



# Frederick County Planning Commission

## AGENDA

**Wednesday November 9, 2016**

**9:30 am**

**Revised 11/4/2016**

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 12:00 or 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 Planning Office at 301-600-1138 (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 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**

*October 12, 2016*

**DECISION**

**3. PLANNING COMMISSION COMMENTS**

**INFORMATIONAL**

**4. AGENCY COMMENTS / AGENDA BRIEFING**

**INFORMATIONAL**

**5. CONCEPT SITE PLAN**

**DECISION**

- a) Brien Place - The Applicant is requesting Concept Site Development Plan approval for a Village Center residential development of four structures (1 existing SFD and 3 new townhouses), located on a 0.82-acre site. Located on the east side of Urbana Pike adjacent to, and south of the Villages of Urbana PUD.

Tax Map 96, Parcel(s) 157 and 158, Zoned: Village Center (VC), Planning Region: Urbana SP-16-08 (AP#16656)

*Denis Superczynski, Principal Planner*

**6. SITE PLAN**

**DECISION**

- a) Casa Bella Commons - The Applicant is requesting Site Development Plan approval for a Village Center mixed use development of four structures (expansion of 2 existing buildings and construction of 2 new buildings) to include 14,659 s.f. of office, retail, medical, and restaurant uses, a 4,657 s.f. private school, and one residential apartment located on a 2.3-acre site. Located on the west side of Urbana Pike adjacent to, and south of Urbana Elementary School.

Tax Map 96, Parcel(s) 28, 96, 97, and 98, Zoned: Village Center (VC), Planning Region: Urbana SP-06-04 (AP#16592)

*Denis Superczynski, Principal Planner*

- b) York Building Products - The Applicant is requesting Site Development Plan approval for a 33,750 square foot building to be used for limited manufacturing and assembly of concrete block and storage of manufactured products on a 10.15-acre portion of a 48.32-acre site. Located along Buckeystown Pike (MD 85), south of Limekiln Road.

Tax Map 95, Parcel 88, Zoned: Mineral Mining (MM), Planning Region: Adamstown SP-16-04 (AP#16382)

*Tolson DeSa, Principal Planner*



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- c) Tom's Creek Church Cemetery – The Applicant is requesting Site Development Plan approval for a 3,344 plot cemetery on a 5.43-acre portion of a 43.2-acre site. Located on Taneytown Pike, Taneytown Road, north and west of Tom's Creek Church Road.  
Tax Map 9, Parcel 12, Zoned: Agricultural (A), Planning Region: Thurmont SP-08-30 (AP#16567)  
*Tolson DeSa, Principal Planner*

- 7. PLANNING COMMISSION 2016 DISCUSSION ITEMS** INFORMATIONAL
- a) Micro Apartments/Granny Pods  
*Steve Horn, Director, Planning & Permitting Division*  
*Larry Smith, Zoning Administrator*

***This item was removed from the agenda***

- 8. PRIORITY FUNDING AREAS (PFA) REVISIONS** RECOMMENDATION
- ~~Staff will present proposed revisions to the Priority Funding Area (PFA) mapping that incorporates changes made in 2012 to zoning, Water/Sewer Plan classifications, and growth area boundaries. These revisions will be reviewed for a recommendation to the County Council.~~  
*Jim Gugel, Planning Director*

- 9. LIVABLE FREDERICK UPDATE** INFORMATIONAL
- David Whitaker, Chief of Comprehensive Planning*