



# Frederick County Planning Commission

## AGENDA

**Wednesday January 11, 2017**

**9:30 am**

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 – January 18, 2017 @ 9:00 am

#### **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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<b>1. <u>PLEDGE OF ALLEGIANCE</u></b>	
<b>2. <u>MINUTES TO APPROVE</u></b>	<b>DECISION</b>
<b>3. <u>PLANNING COMMISSION COMMENTS</u></b>	<b>INFORMATIONAL</b>
<b>4. <u>AGENCY COMMENTS / AGENDA BRIEFING</u></b>	<b>INFORMATIONAL</b>
<b>5. <u>COMBINED PRELIMINARY / FINAL PLAT</u></b>	<b>DECISION</b>
 a) <u>Harding Farm</u> - The Applicant is requesting major subdivision approval to subdivide the existing 1.50-acre Lot 2D into two (2) new lots. Located at 5617 Spectrum Drive; north of Holiday Drive, between Spectrum Drive and MD 355. Tax Map 77, Parcel 187, Lot 2D, Zoned: General Commercial (GC), Planning Region: Frederick S-538 (AP#16795) <i>Tolson DeSa, Principal Planner</i>	
<b>6. <u>SITE PLAN</u></b>	<b>DECISION</b>
 a) <u>Harding Farm Retail Store</u> - The Applicant is requesting Site Development Plan approval for a 4,245 square foot retail store with associated parking, on a .916-acre site. Located at 5617 Spectrum Drive; north of Holiday Drive between Spectrum Drive and MD 355. Tax Map 77, Parcel 187, Lot 2Da, Zoned: General Commercial (GC), Planning Region: Frederick SP-97-01 (AP#16792) <i>Tolson DeSa, Principal Planner</i>	
 b) <u>Harding Farm Fast Food Restaurant</u> - The Applicant is requesting Site Plan approval for a 1,850 square foot fast food restaurant with associated parking, on a .584-acre site. Located at 5617 Spectrum Drive, north of Holiday Drive between Spectrum Drive and MD 355. Tax Map 77, Parcel 187, Lot 2Db, Zoned: General Commercial (GC), Planning Region: Frederick SP-97-01 (AP#16789) <i>Tolson DeSa, Principal Planner</i>	



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<b>7. <u>PRELIMINARY PLAN</u></b>	<b>DECISION</b>
a) <u>Arcadia Business Park (Formerly Russell)</u> – The Applicant is requesting Preliminary Subdivision approval to resubdivide 61.50-acres into 6 lots. Located on Buckeystown Pike located north of English Muffin Way. Tax Map 86, Parcel 175, Zoned: Limited Industrial (LI), Planning Region: Adamstown S-1140 (AP#16796) <i>Tolson DeSa, Principal Planner</i>	_____

  

<b>8. <u>SITE PLAN</u></b>	<b>DECISION</b>
a) <u>Arcadia Business Park, Lot 5 (Formerly Russell)</u> – The Applicant is requesting Planned Commercial / Industrial Site Development Plan approval for the construction of a 112,000 square foot business office and wholesale warehousing building shown as building "C" on a 17.43-acre site. Located on Buckeystown Pike north of English Muffin Way. Tax Map 86, Parcel 175, Zoned: Limited Industrial (LI), Planning Region: Adamstown SP-04-11 (AP#16799) <i>Tolson DeSa, Principal Planner</i>	_____
b) <u>Arcadia Business Park, Lot 6 (Formerly Russell)</u> - The Applicant is requesting Planned Commercial / Industrial Development Site Plan approval for the construction of two buildings "A" & "B" (37,080 square feet & 45,120 square feet, respectively) totaling 82,200 square feet of office / warehouse use on a 8.03-acre site. Located on Buckeystown Pike located north of English Muffin Way. Tax Map 86, Parcel 175, Zoned: Limited Industrial (LI), Planning Region: Adamstown SP-04-11 (AP#16802) <i>Tolson DeSa, Principal Planner</i>	_____

## **9. FALL 2016 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS**

### **FINDING OF CONSISTENCY**

The Planning Commission will hear the following cases to determine consistency with the County Comprehensive Plan:

*Tim Goodfellow, Principal Planner*

#### **WS-16-07 Grimes Properties IV, LLC/Jason Long (Long Electric)**

South side of Baltimore Road, west of Mains Lane.

Requesting reclassification of 0.54 acres from S-5/Dev. to S-3/Dev.



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#### **WS-16-08: MS Gladhill Farm, LLC (Tallyn Ridge Swimming Pool)**

West side of Pine Bluff Road, northeast of Pinecliff Park Road

Requesting reclassification of 8.8 acres from No Planned Service (NPS) to W-3/Dev., S-3/Dev.

#### **WS-16-09: WVS Renn Farm, LLC/Matan Companies**

West side of Monocacy Boulevard, southeast side of East Church Street Extended within the City of Frederick.

Requesting reclassification of 189.7 acres from W-5/Dev., S-5/Dev., to W-3/Dev., S-3/Dev.

#### **WS-16-10: J&R Limited Partnership**

South side of Gas House Pike at the Monocacy River within the City of Frederick

Requesting reclassification of 7.4 acres from W-4/Dev., S-4 to W-3/Dev., S-3/Dev., S-3/Dev.

#### **WS-16-11: Oakdale Investments, LLC/Carolyn & Jack Anderson**

South side of Gas House Pike in the Linganore PUD (Hamptons West).

Requesting reclassification of 151.5 acres from W-4/Dev., S-4/Dev., to W-3/Dev., S-3/Dev.

#### **WS-16-12: Faith Reformed Presbyterian Church**

South side of Yellow Springs Road, approx. 300 feet northwest of Christopher's Crossing.

Requesting reclassification of 3.0 acres from No Planned Service (NPS) to W-5/Dev.

#### **WS-16-13: William & Lillian Blentlinger**

East side of Boyers Mill Road.

Requesting reclassification of 279 acres from Planned Service (PS) to W-4/Dev., S-4/Dev.

#### **WS-16-14: Division of Planning & Permitting/Quynn & Moody Trust**

South side of Fish Hatchery Road in Lewistown.

Reclassification of 12.5 acres from S-5/Dev. to S-4/Dev.

#### **WS-16-15: Division of Planning & Permitting (Urbana Elementary School)**

South side of MD 355 in Urbana.

Reclassification of 19.8 acres from W-5/Dev., to W-3/Dev.