



Frederick County Planning Commission

AGENDA

Revised 10/4/2019

Wednesday October 9, 2019

9:30 am

1st Floor Hearing Room, Winchester Hall, 12 E Church St. Frederick, MD

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

Upcoming Planning Commission Meetings

November 13, 2019 @9:30am

For more information contact

Department of Development Review and Planning
301-600-1138
www.FrederickCountyMD.gov/planning



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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. **AGRICULTURAL CLUSTER CONCEPT PLAN** **DECISION**
 - a) Highlands of Monroe – The Applicant is requesting Agricultural Cluster Concept Plan approval for a 2-lot Agricultural Cluster subdivision on a 329 acre parcel. Located between Harp Hill Road to the east and Meeting House Road to the west. Tax Map: 38, Parcel: 31; Zoned: Agricultural (A); Planning Region: Middletown
S913 (A/P#19813)
Craig Terry
6. **PRELIMINARY PLAN** **DECISION**
 - a) Tallyn Ridge – The Applicant is requesting Preliminary Plan re-approval for a 441 dwelling subdivision on 146.6 acres of land. Located at the north side of Reichs Ford Road, 300 feet east of Pinecliff Park Road. Tax Map: 78, Parcel: 742, Lots 1, 2, 3, 4, & Parcel 55; Zoned: Planned Unit Development (PUD) and Agricultural (A); Planning Region: New Market
S1166 (A/P#19756 APFO#19757 FRO#19758)
Cody Shaw
 - b) Hamptons West-Eaglehead – The Applicant is requesting Preliminary Plan approval for a revision to an existing approved Combined Preliminary Plan/Site Plan for a 406 dwelling subdivision on 200.55+/- acres of land. Located at the south side of Gas House Pike, 3,300 feet east of Boyers Mill Road. Tax Map: 69, Parcel(s): 52, 198 & Part of 169; Zoned: Planned Unit Development (PUD); Planning Region: New Market
S829S (A/P#19319 APFO#19320 FRO#19321)
Cody Shaw
7. **SITE PLAN** **DECISION**
 - a) Hamptons West-Eaglehead – The Applicant is requesting Site Plan approval for the Townhouse portion of an existing, approved Combined Preliminary Plan/Site Plan for a 406 dwelling subdivision on 200.55+/- acres of land. Located at the south side of Gas House Pike, 3,300 feet east of Boyers Mill Road.



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Tax Map: 69, Parcel(s): 52, 198 & Part of 169; Zoned: Planned Unit Development (PUD); Planning Region: New Market

SP-89-23 (A/P#19322 APFO#19323 FRO#19324)

Cody Shaw

- b) [Stanford Industrial Park, Lot 8](#) - The Applicant is requesting Site Plan approval to develop a 20,000 s.f. office/warehouse building on 3.35 acres. Located at the intersection of Winchester Boulevard and Harvard Place. Tax Map: 94, Parcel: 89; Zoned: Limited Industrial (LI); Planning Region: Adamstown
SP-00-12 (A/P#19629 APFO#19630 FRO#19631)
Jerry Muir
- c) [O'Connor Plumbing](#) - The Applicant is requesting Site Plan approval to develop a 22,000 s.f. plumbing office/warehouse and a 75,000 s.f. three story self-storage facility on a 14.23 acre site under the Planned Commercial Development method. An additional pad site is not part of this site plan. Located on the south side of Rte. 144 just east of Mains Lane. Tax Map: 78, Parcel: 46; Zoned: General Commercial (GC); Planning Region: New Market
SP-19-11 (A/P#19624 APFO#19625 FRO#19626)
Jerry Muir
- d) [Urbana One, LLC](#) - The Applicant is requesting Site Plan approval for a 7,400 s.f. commercial development on a 0.45 acre site. Located at 3535 Urbana Pike, 1,300 ft. west of Sugarloaf Parkway. Tax Map: 96 Parcel: 116; Zoned: Village Center (VC); Planning Region: Urbana
SP-09-07 (A/P#19690 APFO#19691 FRO#19348)
Ashley Moore