



Frederick County Planning Commission

AGENDA

Wednesday March 9, 2022

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

March 16, 2022 @ 9:30 a.m. Sugarloaf Plan Workshop
March 16, 2022 @ 7:00 p.m. Knowledge Farms, Zoning
Map Amendment Application

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. **MINUTES TO APPROVE** – January 12, 2022 and January 19, 2022 **DECISION**
4. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
5. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
6. **CONCEPT SITE PLAN** **DECISION**
 - a) [Dog Village Concept Plan](#) - The Applicant is requesting Concept Plan approval to construct a vet clinic, kennel, dog training, dog grooming, and retail complex on a 1.76-acre property. Located at 8994 Urbana Church Road. Tax Map: 96, Parcel 163; Zoned: Village Center (VC); Planning Region: Urbana.
SP21-08 (SP267661)
Graham Hubbard, Principal Planner
7. **PRELIMINARY PLAN** **DECISION**
 - a) [Mill Creek Preliminary Subdivision Plan](#) - The Applicant is requesting Preliminary Subdivision Plan approval for 141 residential single-family lots on a 65.8-acre site. Located on the west side of Jones Road, south of Libertytown. Tax Map: 60, Parcels 51 & 64; Zoned: R-3 Residential, Resource Conservation; Planning Region: Walkersville.
S-1123 (PP266566)
Graham Hubbard, Principal Planner
 - b) [Oakdale Crossing Subdivision Plan](#) - The Applicant is requesting Preliminary Subdivision Plan approval for 8 lots for future commercial and institutional uses on a 27.6-acre site. Located on the east side of Meadow Road. Tax Map: 78, Parcel 14; Zoned: Mixed Use Development (MXD); Planning Region: New Market.
S-1177 (PP263903)
Cody Shaw, Principal Planner
8. **SITE PLAN** **DECISION**
 - a) [Urbana Corporate Center, Lot 600 - Site Plan](#) - The Applicant is requesting Site Plan approval to revise Building 3 (Phase 6) from a proposed 125-room hotel to a proposed 2-story building with office, medical clinic, retail, fast food and restaurant uses on a 2.14-acre



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portion of the 7.98-acre property. 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: Mixed Use Development (MXD); Planning Region: Urbana.

SP03-09 (SP266618)

Graham Hubbard, Principal Planner

- b) [Curaleaf](#) - Applicant is requesting Site Plan approval to rehabilitate an existing building and developed lot into a 3,728 SF Pharmacy use. Located at 5420 Urbana Pike. Tax Map 77, Parcel 185 Lot 2. Zoned (GC) General Commercial. Planning Region: Frederick.

SP267889 APFO A267890, FRO F267891

Jerry Muir, Principal Planner

- c) [Weigand Lumber, Lots 25 and 26 Stanford Industrial Park](#) - Applicant is requesting Site Plan approval to construct a 3600 SF two story office and a 29,250 SF wholesale warehouse with a Phase II addition of 9,750 SF warehouse on 11.4 acres. Located on Cornell Court. Tax Map 94 Parcel 89. Zoned (LI) Limited Industrial. Planning Region: Adamstown.

SP267658 APFO 267659 FRO F267660

Jerry Muir, Principal Planner

9. [FALL 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-21-27 Division of Planning & Permitting (Smith/Barnes property) (WS267847)

Request: Reclassification of 1.04 acres from S-5 to S-4. Tax Map 103, Parcel 146, Lot 13. Property ID#01-015583 (5525 Adamstown Road). Location: South east side of Adamstown Road, 600 feet northeast of Mountville Road. Comp Plan: Low Density Residential Zoning: R-1 Residential.

WS-21-29 The Town of New Market, Maryland (WS267739)

Request: Reclassification of 1.0 acres from W-5 to W-3. Tax Map 801, Parcel 3810. Property ID#09-258493. Location: New Market Community Park, south side of Main Street within the Town of New Market. Town Comp. Plan: Open Space. Town Zoning: Open Space.



