



# Frederick County Planning Commission

## AGENDA

**Wednesday October 12, 2016**

**9:30 am**

**Revised 10/10/2016**

1<sup>st</sup> Floor Hearing Room, Winchester Hall, 12 E Church St. Frederick, Md.

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

### **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 Executive'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: [planningcommission@frederickcountymd.gov](mailto:planningcommission@frederickcountymd.gov)

#### **Upcoming Planning Commission Meetings**

Wednesday – November 9, 2016 @ 9:30 am  
Wednesday – November 16, 2016 @6:00 pm

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

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



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

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES TO APPROVE**

**DECISION**

September 14, 2016

**3. PLANNING COMMISSION COMMENTS**

**INFORMATIONAL**

**4. AGENCY COMMENTS / AGENDA BRIEFING**

**INFORMATIONAL**

**5. CONSENT AGENDA**

**DECISION**

a) *FcPc Consideration of Public Comment*: Application SP 14-17 (AP #15095), *Glen Ellen Farm*  
To consider public comment not distributed to, or reviewed by the Planning Commission in its  
consideration of the application at its September 14, 2016 meeting.

**6. COMBINED PRELIMINARY/FINAL PLAT**

**DECISION**

a) *Villages of Urbana – Section M-1F, Lot 1822 – ‘Dudderar House’*

The Applicant is requesting Preliminary/Final Plat approval for one (1) additional residential lot within a major subdivision, to accommodate the existing historic home known as the ‘Dudderar House’ located on Kenway Lane within Section M-1F of the Villages of Urbana PUD in the Urbana Planning Region.

S-1065 (AP#15418) Tax Map 96, Parcel 249, Lot 1822

*Denis Superczynski, Principal Planner*

**7. SITE PLAN**

**DECISION**

a) *Fair Oaks – Lot 5*

The Applicant is requesting Site Development Plan approval for the renovation of an existing house, including an addition, and a change of use that will result in a 4,263 s.f. (gfa) building for commercial business and personal services on a 40,854 s.f. lot. Located at the corner of Jefferson Pike (MD 180) and Fair Oaks Drive in the Frederick Planning Region.

SP-08-04 (AP#16385, APFO#16386, FRO#1387, SWM#16519) Tax Map 76, Parcel 472

*Denis Superczynski, Principal Planner*

b) *Long Electric*

The Applicant is requesting Site Development Plan approval for an Electrical Contracting Business to include the construction of a 3,200 square foot detached garage, on a 0.79-acre site. Located east of Shepherd Drive at 9019-A Baltimore Road in the New Market Planning Region.



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SP-04-21 (AP#15795, APFO#15796, FRO#16014) Tax Map 78, Parcel 240  
*Tolson DeSa, Principal Planner*

c) [Tallyn Ridge Swimming Pool](#)

The Applicant is requesting Site Development Plan approval for the construction of a 14,552 square foot Outdoor Sports Recreation Facility (pool and poolhouse), on a 7.9-acre site. Located on Pine Bluff Road, north of Reichs Ford Road, in the New Market Planning Region.

SP-13-17 (AP#15959, APFO#16577, FRO#15961) Tax Map 78 Parcel 55

*Tim Goodfellow, Principal Planner*

**8. ZONING MAP AMENDMENT**

**INFORMATIONAL**

a) [R-16-01 Urbana PUD/MXD Briefing](#)

Staff will provide an informational briefing on this application for a combined rezoning request involving the Northern Town Center MXD, Villages of Urbana PUD, and the Southern Employment District MXD. The request proposes amendments to the Phase I Plans and a proposal to rezone an additional 210 acres from ORI to MXD.

*Jim Gugel, Planning Director*

**9. LIVABLE FREDERICK UPDATE**

**INFORMATIONAL**

*David Whitaker, Chief of Comprehensive Planning*