



Frederick County Planning Commission

AGENDA

Wednesday September 8, 2021

9:30 am

Virtual Meeting

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 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 15, 2021 9:00 a.m. (Sugarloaf Plan Workshop #1)
October 13, 2021 9:30 am

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. **ROLL CALL**

3. **ELECTION OF OFFICERS**

Rules and Procedures, Section 2-Officers and Committees:

2.1 The Commission shall organize annually in the month of September and confirm the election of a Chairman, Vice-Chairman, and Secretary. (10-19-05)

4. **MINUTES TO APPROVE**

DECISION

5. **PLANNING COMMISSION COMMENTS**

INFORMATIONAL

6. **AGENCY COMMENTS / AGENDA BRIEFING**

INFORMATIONAL

7. **FY-2022 MALPF EASEMENT APPLICATIONS REVIEW**

FINDING OF CONSISTENCY

Staff will present 12 applications submitted for the FY-2022 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.

Anne Bradley, Land Preservation Administrator

8. **SPRING 2021 CYCLE - WATER & SEWERAGE PLAN AMENDMENTS**

FINDING OF CONSISTENCY

The Planning Commission will hear the following [cases](#) to determine consistency with the County or a municipal Comprehensive Plan.

Tim Goodfellow, Livable Frederick Environmental Principal Planner

WS-21-12 Division of Planning & Permitting (Payne Investments, LLC)

East side of Ed McClain Road, west of MD 75, Green Valley Road. Requesting reclassification of 82.9 acres from W-3, S3 to Planned Services (PS) Water and Sewer.

WS-21-13 Division of Planning & Permitting (75-80 Properties, LLC)

West side of MD 75, Green Valley Road, north of MD 80, Fingerboard Rd. Requesting reclassification of 180 acres from W-3, S-3 to Planned Service (PS) Water and Sewer; Removal of a 16-inch water line from the Water Infrastructure Map.

WS-21-14 Division of Planning & Permitting (Monrovia Investments, LLC)



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East side of MD 75, Green Valley Road, north of Md 80, Fingerboard Road; Requesting reclassification of 17.2 acres from W-4, S-4 to W-5, S-5.

WS-21-15 Division of Planning & Permitting (75-80 Properties, LLC)

Northwest intersection of MD 75, Green Valley Road and MD 80, Fingerboard Road. Requesting reclassification of 16 acres from W-3, S-3 to Planned Service (PS) Water and Sewer; Reclassification of 15 acres from W-3, S-3 to W-5, S-5.

WS-21-16 Division of Planning & Permitting (75-80 Properties, LLC)

Southwest side of Weller Road. Requesting reclassification of 36 acres from W-3, S-3 to Planned Service (PS) Water and Sewer; Removal of a Sewage Pump Station symbol from the Sewer Infrastructure Map.

WS-21-17 Division of Planning & Permitting (Village of Rosemont)

Within the Village of Rosemont. Requesting reclassification of 13 properties from the W-5 category to the W-4 category; Reclassification of 4 properties from the W-1 category to the W-4 category.

WS-21-18 Town of Middletown

West side of Coblenz Road, within the Town of Middletown Town Comp. Plan. Requesting reclassification of 93.7 acres from No Planned Service (NPS) to W-3, S-3.

WS-21-19 Oakdale Investments, LLC (Hamptons East) West side of Crickenberger Road within the Linganore PUD. Requesting reclassification of 35 acres from Planned Service (PS) Water and Sewer to W-4, S-4.

WS-21-21 Oakdale Investments, LLC (Westridge)

West side of Linganore Road, south of Gas House Pike. Requesting depiction of a sewage pump station symbol on the Sewer Infrastructure Map.

WS-21-22 Division of Planning & Permitting (Yeagertown Road)

West side of Yeagertown Road, 0.60 miles north of Old National Pike. Requesting reclassification of 0.65 acres from W-5 to W-3.

WS-21-23 Division of Planning & Permitting (State Highway Administration)

South side of I-70, adjacent to the Harvest Ridge Community. Requesting reclassification of 28 acres from W-3, S-3 to W-5, S-5.



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9. **COMBINED PRELIMINARY PLAN/SITE PLAN**

DECISION

[Crestwood Manor](#) – The Applicant is requesting Combined Preliminary/Final Plat approval to subdivide a 9.52 acre Site into 2 lots.
5614 New Design Road, located approximately 450 ft. south of the intersection of New Design Road and Crestwood Boulevard
Tax Map: 77, Parcel: 30; Zoned: High Density Residential (R16); Planning Region: Frederick
S-1171 (AP# PL264042 APFO# A264016 FRO# F264020)
Ashley Moore, Principal Planner

10. **SITE PLAN**

DECISION

- a) [Crestwood Manor](#) – The Applicant is requesting Site Development Plan approval for a multifamily dwelling development consisting of 120 dwelling units within 3 buildings and 1 existing house (community amenity) on two lots containing a total of 9.52 acres.
5614 New Design Road, located approximately 450 ft. south of the intersection of New Design Road and Crestwood Boulevard
Tax Map: 77, Parcel: 30; Zoned: High Density Residential (R16); Planning Region: Frederick
SP90-15 (AP# SP264018 APFO# 264045 FRO# F264043)
Ashley Moore, Principal Planner
- b) [As You Like It Landscaping](#) – The Applicant is requesting site plan approval to establish a limited landscaping contractors business on a 12 acre lot in the Agricultural zone. Located at 4224 Ijamsville Road.
Tax Map 87 Parcel 45. Zoned Agriculture. Planning Region: Urbana
SP 14 – 16 (AP#SP263889, APFO A#263890, FRO#F263891)
Jerry Muir, Principal Planner
- c) [Lot 96 - Lewistown](#) - The Applicant is requesting site plan approval to establish a “carpentry, electrical, plumbing, welding, printing, and upholstery” use on a 2.01-acre site. Located on the south side of Fish Hatchery Road.
Tax Map 40 Parcel 375; Zoned: General Commercial (GC) ; Planning Region: Frederick
SP15-07 (A/P#SP257672, APFO#A257671, FRO#F257673)
Cody Shaw, Principal Planner



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- d) [Center 85 at Westview South – Lot 208](#) – The Applicant is requesting Site Plan approval to construct a one-story 190,000 SF building, consisting of 35,000 SF employment and 155,000 SF warehouse, on a 10.78-acre Site.
Located on South side of Executive Way, between New Design Road and Buckeystown Pike (MD 85)
Tax Map 86, Parcel 269, Lot 208, Zoned: MXD, Planning Region: Adamstown
SP98-36 (SP264049)
Graham Hubbard, Principal Planner
- e) [New Market Self Storage – Phase 3](#) – The Applicant is requesting Site Plan approval to construct five (5) new self-storage buildings totaling 28,950 SF.
Located at 10630 Old National Pike
Tax Map 79, Parcel 53, Zoned: GC, Planning Region: New Market
SP93-13 (SP264030)
Graham Hubbard, Principal Planner

Presentation displays for agenda items are available [Here](#) and [Here](#).