



# Frederick County Planning Commission

## **AGENDA** **Wednesday June 8, 2022** **8:30 am**

### **IN-PERSON MEETING**

**Public comment may be provided in person or by the options noted below\***

#### **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:**

June 15, 2022 @ 9:30 a.m. Sugarloaf Workshop

#### **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. **ROLL CALL**
3. **MINUTES TO APPROVE** – March 23, 2022 **DECISION**
4. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
5. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
6. **SOUTH FREDERICK CORRIDORS PLAN** **INFORMATIONAL**

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

### 7. **LEGISLATION**

- a) **Bill 22-10**: An Act to amend the Adequate Public Facilities Ordinance (Chapter 1-20 of the County Code) by strengthening traffic mitigation standards, increasing the requirements to be considered a “limited impact development,” revising aspects of the Planning Commission’s approval authority, revising approval time periods, and removing or revising out of date language.  
*Council Member Steve McKay*
- b) **Bill 22-12**: An Act to create a new Special Exception use category in the Zoning Ordinance (Chapter 1-21 of the County Code) - “facility for functions”- applicable to historic structures or sites, and specifying the conditions that apply to this Special Exception use; and clarifying the approval processes for uses within Historic Structures or Sites.  
*Council Member Jessica Fitzwater*

### 8. **SITE PLAN**

**DECISION**

- a) **Fair Oaks Non-Governmental Utility** - Applicant is requesting site plan approval to construct a non-governmental utility on .41 acres in the Jefferson Tech Park. Located at 6050 Jefferson Station Court. Tax Map 76, Parcel 568. Zoned (MXD) Mixed Use Development. Planning Region: Frederick. SP267692, FRO F267712, APFO A267711.  
*Jerry Muir, Principal Planner*

### 9. **SPRING 2022 CYCLE - WATER & SEWERAGE PLAN AMENDMENTS**

**FINDING OF CONSISTENCY**



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The Planning Commission will hear the following cases to determine consistency with the County Comprehensive Plan or a municipal Comprehensive Plan.

*Tim Goodfellow, Livable Frederick Environmental Principal Planner*

#### **WS-22-01 Trout Land Group, LLC**

Tax Map 89, Parcel 233, Lot 2. 12051 Old National Pike, New Market, Maryland. Requesting reclassification of 3.8 acres from S-5 to S-4.

#### **WS-22-02 Oakdale Crossing LC**

Tax Map 78, Parcel 14. North side of Old National Pike at Meadow Road. Requesting reclassification of 26 acres from W-5, S-5 to W-3, S-3.

#### **WS-22-03 Division of Planning & Permitting**

Requesting text amendment to clarify the requirements for public water and sewer provisions to properties located within Community Growth Areas.

#### **WS-22-04 Division of Planning & Permitting (Liberty Land, LLC)**

Tax Map 51, Parcel 19, Tract I. Daysville Road and MD 26 in Libertytown. Requesting reclassification of 5 acres from S1 to S-5.

#### **WS-22-05 Division of Planning & Permitting (Liberty Land, LLC)**

Tax Map 51, Parcel 19, Tract III. South side of Daysville Road, 220 feet northwest of the MD 26/Daysville Road intersection in Libertytown. Requesting reclassification of 1.2 acres from S-1 to S-5.

#### **WS-22-06 Division of Planning & Permitting (Mid-Atlantic Cooperative Solutions, Inc., Dinsmore Family, LLC)**

Tax Map 57-I, Parcel 108, 114, 130. North side of MD 26, Liberty Road, 270 feet east of Monocacy Boulevard. Requesting reclassification of 6.8 acres from W-1 to W-5.

#### **WS-22-07 Division of Planning & Permitting (Various properties within the Crestview Sub-Regional Sewer System Area)**

Willis Lane, Geneva Lane, Masser Road, Lori Lane, Bethel Road. Requesting reclassification of 57 properties to Planned Service-Sewer.

#### **WS-22-08 Frank and Delores Thompson**

Tax Map 78, Parcel 528, Lot 2. 9223 Baltimore Road, 200 feet west of Bells Lane. Requesting reclassification of 0.92 acres from W5 to W-3.

### **10. [FY-2023 MALPF EASEMENT APPLICATIONS REVIEW](#)**

### **FINDING OF CONSISTENCY**

Staff will present [16 applications](#) submitted for the FY-2023 Maryland Agricultural Land Preservation Foundation (MALPF) funding cycle for the purchase of preservation easements. The



# Frederick County Planning Commission

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request is for a finding of consistency with the County Comprehensive Plan for MALPF applications.

*Anne Bradley, Ag Preservation Administrator*

### 11. [ANNUAL REPORT](#)

**INFORMATIONAL**

*Kimberly Golden Brandt, Director, Livable Frederick*

*Denis Superczynski, Planning Manager/Principal Planner, Livable Frederick*

*Dial Keju, Principal Planner, Livable Frederick*

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