



# Frederick County Planning Commission

## AGENDA Wednesday February 13, 2019 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.

Agenda items will be reviewed in the listed order, however, the agenda is subject to change. It is the responsibility of the applicant and the public to be aware of when their agenda item will be heard.

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.
- Testimony should be focused on comments and is not meant to allow for questions/answers.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes.
- Written comments should be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

### Applicants

- All applicants and their representatives who testify are required to be sworn in.
- Applicant presentations are allotted, fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments should be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Individuals requiring special accommodations are requested to contact the County Executive's Office at 301-600-1100 ([tty: use Maryland relay](#)) to make arrangements no later than seven (7) working days prior to the meeting.

Correspondence to the Planning Commission can be sent to: [planningcommission@frederickcountymd.gov](mailto:planningcommission@frederickcountymd.gov)

#### Upcoming Planning Commission Meetings

Wednesday – February 20, 2019 @9:30am  
Wednesday – March 13, 2019 @9:30am

#### For more information contact

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



# Frederick County Planning Commission

## AGENDA

**Wednesday February 13, 2019  
9:30 am**

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

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

1. **PLEDGE OF ALLEGIANCE**
2. **MINUTES TO APPROVE** DECISION
3. **PLANNING COMMISSION COMMENTS** INFORMATIONAL
4. **AGENCY COMMENTS / AGENDA BRIEFING** INFORMATIONAL
5. **MONOCACY RIVER PLAN** RECOMMENDATION  
The Planning Commission will discuss comments received and testimony from their January 16, 2019 public hearing on the Monocacy River Board's 2018 Recommended Monocacy River Management Plan in order to formulate a recommendation to the County Council.  
*Tim Goodfellow, Principal Planner*
6. **TRANSPORTATION PRIORITIES REVIEW** RECOMMENDATION  
Identification of State and County highway priorities and also addresses local and regional transit service and bicycle/pedestrian facilities. The final priorities listing from the County Executive and the State Delegation will be forwarded to the Maryland Department of Transportation on April 1, 2019.  
*Ron Burns, Transportation Engineering Manager*
7. **SITE PLAN** DECISION
  - a) Discovery Center 7-11 – The Applicant is requesting Site Plan approval to remove the existing carwash and construct a 3,010 s.f. convenience store and auto filling station on a combined lot of .91-acres. Located along Woodsboro Pike and Stauffer Road. Tax Map: 58, Parcel: 81; Zoned: Planned Unit Development (PUD); Planning Region: Walkersville  
SP 86-09 (A/P#19001 APFO#19002 FRO#19003)  
*Jerry Muir, Principal Planner*
  - b) Damascus Road Community Church – The Applicant is requesting Site Plan approval to construct a 13,735 s.f. (805 seat) sanctuary building on a 36.00-acre site. Located at 12826 Old National Pike, 500' east of Bartholows Road. Tax Map: 89, Parcel 29: Zoned: Agricultural; Planning Region: New Market  
SP 95-40A (A/P#18763 APFO#18764 FRO#18765)  
*Graham Hubbard, Principal Planner*



# Frederick County Planning Commission

## AGENDA

**Wednesday February 13, 2019  
9:30 am**

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

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

**8. PRELIMINARY PLAN**

**DECISION**

a) Arcadia Business Park – The Applicant is requesting Preliminary Plan approval to subdivide a 63.24-acre site into five (5) lots. Located on Buckeystown Pike (MD 85), north of English Muffin Way. Tax Map: 86, Parcel: 175; Zoned: Limited Industrial (LI); Planning Region: Adamstown S1140 (A/P#18863 APFO#18864 FRO#18865)  
*Graham Hubbard, Principal Planner*

**9. SITE PLAN**

**DECISION**

a) Arcadia Business Park, Lot 1 – The Applicant is requesting Site Plan approval as a Planned Commercial/Industrial Development to construct two (2) one-story buildings totaling 80,160 s.f. on a 9.87-acre site. Located on Buckeystown Pike (MD 85), north of English Muffin Way. Tax Map: 86, Parcel: 175; Zoned: Limited Industrial (LI); Planning Region: Adamstown SP 04-11 (A/P#18853 APFO#18854 FRO#18855)  
*Graham Hubbard, Principal Planner*

b) Arcadia Business Park, Lot 3 – The Applicant is requesting Site Plan approval as a Planned Commercial/Industrial Development to construct a one-story 123,760 s.f. building on a 15.90-acre site. Located on Buckeystown Pike (MD 85), north of English Muffin Way. Tax Map: 86, Parcel: 175; Zoned: Limited Industrial (LI); Planning Region: Adamstown SP 04-11(A/P#18859 APFO#18860 FRO#18861)  
*Graham Hubbard, Principal Planner*

c) Westview South Wendy's – The Applicant is requesting Site Plan approval for a 2,562 s.f. restaurant on a 45,000 s.f. site zoned MXD. Located at the intersection of MD 85 and Executive Way in the Westview South Saul Center MXD south of Frederick. Tax Map: 86, Parcel: 3; Zoned: MXD; Planning Region: Frederick SP 98-36 (A/P#18976 APFO#18977 FRO#18978)  
*Denis Superczynski, Principal Planner*

d) Urbana Corporate Retail Center – The Applicant is requesting Site Plan approval for a 125-room hotel and 30,829 s.f. of retail and restaurant uses on a 7.98-acre site. Located at the intersection of MD 80 and Bennett Creek Avenue in the Urbana Office Research Center (ORC) MXD in Urbana. Tax Map: 96, Parcel: 113; Zoned: MXD; Planning Region: Urbana SP 03-09 (A/P#18949 APFO#18950 FRO#18951)  
*Denis Superczynski, Principal Planner*



# Frederick County Planning Commission

---

---

## AGENDA

**Wednesday February 13, 2019**  
**9:30 am**

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

---

---

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

e) YMCA of Frederick County – The Applicant is requesting Site Plan approval for development of an 85,078 s.f. YMCA recreation facility and a 40,000 s.f. professional office and medical clinic building on a 20.22-acre site. Located on the east side of MD 80, Fingerboard Road, southwest of Pontius Court. Tax Map: 96, Parcel(s): 192 and 4; Zoned: Institutional/General Commercial; Planning Region: Urbana  
SP (A/P#18745 APFO#18746 FRO#18747)  
*Tim Goodfellow, Principal Planner*