



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday December 10, 2014

APPROVED: \_\_\_\_\_

PAGE 1 OF 3

#### 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](mailto:planningandzoning@frederickcountymd.gov)

#### Upcoming Planning Commission Meetings

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday – January 14@9:30 am

#### For more information contact

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



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

**Wednesday December 10, 2014**

APPROVED: \_\_\_\_\_

**PAGE 2 OF 3**

ITEM	TIME	ACTION REQUESTED
------	------	------------------

**9:30 A.M.**

1. <b><u>MINUTES TO APPROVE</u></b>	<b>DECISION</b>
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>	<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS / AGENDA BRIEFING</u></b>	<b>INFORMATIONAL</b>
4. <b><u>APFO LETTER OF UNDERSTANDING</u></b>	<b>DECISION</b>
a) <i>Wedgewood West (Younkins MXD)</i> – Amended LOU - The applicant is requesting an amendment to the APFO Letter of Understanding (LOU), approved in 2008, to reduce upfront escrow payments. File: S1147, APFO #6425 <i>Ron Burns, Engineering Supervisor-Traffic &amp; Transportation</i>	
5. <b><u>COMBINED PRELIMINARY / SITE PLAN</u></b>	<b>DECISION</b>
a) <i>Linton at Ballenger IV</i> – The applicant is requesting Combined Preliminary Subdivision/Site Development Plan approval for 28 single family detached lots and 28 Townhouses, on a 13.5-acre site. Located at the corner of Elmer Derr Road and Ballenger Creek Pike. Tax Map 85, Parcel 44. Zoned: PUD Planning Region: Adamstown File: S-1128 SP-05-08, AP 14782, APFO 2121, FRO 14784 <i>Tolson DeSa, Principal Planner</i>	
6. <b><u>SITE PLAN</u></b>	<b>DECISION</b>
a) <i>Costco Distribution Center</i> - The Applicant is requesting Planned Industrial Site Development Plan approval for a 593,480 square foot warehouse distribution facility, on a 111.63-acre site. Located at 5236 Intercoastal Dr, along Intercoastal Drive, south of Baldwin Road. Tax Map 88, Parcel 6 (Lot 9A). Zoned: General Industrial; Planning Region: New Market File: SP-02-21, Plan# 14792, APFO #14794, FRO #14795 <i>Tolson DeSa, Principal Planner</i>	



---

## AGENDA

### Wednesday December 10, 2014

---

APPROVED: \_\_\_\_\_

PAGE 3 OF 3

b) [Libertytown Garden Condominiums](#) - The Applicant is requesting Site Development Plan approval for a mixed use structure to include 14 residential condominium units and 2,479 s.f. of commercial/retail space on a 0.89-acre property. Located on the north side of Main Street (MD 26), at the western terminus of North Street in Libertytown. Tax Map 51, Parcel 123. Zoned: Mixed Use; Planning Region: Walkersville File: SP-13-18, Plan#14589, APFO #14606, FRO #14148  
*Denis Superczynski, Principal Planner*