



# Frederick County Planning Commission

## AGENDA

**9:30 a.m. Wednesday, December 13, 2023**  
**First Floor Hearing 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](mailto: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:**

December 20, 2023 @ 9:30 a.m.  
January 10, 2024 @ 9:30 a.m.

#### **For more information contact**

Department of Development Review and Planning  
301-600-1138  
[www.FrederickCountyMD.gov/planning](http://www.FrederickCountyMD.gov/planning)



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1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

3. **MINUTES TO APPROVE**

September 13, 2023

**DECISION**

4. **EXECUTIVE COMMITTEE REPORT**

5. **SPECIAL COMMITTEE REPORTS**

6. **PLANNING COMMISSION COMMENTS**

7. **AGENCY COMMENTS/AGENDA BRIEFING**

**INFORMATIONAL**

8. **SITE PLAN**

**DECISION**

- a) [Remsberg Park Pickleball Courts](#) - The Applicant is requesting Site Plan approval to construct four 50-foot-tall light poles for the recently constructed pickleball courts. Located at 7420 Holter Road. Tax Map 65E, Parcel 208, Lot 3. Zoned: Agricultural (A). Planning Region: Middletown. SP07-04 (SP275794)  
*Graham Hubbard, Principal Planner II*

9. **SKETCH PLAN**

**NONBINDING DECISION**

- a) [Cherry Run \(Casey\)](#) - The Applicant is requesting non-binding Sketch Plan review for up to 1,010 residential units located on a 634-acre Site. Located on the west side of Green Valley Road (MD 75) along Crickenberger Road. Tax Maps 69, 79, 79F, Parcels 30, 4, 11, 122, 123. Zoned: Planned Unit Development (PUD). Planning Region: New Market. S-1167 (SP275575)  
*Cody L. Shaw, Principal Planner II*

10. **PRELIMINARY PLAN**

**DECISION**

- a) [Park Place](#) - The Applicant is requesting Preliminary Subdivision plan approval to construct 29 townhomes on a 2.978 acre site. Located on the west side of Ballenger Creek Pike just north of Tuscarora High School. Tax map 86, parcels 49, 50, 161, 171. Zoned Planned Unit Development (PUD). Planning Region: Frederick. S14-08, (PP275555)  
*Jerry Muir, Principal Planner*

11. **SITE PLAN**

**DECISION**

- a) [Park Place](#) - The Applicant is requesting site plan approval to construct 29 townhomes on a 2.978 acre site. Located on the west side of Ballenger Creek Pike just north of Tuscarora High



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School. Tax map 86, parcels 49. 50. 161, 171. Zoned Planned Unit Development (PUD).  
Planning Region: Frederick. S14-08, (SP275556)  
Jerry Muir, Principal Planner

- b) [Sheetz Urbana Village Center](#) - The Applicant is requesting Site Development Plan approval for a 6,139 sq. ft. gas station and convenience store located on a 3.18-acre project area within a 9.25-acre Site. Located at the intersection of Worthington Blvd / Urbana Pike (MD 355) and Fingerboard Road (MD 80). Tax Map 96, Parcel 59. Zoned: General Commercial (GC). Planning Region: Urbana. SP05-03 (SP275533)  
*Graham Hubbard, Principal Planner II*

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