



Frederick County Planning Commission

AGENDA **Wednesday, February 15, 2023 revised** **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 (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 15, 2023 @ 6:30 p.m.
March 8, 2023 @ 9:30 a.m.
March 8, 2023 @ 6:30 p.m. (Cromwell)

For more information contact

Department of Development Review and Planning
301-600-1138
www.FrederickCountyMD.gov/planning



Frederick County Planning Commission

AGENDA **Wednesday, February 15, 2023 revised** **9:30 am**

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **MINUTES TO APPROVE** – December 14, 2022 **DECISION**
4. **PLANNING COMMISSION COMMENTS**
5. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
6. **FALL 2022 CYCLE - WATER & SEWERAGE PLAN AMENDMENTS**
FINDING OF CONSISTENCY

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

Kimberly Gaines, Director, Livable Frederick

Karin Flom, Principal Planner I, Livable Frederick

WS-22-14 Division of Planning & Permitting

Requesting text amendment for addition of a water problem area to Section VI of Chapter 3 and septic problem area to Table 4.09 within Section VII of Chapter 4 of the Water and Sewerage Plan.

WS-22-15 Cross & Company, LLC (Patricia Simmers)

Tax Map 19F, Parcel 1850. East side of Apples Church Road, 430 feet south of Graceham Road in the Town of Thurmont. Requesting reclassification of 0.25 acres from W-5, S-5 to W-3/Dev, S-3/Dev.

WS-22-16 Andrew Fraser (DogiVillage)

Tax Map 96, Parcel 163. 8994 Urbana Church Road. Requesting reclassification of 1.76 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev.

WS-22-17 Division of Planning & Permitting (4 parcels)

Tax Map 79, Parcels 223 (9.01 ac), 145 (1.13 ac), 243 (2.91 ac), and 47 (0.53 ac). North side of Boyers Mill Road, 6431 Boyers Mill Road, and 6419 Boyers Mill Road. Requesting reclassification of 13.6 acres from W-1 to W-5.

WS-22-18 Monocacy Boulevard EF Owner (DE), LLC (Oxford Monocacy)

Tax Map 67I, Parcel 1355 (Parcel E&F). East side of Monocacy Boulevard west of Aviation Way in the City of Frederick. Requesting reclassification of 27.2 acres from W-5, S-5 to W-3/Dev, S-3/Dev.

WS-22-19 G Kenel, LLC & S Kenel, LLC

Tax Map 76F, Parcel 91. 6126 Jefferson Pike. Requesting reclassification of 19.6 acres from Planned Service to W-4/Dev, S-4/Dev.



Frederick County Planning Commission

AGENDA

Wednesday, February 15, 2023 revised

9:30 am

WS-22-20 DR Acquisitions, LLC (Park Place)

Tax Map 86, Parcels 161 (1.28 ac), 49 (0.75 ac), 50 (0.65 ac), 171 (0.25 ac). West side of Ballenger Creek Pike, 500 feet south of Corporate Drive, 5328 Ballenger Creek Pike and 5344 Ballenger Creek Pike. Requesting reclassification of 2.97 acres from Planned Service to W-4/Dev, S-4/Dev.

WS-22-21 Ryan Trust Development LLC and DR Acquisitions LLC (England Woods).

Tax Map 80, Parcels 206 (36.0 ac) and 9 (55.69 ac). North side of Old National Pike, 0.36 miles west of Detrick Road in the Town of New Market. Requesting Reclassification of 91.6 acres from Planned Service to W-4/Dev, S-4/Dev.

WS-22-22 Mid-Atlantic Cooperative Solutions, Inc.

Tax Map 57I, Parcel 130. 8038-D Liberty Road. Requesting reclassification of 2 acres from S-5 to S-4/Dev.

WS-22-23 Cross & Company LLC (Simmers Property)

Tax Map 19F, Parcel 1850. East side of Apples Church Road in the Town of Thurmont. Requesting reclassification of 3.5 acres from Planned Service to W-5/Dev, S-5/Dev.

7. SITE PLAN

DECISION

- a) [Urbana 2nd 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
- b) [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

8. 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

9. SITE PLAN

DECISION



Frederick County Planning Commission

AGENDA

Wednesday, February 15, 2023 revised

9:30 am

- 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

10. [SUGARLOAF RURAL HERITAGE OVERLAY DISTRICT](#)

WORKSHOP

Kimberly Gaines, Director, Livable Frederick
Denis Superczynski, Livable Frederick Planning Manager

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