



# Frederick County Planning Commission

## AGENDA

**Wednesday April 12, 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 – May 10, 2017 9:30 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>AG CLUSTER CONCEPT PLAN</u></b>	<b>DECISION</b>
a) <u>Theofield Property, Lots 1-5 and Remainder</u> – The Applicant is requesting Concept Plan approval for a 5-lot Agricultural Cluster subdivision on a 95.58-acre property. Located on the south side of Renner Road, 980 feet west of Hill Road. Tax Map 42, Parcel 190. Zoned: Agricultural (A); Planning Region: Walkersville M3149 (AP#16978; FRO#17029) <i>Mike Wilkins, Principal Planner</i>	
b) <u>Renn Farm, Lots 1-6 and Remainder</u> – The Applicant is requesting Concept Plan approval for a 6-lot Agricultural Cluster subdivision on a 129.077-acre property. Located on the east side of Masser Road, opposite of Willis Lane. Tax Map 48, Parcel 42. Zoned: Agricultural (A); Planning Region: Frederick S1162 (AP#17108; FRO#17109) <i>Mike Wilkins, Principal Planner</i>	
<b>6. <u>SITE PLAN</u></b>	<b>DECISION</b>
a) <u>Lewistown Mills Motors</u> – The Applicant is requesting Site Development Plan approval for a 2,400 s.f. automotive service and sales center situated on a 3.69-acre property. 7093 Fish Hatchery Road, located on the south side of Fish Hatchery Road, east of US 15, near Lewistown. Tax Map 40, Parcel 574. Zoned: General Commercial (GC); Planning Region: Thurmont SP-16-05 (AP#16441; APFO#16443; FRO#16444; SWM#16442) <i>Denis Superczynski, Principal Planner</i>	



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b) Landon House (Kiddie Academy) – The Applicant is requesting Site Development Plan approval for a revision to a previously approved mixed use Village Center project to expand the footprint of Bldg. C from 4,472 square feet to 5,845 square feet to accommodate a change of use from Medical/Office to Child Care Center located on a 5.7-acre site in Urbana. Located on the north side of Urbana Pike at its junction with MD 80, across from the site of the former Cracked Claw/Peter Pan Inn, south and west of Worthington Boulevard in Urbana.  
Tax Map 96, Parcel 38. Zoned: Village Center (VC); Planning Region: Urbana SP-98-29 (AP#16772); APFO#16774; FRO#16773)  
*Denis Superczynski, Principal Planner*

## **7. PRELIMINARY PLAN**

## **DECISION**

a) Mill Creek Subdivision – The Applicant is requesting preliminary subdivision plan approval for development of 143 single-family lots on a 65.8-acre site. Located on the west side of Jones Road in Libertytown.  
Tax Map 60, Parcel(s) 51 and 64. Zoned: R-3 Residential and Resource Conservation; Planning Region: Walkersville  
S-1123 (AP#16465; APFO#16466; FRO#16467; SWM#12908)  
*Tim Goodfellow, Principal Planner*

## **8. LAND PRESERVATION, PARKS, AND RECREATION PLAN**

## **RECOMMENDATION**

The LPPRP is a state required plan that includes three components: parks and recreation; agricultural land preservation; and natural resource land conservation and was last updated in 2012. Staff is requesting any comments on this draft and a recommendation to be forwarded to the County Council.  
*Jim Gugel, Planning Director*

## **9. ZONING TEXT AMENDMENT – PUBLIC HEARING**

## **RECOMMENDATION**

a) Bill 17-05 Limited Private Event Venues in the Agricultural Zone – to amend the Frederick County Zoning Code Use Table to allow Limited Private Event Venues to be established in the Agricultural Zone as an accessory Use, and to include standards governing that use.  
*Steven Horn, Director, Division of Planning and Permitting*

b) Bill 17-07 Solar Collection Facilities and Floating Zone – to delete existing Code provisions related to solar collections systems and adopt new provisions defining three categories of solar energy systems, identifying in which Zoning districts the solar energy systems may be located as a permitted use, establishing a Commercial Solar Facility Floating Zone and certain other criteria.  
*Steven Horn, Director, Division of Planning and Permitting*