



Frederick County Planning Commission

AGENDA

**9:30 a.m. Wednesday, January 17, 2024 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 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:

February 14, 2024 @ 9:30 a.m.
February 21, 2024 @ 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** October 11, 2023

DECISION

4. **EXECUTIVE COMMITTEE REPORT**

5. **SPECIAL COMMITTEE REPORTS**

6. **PLANNING COMMISSION COMMENTS**

7. **AGENCY COMMENTS/AGENDA BRIEFING**

INFORMATIONAL

8. **FALL 2023 CYCLE – WATER AND 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.

Karin Flom, Principal Planner I, Livable Frederick

Andy Stine, Principal Planner I, Livable Frederick

WS-23-15 Frederick Wedgewood Minis LLC (YourSpace Self Storage Ballenger Creek)

Tax Map 86, Parcel 122. 4981 New Design Road. Requesting reclassification of 1.06 acres from W-5/Dev, S-5 Dev to W-3/Dev, S-3/Dev.

WS-23-17 Weis Markets (75-80 Properties LLC).

Tax Map 97, Parcel 0. 11210 Fingerboard Road. Requesting reclassification of 15.45 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev.

WS-23-18 DR Acquisitions LLC (Park Place)

Tax Map 86, Parcels 49, 50, 161, and 171. 5344 and 5328 Ballenger Creek Pike and two unaddressed parcels on the west side of Ballenger Creek Pike, 500 feet south of Corporate Drive. Requesting reclassification of 3.27 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev.

WS-23-19 Oakdale Investments LLC (Creekside – Hamptons East)

Tax Map 69, Parcel 202. North side of Gas House Pike and West of Central Church Road. Requesting reclassification of 181.79 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev.

WS-23-20 Cromwell Investments LC (Cromwell)

Tax Map 78, Parcel 12 and Tax Map 79, Parcel 101. 6101 Meadow Road and one unaddressed parcel on the east side of Meadow Road, approximately 1,670' north of Hall Road. Requesting reclassification of 148.7 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev.



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WS-23-21 6218 Yeagertown Road LLC (Bell Farm)

Tax Map 79, Parcel 96. 6218 Yeagertown Road. Requesting reclassification of 75.49 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev.

WS-23-22 C.E. Rensberger & Family LLC (Chris Matthews)

Tax Map 79I, Parcel 58 and a portion of Parcel 164. Southeast side of Old New Market Road, approximately 900' southwest of MD-75/Green Valley Road. Requesting reclassification of 0.69 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev.

WS-23-23 New Market 279 (DC) ASLI VIII LLC (Gordon Mill)

Tax Map 79B, Parcels 2 and 3. 6300 and 6111 Boyers Mill Road. Requesting reclassification of 279 acres from Planned Service (water and sewer) and W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev and depiction of a sewage pumping station on Parcel 2.

WS-23-24 Natelli Communities LLC (Cooper Property) Tax Map 92H, Parcel 90. 1530 Souder Road. Requesting reclassification of 124.23 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev plus the depiction of a water tank symbol and sewage pumping station symbol.

WS-23-25 Edward and Brenda Lupcho (Grove Hill)

Tax Map 66I, Parcel 105. 5966 Grove Hill Road. Reclassification of 8.52 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev.

WS-23-26 DR Acquisitions LLC (East Main Street New Market)

Tax Map 79I, Parcels 3812 and 3813. South side of East Main Street near Marley Street. Requesting reclassification of 5.42 acres from W-5/Dev to W-3/Dev.

9. HISTORIC PRESERVATION ORDINANCE

INFORMATIONAL

Amend Chapter 1-23 of the Frederick County Code (Historic Preservation) to update the text and add provisions related to: (1) delisting locally designated historic properties; (2) demolition review of non-designated historic properties; (3) archaeological resource and cemetery protections; (4) economic hardship; and (4) county-owned historic properties.

Kimberly Gaines, Director, Livable Frederick

Amanda Whitmore, Principal Planner II, Historic Preservation

Beau Lockard, Principal Planner I, Historic Preservation

A presentation display for agenda item #8 is available to view [HERE](#)