



# Frederick County Planning Commission

## **AGENDA** **Wednesday, February 8, 2023** **9:00 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 (including emailed correspondence) must 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 (including emailed correspondence) must 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:**

February 8, 2023 @ 6:30 p.m. Windridge Zoning  
Map Amendment  
February 15 @ 9:30 a.m.

#### **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** November 9, 2022; November 16, 2022

**DECISION**

4. **PLANNING COMMISSION COMMENTS**

5. **AGENCY COMMENTS / AGENDA BRIEFING**

**INFORMATIONAL**

6. **QUANTUM FREDERICK PFA EXPANSION**

**RECOMMENDATION**

Expansion of the Quantum Frederick Priority Funding Area to reflect current sewer service classifications.

*Kimberly Gaines, Director, Livable Frederick*

7. **PRELIMINARY PLAN**

**DECISION**

a) **Quantum Frederick Section 2** – The Applicant is proposing Preliminary Subdivision Plan approval for 4 lots and 3 open space parcels located on 258.67 acres. Located North and east of the intersection of Ballenger Creek Pike and Mountville Road. Tax Map: 94, Parcel: 9; Zoned: General Industrial (GI), Limited Industrial (LI), and Agricultural (A); Planning Region: Adamstown. S1179 (AP# PP273777 APFO# A273778 FRO# F273779).

*Ashley Moore, Senior Planner*

b) **Gordon Mill** – The Applicant is requesting Preliminary Subdivision Plan approval for 435 single family lots and 175 townhouse lots on a +/- 279.2-acre Site. Located on the east side of Boyers Mill Road. Tax Map: 79, Parcels: 2, 3; Zoned: Planned Unit Development (PUD), Planning Region: New Market. S1170 (AP# PP257753 APFO# A274928 FRO# F257754).

*Cody Shaw, Principal Planner II*

8. **SITE PLAN**

**DECISION**

a) **Gordon Mill** – The Applicant is requesting Site Plan approval to construct 175 townhomes on a +/- 279.2-acre Site. Located on the east side of Boyers Mill Road. Tax Map: 79, Parcels: 2, 3; Zoned: Planned Unit Development (PUD), Planning Region: New Market. SP20-02 (AP# SP257755 APFO# A257635 FRO# F257754).

*Cody Shaw, Principal Planner II*

b) **Urbana 2<sup>nd</sup> Water Tower** - The Applicant is requesting Site Plan approval to construct a water tower on a 3.1-acre Site. Located at 3510 Pontius Court. Tax Map 96, Parcel 8. Zoned Agricultural (A). Planning Region: Urbana. SP01-36 (AP# SP273865).

*Graham Hubbard, Principal Planner II*



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- c) [Urbana Town Center – The Goddard School](#) - The Applicant is requesting Site Plan approval to construct a 11,065 sf Child Care Center on a 1.68-acre site. Located at 3381 Sunset Ridge Drive. Tax Map 96, Parcel 267, Lot 22912. Zoned Mixed Use Development (MXD). Planning Region: Urbana. SP13-09 (AP# SP273825).  
*Graham Hubbard, Principal Planner II*

#### **9. PRELIMINARY PLAN**

#### **DECISION**

- a) [Villages of Urbana – M-1C Town Center](#) - The Applicant is requesting Preliminary Subdivision Plan approval for 43 townhouse lots on a 3.3-acre site. Located west of John Simmons St., north of Worthington Blvd., east of Bremen St., and south of Amelung St. Tax Map 96, Parcel 67. Zoned Planned Unit Development (PUD). Planning Region: Urbana. S-1065 (AP# PP270115).  
*Graham Hubbard, Principal Planner II*

#### **10. SITE PLAN**

#### **DECISION**

- a) [Villages of Urbana – M-1C Town Center](#) - The Applicant is requesting Site Plan approval to construct 43 townhouses on a 3.3-acre site. Located west of John Simmons St., north of Worthington Blvd., east of Bremen St., and south of Amelung St. Tax Map 96, Parcel 67. Zoned Planned Unit Development (PUD). Planning Region: Urbana. SP01-36 (AP# SP270119).  
*Graham Hubbard, Principal Planner II*
- b) [Woodlands at Urbana – Parcel D](#) - The Applicant is requesting Site Plan approval to construct a 5-story condo building on a 2.03-acre site. Located at the southeast quadrant of Urbana Parkway and Urbana Pike (MD 355). Tax Map 96, Parcels 162 and 172. Zoned Mixed Use Development (MXD). Planning Region: Urbana. SP17-11 (AP# SP273708).  
*Graham Hubbard, Principal Planner II*

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