



Frederick County Planning Commission

AGENDA Wednesday, May 17, 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:

June 14, 2023 @ 9:30 a.m.
June 21, 2023 @ 9:30 a.m.
July 12, 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 - March 15, 2023 Day meeting

DECISION

4. EXECUTIVE COMMITTEE REPORT

5. SPECIAL COMMITTEE REPORTS

6. PLANNING COMMISSION COMMENTS

7. AGENCY COMMENTS / AGENDA BRIEFING

INFORMATIONAL

8. LEGISLATION

RECOMMENDATION

Bill 23-08: Amending Chapter 1-19 of the County Code (Zoning Ordinance) to Update the Floodplain District Regulations, including updates and additions to certain definitions.

*Mike Wilkins, Director, Development Review and Planning
Tolson DeSa, Zoning Administrator*

9. SPRING 2023 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS

FINDING OF CONSISTENCY

The Planning Commission will hear the following cases to determine consistency with the County Comprehensive Plan or a municipal Comprehensive Plan.

*Kimberly Gaines, Director, Livable Frederick
Karin Flom, Principal Planner I, Livable Frederick
Andy Stine, Principal Planner I, Livable Frederick*

WS-23-03 Becker Building Company, LLC (Briercrest Heights)

Tax Map 84, Parcel 210, Lots 4B & 4C. South side of Brook Drive at Old Middletown Road. Requesting reclassification of 0.58 acres from S-5/Dev to S-4/Dev.

WS-23-04 Summers Family, LLLP (Summervale)

Tax Map 66H, Parcel 2159. South side of Old National Pike (Alt. 40) at Mount Phillip Road in the City of Frederick. Requesting reclassification of 97.0 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev.

WS-23-05 Antietam Ridge, LLC (Heritage Liquors)

Tax Map 65F, Parcel 82. 4334 Old National Pike. Requesting reclassification of 7.49 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev.



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WS-23-07 Oakdale Investments, LLC (Lakeridge)

Tax Map 69, Parcel 162. East side of Lakeridge Drive (East), between Highwood Place (to the north) and Ridgepoint Place (to the south). Requesting reclassification of 12.63 acres from W-5/Dev, S-5/Dev and Planned Service (water and sewer) to W-4/Dev, S-4/Dev.

WS-23-08 Oakdale Investments, LLC (Pinehurst)

Tax Map 79, Parcel 223. North side of Boyers Mill Road at Yeagertown Road. Requesting reclassification of 9.01 acres from W-1, S-5/Dev to W-4/Dev, S-4/Dev.

WS-23-09 Manor Woods Road Properties, LLC (Manor Woods Data Park)

Tax Map 94, Parcel 54. East side of Cap Stine Road at Manor Woods Road. Requesting reclassification of 63.5 acres from Planned Service (water and sewer) to W-4/Dev, S-4/Dev.

10. 2022 ANNUAL REPORT TO MDP

INFORMATIONAL

Kimberly Gaines, Director, Livable Frederick

Denis Superczynski, Planning Manager/Principal Planner, Livable Frederick

11. SUGARLOAF OVERLAY

WORKSHOP

(Public Comment will not be accepted)

Kimberly Gaines, Director, Livable Frederick

Denis Superczynski, Planning Manager/Principal Planner, Livable Frederick

12. PLANNING COMMISSION LETTER REGARDING SCHOOL ADEQUACY

DECISION

Carole Sepe, Frederick County Planning Commission

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