



# Frederick County Planning Commission

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## AGENDA

### Wednesday August 19, 2020

### 9:30 am

### Virtual Meeting

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#### **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.

#### **Providing Public Testimony**

Public comments will be accepted via email at [PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov) and by voicemail at 855-925-2801, meeting code 8768. To leave a message, press \*2. Voicemail messages should include the caller's name, address, and the agenda item you are commenting on at the beginning of the message. In order to be placed in a queue for live public comment, press 3. The [public portal](#) is also available to watch the live meeting and/or submit comments for the public record. The public is reminded that all comments, both written and oral, will be made part of the public record. Any individual who wishes to testify on one of the items 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.

#### **Upcoming Planning Commission Meetings**

September 2, 2020 @9:30am  
September 9, 2020 @9:30am

#### **For more information contact**

Department of Development Review and Planning  
301-600-1138  
[www.FrederickCountyMD.gov/planning](http://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**

*The following Site Plan items were moved from the postponed meeting of August 12, 2020*

5. **SITE PLAN** **DECISION**
  - a) [Stanford Industrial Park, Lot 6](#) – The Applicant is requesting Site Plan approval for the addition of 9 greenhouses totaling 27,720 s.f. to a site that currently has a one-story 20,000 s.f. building on 4.93 acres. Located at 4106 Harvard Place, Frederick, Maryland. Tax Map 94, Parcel 89; Zoned: Limited Industrial (LI); Planning Region: Adamstown  
SP89-06 (A/P#SP258840)  
*Jerry Muir, Principal Planner*
  - b) [Stanford Industrial Park, Lot 32](#) – The Applicant is requesting Site Plan approval to construct a 3,150 s.f. one-story office building and a 900 s.f. storage building on 2.33 acres. Located on Winchester Blvd. in Frederick, Maryland. Tax Map 94, Parcel 89; Zoned: Limited Industrial (LI); Planning Region: Adamstown  
SP89-06 (A/P#SP259955)  
*Jerry Muir, Principal Planner*
  - c) [Royal Farms Store](#) – The Applicant is requesting Site Plan approval to develop a new 5,154 s.f. Royal Farms convenience store with 16 fueling stations and an accessory carwash on a 2.8-acre lot. Located at 6730 English Muffin Way in Frederick, Maryland. Tax Map 86, p/o Parcel 1; Zoned: Limited Industrial (LI); Planning Region: Frederick  
SP05-15A (A/P#18803)  
*Jerry Muir, Principal Planner*
  - c) [Hyattstown Business Park Building Extensions](#) – The Applicant is requesting Site Plan approval to expand the two existing business park buildings and construct associated improvements to the loading and parking areas. The building to the west, 2194 Urbana Pike, will expand the existing 27,315 s.f. building by an addition of 25,000 s.f. for a total of 52,315 s.f.; and building 2190 Urbana Pike will expand the existing 30,680 s.f. building by an addition of 11,500 s.f. for a total of 42,180 s.f. No use changes for either building are proposed. Tax Map 106, Parcel 14; Zoned: Limited Industrial (LI); Planning Region: Urbana



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SP99-41 (A/P#SP257739)  
*Jerry Muir, Principal Planner*

#### 6. **PRELIMINARY PLAN**

#### **DECISION**

- a) [Jefferson Technology Park](#) – The Applicant is requesting Preliminary Plan approval for 13 total lots (3 open space, 1 civic, 5 employment, and 4 commercial lots). Located south of MD 180 and north of US 15/340, along Jefferson Technology Blvd., Jefferson Station Blvd., and Fair Oaks Drive. Tax Map 76, Parcel 108, 109, 568; Zoned: Mixed Use Development (MXD); Planning Region: Frederick S-1136 (A/P#PP257617, APFO#A257619, FRO#F257618)  
*Ashley Moore, Principal Planner*

#### 7. **MALPF EASEMENT APPLICATIONS REVIEW**

#### **FINDING OF CONSISTENCY**

- a) 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, Ag Preservation Administrator*  
*Shannon O’Neil, Ag Preservation Planner*

#### 8. **LIVABLE FREDERICK UPDATE**

#### **INFORMATIONAL**

*Kimberly Golden Brandt, Director, Livable Frederick*  
*Denis Superczynski, Livable Frederick Planning Manager*  
*John Dimitriou, Livable Frederick Design Planner*  
*Tim Goodfellow, Livable Frederick Environmental Planner*

A presentation display for agenda items is available to view [HERE](#).