



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday November 19, 2014

APPROVED: _____

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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.

Please turn off all cell phones and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt the meeting.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

Providing Public Testimony

- Any individual who wishes to testify on an agenda item is required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Applicant presentations are allotted, typically fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: planningandzoning@frederickcountymd.gov

Upcoming Planning Commission Meetings

(1st Floor Hearing Room, Winchester Hall)
Wednesday – December 10@9:30 am

For more information contact

Dept. of Planning and Development Review
Phone: 301-600-1138
www.FrederickCountyMD.gov/planning



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. <u>PLANNING COMMISSION COMMENTS</u>	INFORMATIONAL
2. <u>AGENCY COMMENTS / AGENDA BRIEFING</u>	INFORMATIONAL
3. <u>COMBINED PRELIMINARY PLAN / SITE PLAN</u>	DECISION
a) <u>MONROVIA TOWN CENTER</u> – The applicant is requesting Combined Preliminary Subdivision/Site Development Plan approval for a 1,250-lot residential community located on a 391.6-acre site. Located on the north side of the intersection of Green Valley Road (MD 75) and Fingerboard Road (MD 80), east of Ed McClain Road, south of the village of Monrovia. Tax Map 97, Parcel 2 & p/o Parcel 0000; Tax Map 88, Parcels 21, 22, 27 & p/o Parcels 127 & 128. Zoned: Planned Unit Development (PUD), Planning Region: Urbana File: S-1148/SP-13-03, Plan #14501, APFO #14502, FRO #14503, SWM #14841	
4. <u>SITE PLAN</u>	DECISION
a) <u>MONROVIA TOWN CENTER – COMMERCIAL COMPLEX</u> - The applicant is requesting Site Development Plan approval for a 154,722 s.f. (14 buildings) Planned Commercial development located on a 15.46-acre site. Located at the intersection of Green Valley Road (MD 75) and Fingerboard Road (MD 80) [northwest quadrant]; adjacent to the Monrovia Town Center PUD. Tax Map 97, Parcel 0000. Zoned: General Commercial (GC), Planning Region: Urbana File: SP-13-03, Plan #13427, APFO #13428, FRO #13429	