



# Frederick County Planning Commission

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## AGENDA

### Wednesday March 13, 2019

### 9:30 am

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

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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**

April 10, 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)



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1. **PLEDGE OF ALLEGIANCE**
  2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
  3. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
  5. **CONTINUANCE REQUEST** **DECISION**
    - a) **Sheetz #161** – The Applicant is requesting Site Plan approval to demolish the existing Sheetz and the adjacent Bob Evans and build a new 6,077 square foot Sheetz store and associated gas island on a newly combined lot of 2.45 acres. Located at the intersection of Buckeystown Pike and Spectrum Drive in Frederick, Maryland. Tax Map 77, Parcels 140 & 187; Zoned: General Commercial (GC); Planning Region: Frederick  
*Jerry Muir, Principal Planner*
- The following item #6 was carried over from the February 13, 2019 meeting**
6. **SITE PLAN** **DECISION**
    - a) **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*
  7. **AGRICULTURAL CLUSTER CONCEPT** **DECISION**
    - a) **Kinna Property** – The Applicant is requesting Concept Plan approval for a 4 lot Agricultural Cluster subdivision on a 114 acre property. Located on the south side of Cap Stine Road and north of Manor Woods Road. Tax Map: 85, Parcel: 56; Tax ID #23-439425; Zoned: Agricultural; Planning Region: Adamstown  
M-2734 (A/P#19061 FRO#19062)  
*Craig Terry, Planner II*
  8. **COMBINED PRELIMINARY / FINAL PLAT** **DECISION**
    - a) **Car San Knolls** – The Applicant is requesting Combined Preliminary / Final Plat approval to subdivide a 3.2 acre property into two (2) separate lots. Located on Charles Drive, 900 feet northeast of Old Annapolis Road. Tax Map: 70, Parcel: 100; Zoned: Agricultural; Planning Region: New Market  
S-622 (A/P#19125 FRO#19126)  
*Graham Hubbard, Principal Planner*



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- b) [Woodland Estates](#) – The Applicant is requesting Combined Preliminary / Final Plat approval to subdivide a 144.6 acre property into one (1) lot and a Remainder. Located at 11421 Daysville Road, 300 feet west of Oak Tree Circle. Tax Map: 50, Parcel: 83; Zoned: RC; Planning Region: Walkersville S-991 (A/P#17365 FRO#17366)  
*Graham Hubbard, Principal Planner*

### 9. SITE PLAN

### DECISION

- a) [Seven Spring Landscaping](#) – The Applicant is requesting Site Plan approval to construct a 4,000 s.f. metal building containing a modular office in order to establish a limited landscape contracting business on Harrisville Road. Tax Map: 71, Parcel: 54; Zoned: Agricultural; Planning Region: New Market  
SP 18-11 (A/P#18625 APFO#18626 FRO#18627)  
*Jerry Muir, Principal Planner*
- b) [Ballenger Run Clubhouse](#) – The Applicant is requesting Site Plan approval to construct a 3,473 s.f. private community center and associated swimming pool amenity on a 3.9 acre lot within the Ballenger Run PUD. Tax Map: 86, Parcel 54; Zoned: Planned Unit Development (PUD); Planning Region: Frederick  
SP 14-08 (A/P#19116 APFO#19117 FRO#19118)  
*Jerry Muir, Principal Planner*

### 10. LIVABLE FREDERICK MASTER PLAN

### WORK SESSION

The Planning Commission will begin review and discussion of public comments for the development of a final recommended plan.