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WS-21-30 Division of Planning & Permitting (Heath; Longview Lot 1-B, LLC properties) (WS267848)

Request: Reclassification of 2 lots from W-1, S-1 to W-5, S-5. Tax Map 79E, Parcel 146, Lot 1A: Parcel 179, Lot 1B. Property ID#09-236236, 09-230270. Location: 6101 & 6109 Finn Place, adjacent to the Summerfield Village within the Lake Linganore PUD. Comp. Plan: Low Density Residential. Zoning: R-3 Residential.

WS 21-31 Division of Planning & Permitting (Broadview Acres Subdivision + Open Space within Waterside) (WS267849)

Request: Reclassification of 49 residential lots from W-1 to W-5, plus reclassification of 1.6-acre stormwater open space parcel from W-1, S-1 to No Planned Service (water and sewer). Property information details included in application materials. Location: Longmeadow Drive, Broadview Drive, Old Line Drive within Broadview Acres, north side of Liberty Road, 600 feet east of Monocacy Boulevard. Comp. Plan: Low Density Residential. Zoning: R-1 Residential.

WS 21-32 Division of Planning & Permitting (Various properties within the Jefferson Community Growth Area) (WS267850)

Request: Reclassification of 14 properties to various water and sewer categories to reflect current development and infrastructure status. Property information details included in application materials. Location: Shadywood Drive, Brook Drive, and Old Middletown Road within Jefferson. Comp. Plan: Low Density Residential & Medium Density Residential. Zoning: R-3 & R-8 Residential.

WS 21-33 Division of Planning & Permitting (Various properties within the Eastalco Community Growth Area) (WS267851)

Request: Reclassification of 59 properties from No Planned Service (NPS) to Planned Service (PS). Property information details included in application materials. Location: Stanford Industrial Park, Mullinix Agro Industrial Park, and Capstine Road. Comp. Plan: General Industrial & Limited Industrial. Zoning: General Industrial, Limited Industrial, Agricultural.

WS-21-34 Liberty Development Company, LLC (Mill Creek) (WS267754)

Request: Reclassification of 10 acres from S-5 to S-3 and 50 acres from S-4 to S-3; Reclassification of 11 acres from W-5 to W-3 and 49 acres from W-4 to W-3. Tax Map 60, Parcel 64. Property ID#08-221006; Tax Map 51, Parcel 31. Property ID#08-223599; Tax Map 52, Parcel 37, Lots 172 & 179. Property ID#08-215782. Location: South side of South Street and southwest side of Jones Road in Libertytown. Comp. Plan: Low Density Residential Zoning: R-3 Residential.

WS-21-35 Libertytown Land, LLC (Mayne Property) (WS267755)



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Request: Reclassification of 62 acres from W-4, S-4 to W-3, S-3. Tax Map 51, Parcel 19. Property ID#08-217033. Location: North side of Daysville Road, Southwest side of Woodsboro Pike in Libertytown. Comp. Plan: Low Density Residential. Zoning: R-3 Residential

WS-21-36 Renn Family Investments, LLC (Contract Purchaser: TC Mid-Atlantic Development V, Inc.) (WS267747)

Request: Reclassification of 325 acres from W-4, S-4 to W-3, S-3. Tax Map 68, Parcels 47, 5, and 3. Property ID#02-599923, 02-599922, 02-599921. Location: North and south sides of Gas House Pike within the City of Frederick. City Comp. Plan: Industrial Mixed Use City Zoning: M-1, Light Industrial.

WS-21-37 Division of Planning & Permitting, Frederick County Health Department (Zacarias/Ramirez; Bond properties) (WS267852)

Request: Reclassification of 0.96 acres from S-5 to S-4. Tax Map 56I, Parcel 132, Lot 2. Property ID#21-419869; Tax Map 56I, Parcel 78. Property ID#21-416266. Location: 7821 & 7825 Rocky Springs Road. Comp. Plan: Low Density Residential. Zoning: R-1 Residential.

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

Public comments received between February 15, 2022 and February 28, 2022 are available to view [HERE](#)