



Frederick County Planning Commission

AGENDA Wednesday, April 12, 2023 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.

Upcoming Planning Commission Meetings:

April 19, 2023 @ 9:30 a.m.
May 10, 2023 @ 9:30 a.m.
May 17, 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. MINUTES TO APPROVE – (4) February 8, 2023 Day, February 8, 2023 Night, February 15, 2023 Day, February 15, 2023 Night DECISION
4. EXECUTIVE COMMITTEE REPORT
5. SPECIAL COMMITTEE REPORTS
6. PLANNING COMMISSION COMMENTS
7. AGENCY COMMENTS / AGENDA BRIEFING INFORMATIONAL
8. PRELIMINARY PLAN Continued from March 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

The Planning Commission closed the record on this item at their March 15th, 2023 meeting.
Public comment will not be taken on this item.

Additional documentation may be found online, attached to the February 15th, 2023 night and March 15th, 2023 night agendas.

9. 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
- b) Prosperity Mansion – The Applicant is requesting Site Plan approval for the establishment of a facility for functions use on a 19.2-acre Site. Located at 11309 Rocky Ridge Road. Tax Map: 27, Parcel: 25; Zoned: Agricultural (AG), Planning Region: Walkersville. SP19-03 (AP# SP273505 APFO# A273506 FRO# F273507)
Cody Shaw, Principal Planner II



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10. <u>FOREST RESOURCE MODIFICATION REQUEST</u>	DECISION
a) <i>Gas House Pike – Road Improvements from City of Frederick Limits to Boyers Mill Road (Removal of 8 Specimen Trees)</i> – The Applicant is requesting approval of a modification to the Forest Resource Ordinance (FRO) to remove eight (8) specimen trees along a 2.15-mile stretch of Gas House Pike, from the City of Frederick limits to Boyers Mill Road. Tax Maps: 68 and 69, Parcels: (multiple); Zoned: (multiple), Planning Regions: New Market and Walkersville. SP17-10 (AP# F269070, CIP # C6303.6303.01 (Previously C28391)). <i>Graham Hubbard, Principal Planner II</i>	
11. <u>COMBINED PRELIMINARY/FINAL PLAT</u>	DECISION
a) <i>Reichs Ford Road Estates, Lots 9A, 9B, & 9C</i> – The Applicant is requesting Combined Preliminary/Final Plat approval to resubdivide a 4.9891 acre lot into 3 lots. Located at 5445 Beall Drive, northeast of the intersection with Reichs Ford Road. Tax Map 78, Parcel 657, Lot 9, Tax ID #09-247424, Zoned: Agricultural (AG), Planning Region: New Market. S-712 (AP# PL274877, FRO# F274900). <i>Craig Terry, Principal Planner</i>	
12. <u>CONCEPT PLAN</u>	DECISION
a) <i>Jefferson Village</i> – The Applicant is requesting Concept Plan approval for a 47-lot age restricted subdivision (townhome and duplex units) on a 9.41-acre Site and two single family dwellings on a 0.57-acre Site. Located on the south side of Holter Road. Tax map: 84, Parcel: 65; Zoned: Village Center (VC), Planning Region: Brunswick. SP89-19 (AP# SP273850) <i>Cody Shaw, Principal Planner II</i>	

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