



Frederick County Planning Commission

AGENDA Wednesday, March 15, 2023 Night 6:30 pm

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.

Upcoming Planning Commission Meetings:

April 12, 2023 @ 9:30 a.m.
April 19, 2023 @ 9:30 a.m.

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. PLANNING COMMISSION COMMENTS

4. AGENCY COMMENTS / AGENDA BRIEFING

INFORMATIONAL

5. PRELIMINARY PLAN

Continued from February 15, 2023

DECISION

a) Gordon Mill – The Applicant is requesting Preliminary Subdivision Plan approval for 435 single family lots and 175 townhouse lots on a +/- 279.2-acre Site. Located on the east side of Boyers Mill Road. Tax Map: 79, Parcels: 2, 3; Zoned: Planned Unit Development (PUD), Planning Region: New Market. S1170 (AP# PP257753 APFO# A274928 FRO# F257754).
Cody Shaw, Principal Planner II

Supplemental Documents

- [APFO School Construction Fee Legislative History](#)
- [Supplemental Testimony from Cleanwater Linganore](#)
- [Gordon Mill - Preliminary/Site/APFO Applications - February 15, 2023 Planning Commission Meeting - APPLICANT'S REBUTTAL SUBMISSION](#)
- [Applicant's Supplemental Rebuttal March 10, 2023](#)
- [Clearwater Linganore's Supplemental Submission March 10, 2023](#)
- [Memo from Kathy Mitchell to FCPC 3-10-23](#)

6. SITE PLAN

DECISION

a) Gordon Mill – The Applicant is requesting Site Plan approval to construct 175 townhomes on a +/- 279.2-acre Site. Located on the east side of Boyers Mill Road. Tax Map: 79, Parcels: 2, 3; Zoned: Planned Unit Development (PUD), Planning Region: New Market. SP20-02 (AP# SP257755 APFO# A257635 FRO# F257754).
Cody Shaw, Principal Planner II

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