



Frederick County Planning Commission

AGENDA

9:30 a.m. Wednesday, September 13, 2023

Third Floor Meeting Room, 12 E. Church St., Frederick, MD

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:

September 20, 2023 @ 9:30 a.m.

October 11, 2023 @ 9:30 a.m.

October 19, 2023 @ 6:30 p.m. (Rezoning Public Hearing)

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. ELECTION OF OFFICERS

Rules and Procedures, Section 2-Officers and Committees: 2.1 The Commission shall organize annually in the month of September and confirm the election of a Chairman, Vice-Chairman, and Secretary. (10-19-05)

4. MINUTES TO APPROVE June 14, 2023 **DECISION**

5. EXECUTIVE COMMITTEE REPORT

6. SPECIAL COMMITTEE REPORTS

7. PLANNING COMMISSION COMMENTS

8. AGENCY COMMENTS/AGENDA BRIEFING **INFORMATIONAL**

9. CHANGES TO THE PLANNING COMMISSION RULES OF PROCEDURE **DECISION**
Planning Commission Executive Committee

10. SITE PLAN **DECISION**

Continued from August 9, 2023

a) Quantum Lot 112A Substation - The Applicant is requesting Site Plan approval for the construction of a critical digital infrastructure electric substation use on a 19.42-acre parcel. Located at the east side of Ballenger Creek Pike. Tax Map 94, Parcel 70. Zoned General Industrial (GI). Planning Region: Adamstown. SP22-04 (SP273757, F274907)
Cody Shaw, Principal Planner II

Supplemental documents for Quantum Lot 112A Substation are available to view [HERE](#)

11. PRELIMINARY PLAN **DECISION**

a) Hamptons East Creekside - The Applicant is requesting Preliminary Subdivision Plan approval for 214 single-family lots and 221 townhouse lots on a +/- 181.85-acre Site. Located on the north side of Gas House Pike. Tax Map 69, Parcel 202. Zoned Planned Unit Development (PUD). Planning Region: New Market. S-829N (PP274981, A274982, F274985)
Cody Shaw, Principal Planner II



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12. SITE PLAN

DECISION

- a) Hamptons East Creekside Townhouses - The Applicant is requesting Site Plan approval to construct 221 townhouse lots on a +/- 181.85-acre Site. Located on the north side of Gas House Pike. Tax Map 69, Parcel 202. Zoned Planned Unit Development (PUD). Planning Region: New Market. SP22-13 (SP274988)
Cody Shaw, Principal Planner II
- b) Iglesia – The Applicant is requesting site plan approval to convert an existing house and garage into a 3,419 SF Place of Worship on a 1.9-acre lot. Located at 9822 Hansonville Road. Tax Map 48, Parcel 258. Zoned Agriculture (A). Planning Region Frederick. SP 22-09 (SP273639).
Jerry Muir, Principal Planner I
- c) Montecito Industrial Park, Lot 3 – The Applicant is requesting site plan approval for a change of use to convert a single user office and warehouse building into a multi-tenant building on a 3.45-acre Site. Located at 2502 Urbana Pike. Tax Map 105, Parcel 152. Zoned Limited Industrial (LI). Planning Region Urbana. SP82-03 (SP265109).
Jerry Muir, Principal Planner I

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