
March 15, 2023 @ 6:30 p.m.	www.FrederickCountyMD.gov/planning



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1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. MINUTES TO APPROVE – January 11, 2023 and January 18, 2023

DECISION

4. PLANNING COMMISSION COMMENTS

5. AGENCY COMMENTS / AGENDA BRIEFING

INFORMATIONAL

6. PRELIMINARY PLAN

DECISION

- a) Mayne Property - The Applicant is requesting Preliminary Subdivision Plan approval for a 193-unit residential development, comprised of 148 Single-family detached dwellings and 45 Townhouses, on a 62.38-acre Site. Located north of Liberty Road, between Daysville Road and MD 550. Tax Map 50, Parcel 19. Zoned R-3 (Residential) and GC (General Commercial). Planning Region: Walkersville. S-1157 (AP# PP274949).
Graham Hubbard, Principal Planner II

7. SITE PLAN

DECISION

- a) Utica District Park - The Applicant is requesting nonbinding Site Plan approval for the phased construction of facilities for Frederick County Division of Parks and Recreation (DPR) on a 13.64-acre Site. Located at 7612 Devilbiss Bridge Road. Tax Map 48, Parcel 35. Zoned Agricultural (A) and General Commercial (GC). Planning Region: Frederick. SP03-19 (AP# SP273816, F273818).
Graham Hubbard, Principal Planner II

- b) Stanford Industrial Park Lot 9 - The Applicant is requesting Site Plan approval to construct a 10,004 SF automotive service facility for tractor trailers with an 800 SF mezzanine office on 6.49 acres. Located at 4890 Winchester Blvd. Tax Map 94. Parcel 89. Zoned LI (Limited Industrial). Planning Region: Adamstown. SP273840, A273841, F273842.
Jerry Muir, Principal Planner I

- c) Royal Farms - Applicant is requesting site plan approval to construct a 5,154 SF Convenience store with 16 gas pumps and a carwash after razing the existing strip shopping center on site. Located at 5831 Buckeystown Pike. Tax Map 77, Parcel 169. Zoned GC (General Commercial). Planning Region: Frederick. SP273300 A273302, F273301.
Jerry Muir, Principal Planner I

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