



Frederick County Planning Commission

AGENDA

Wednesday June 12, 2019

9:30 am

1st 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](tel:3016001100)) 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

<p><u>Upcoming Planning Commission Meetings</u></p>	<p><u>For more information contact</u></p>
<p>July 10, 2019 @9:30am</p>	<p>Department of Development Review and Planning</p>
	<p>301-600-1138</p>
	<p>www.FrederickCountyMD.gov/planning</p>



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1. **PLEDGE OF ALLEGIANCE**
2. **MINUTES TO APPROVE** **DECISION**
3. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
4. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
5. **EDUCATIONAL FACILITIES MASTER PLAN** **FINDING OF CONSISTENCY**
The Superintendent's Draft [Educational Facilities Master Plan](#) (EFMP) will be presented for a finding of consistency with the County Comprehensive Plan.
Jim Gugel
6. **PRELIMINARY PLAN** **DECISION**
 - a) [Westview South, Phase 3](#) – The Applicant is requesting Preliminary Subdivision approval for development of 42 single-family attached dwelling units (townhome lots) on a 3.1-acre site. Located on the north side of Delegate Place, 800 feet northeast of the New Design Road/Executive Way intersection. Tax Map: 85, Parcel: 269; Zoned: Mixed Use Development (MXD); Planning Region: Frederick
S905 (A/P#19262 APFO#19266 FRO#19267)
Tim Goodfellow
7. **SITE PLAN** **DECISION**
 - a) [Westview South Residential, Phase 3](#) – The Applicant is requesting Site Development Plan approval for development of 42 single-family attached dwelling units (townhome lots) on a 3.1-acre site. Located on the north side of Delegate Place, 800 feet northeast of the New Design Road/Executive Way intersection.
Tax Map: 86, Parcel: 269; Zoned: Mixed Use Development (MXD); Planning Region: Frederick
SP98-36 (A/P#19265 FRO#19267)
Tim Goodfellow
8. **PRELIMINARY PLAN** **DECISION**
 - a) [Linganore Town Center, South Commercial Retail Center](#) - The Applicant is requesting Preliminary Subdivision approval for development of 9 lots on a 17.8-acres site. Located on the south side of Old National Pike at Eaglehead Drive. Tax Map: 79, Parcel: 34; Zoned: Planned Unit Development (PUD); Planning Region: New Market
S829T (A/P#19092 APFO#19093)
Tim Goodfellow



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9. SITE PLAN

DECISION

- a) [Center 85 at Westview South, Lots 201, 202, 203](#) - The Applicant is requesting Site Plan approval to construct office/warehouse buildings on Lots 201-203, on a 32.5-acre portion of the approved Westview South MXD project. Located on the south side of Executive Way, between New Design Road and Buckeystown Pike (MD 85). Tax Map: 86, Parcel: 269; Zoned: Mixed Use Development (MXD); Planning Region: Adamstown
SP98-36 Lot 201 (A/P#19326 APFO#19327 FRO#19328)
SP98-36 Lot 202 (A/P#19329 APFO#19330 FRO#19331)
SP98-36 Lot 203 (A/P#19332 APFO#19333 FRO#19334)
Graham Hubbard
- b) [Urbana One, LLC](#) – The Applicant is requesting Concept Site Plan Approval for a 7,400 s.f. office building to be located on a 0.45-acre site in the Village Center zoning district. Located on the east side of Urbana Pike near the intersection of Mantz Lane and Brien Alley in Urbana. Tax Map: 96, Parcel: 116; Zoned: Village Center (VC); Planning Region: Urbana
SP03-07 (A/P#19347)
Denis Superczynski

10. MALPF EASEMENT APPLICATIONS REVIEW

FINDING OF CONSISTENCY

Staff will present [12 applications](#) submitted for the Maryland Agricultural Land Preservation Foundation (MALPF) funding cycle for the purchase of preservation easements. The request is for a finding of consistency with the County Comprehensive Plan for MALPF applications.
Anne Bradley
Shannon O'Neil

11. 2018 ANNUAL PLANNING REPORT

APPROVAL

Staff will be presenting the [2018 Annual Planning Report](#), which highlights planning and development activity and also addresses the state's smart growth goals, measure, and indicators.
Jim Gugel

12. LIVABLE FREDERICK MASTER PLAN

RESOLUTION

The Planning Commission will take action on a formal resolution to approve an attested copy of the Livable Frederick Master Plan and send it forward to the County Council for its consideration.
John Dimitriou
Denis Superczynski