



Frederick County Planning Commission

AGENDA **Wednesday October 12, 2022** **9:30 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 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:

October 19, 2022 @ 9:30 a.m.
November 9, 2022 @ 9:30 a.m.

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) *(This item was on the September 21, 2022 agenda and was postponed to October 12, 2022).*

4. **MINUTES TO APPROVE** – June 15, 2022

DECISION

5. **PLANNING COMMISSION COMMENTS**

6. **AGENCY COMMENTS / AGENDA BRIEFING**

INFORMATIONAL

7. **LEGISLATION**

RECOMMENDATION

- a) [Bill 22-28](#): Amendment to Chapter 1-19 of the Frederick County Code to amend the requirements for density bonuses for Moderately Priced Dwelling Units (MPDUs).
Council Member Jessica Fitzwater

8. **COMBINED PRELIMINARY PLAN-FINAL PLAT**

DECISION

- a) [Harvest Hills, Section 2](#) - Applicant is requesting Combined Preliminary / Final Plat approval to subdivide 3 lots and a remainder from a 59 acre parcel. Located at 14216 Peddicord Road; Tax Map 61, Parcel 163. Zoned Agricultural (AG). Planning Region: New Market. S-750 (PL266367, F266368, APFO: n/a)
Craig Terry, Principal Planner

9. **SITE PLAN**

DECISION

- a) [McDonalds](#) - The Applicant is requesting Site Development Plan approval to construct a 4,073 sq ft restaurant on a 1.05-acre Site. Located at the south side of Old National Pike at Eaglehead Drive. Tax Map 79, Parcel 34. Zoned Planned Unit Development (PUD). Planning Region: New Market. SP01-05 (AP# SP269106)
Cody Shaw, Principal Planner II
- b) [Dairy Queen](#) - The Applicant is requesting Site Development Plan approval to construct a 2,208 sq ft restaurant on 0.82 acres of an overall 4.15-acre Site. Located at the intersection of Fingerboard Road and Urbana Pike. Tax Map 96, Parcel 59. Zoned General Commercial (GC). Planning Region: Urbana. SP93-03 (AP# SP269026, A269027)
Cody Shaw, Principal Planner II



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- c) [Mayne Townhomes](#) - The Applicant is requesting Site Development Plan approval to construct 45 Townhomes and a tot lot on a 62.38-acre Site. Located north of Liberty Road, between Daysville Road and MD 550. Tax Map 50, Parcel 19. Zoned Low Density Residential (R-3). Planning Region: Walkersville. S-1157 (AP# SP267895)
Graham Hubbard, Principal Planner I
- d) [Westview South – Lot 111](#) - The Applicant is requesting Site Development Plan approval to construct a 4,400 SF car wash, on a 1.32-acre Site. Located at 4960 Westview Drive. Tax Map 86, Parcel 269. Zoned Mixed Use Development (MXD). Planning Region: Frederick. SP98-36 (AP# SP269105)
Graham Hubbard, Principal Planner I
- e) [Arcadia Business Park – Lot 2](#) – The Applicant is requesting Site Development Plan approval as a Planned Industrial Development to construct two (2) one-story buildings totaling 120,480 sf on a 9.89 acre Site. Located along Buckeystown Pike (MD 85), north of English Muffin Way. Tax Map 86, Parcel 175. Zoned Limited Industrial (LI). Planning Region: Adamstown. SP04-11 (AP# SP273483)
Graham Hubbard, Principal Planner I
- f) [HE Equipment – Lots 22 & 23](#) - The Applicant is requesting Site Plan approval to construct 10,844 SF office/shop building with associated outdoor storage on a 5.68 acre Site. Located on Winchester Blvd. in Stanford Industrial Park. Tax Map 94, Parcel 89. Zoned LI Light Industrial. Planning Region: Adamstown. SP00-12 (AP# SP273377)
Jerry Muir, Principal Planner I
- g) [Wastler Investments, Lot 1-Q](#) – Applicant is requesting Site Plan approval to construct 10,800 SF Office/shop building and a 6,000 SF equipment storage building with outdoor storage on a 3.83 acre lot. Located on Ventrice Court in Myersville. Tax Map 46, Parcel 375. Zoned LI Light Industrial. Planning Region: Middletown. SP22-06 (AP# SP273473)
Jerry Muir, Principal Planner I

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