



# Frederick County Planning Commission

## **AGENDA** **Wednesday, June 14, 2023** **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](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:**

June 21, 2023 @ 9:30 a.m.  
June 29, 2023 @ 6:30 p.m.  
July 12, 2023 @ 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** - March 15, 2023, Night meeting **DECISION**
4. **EXECUTIVE COMMITTEE REPORT**
5. **SPECIAL COMMITTEE REPORTS**
6. **PLANNING COMMISSION COMMENTS**
7. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
8. **SITE PLAN** **DECISION**
  - a) [Hyattstown Self-Storage Units/Complex](#) (continued from May 10, 2023)- The Applicant is requesting Site Plan approval to construct a self-storage unit facility on an 8.02-acre property. Located at 1920 Urbana Pike (MD 355). Tax Map 106, Parcel 34. Zoned General Commercial (GC). Planning Region: Urbana. SP07-28 (SP265223, F265225, A265226)  
*Graham Hubbard, Principal Planner II*
  - b) [CORE 5](#) - The Applicant is requesting Site Plan approval to construct approximately 550,000 SQ FT of warehouse in two buildings on a 125.66-acre Site. Located at 4933 Green Valley Road (Rte. 75). Tax Map 88C, Parcel 11. Zoned Limited Industrial (LI). Planning Region: New Market. SP22-14 (SP275039, A275014, F275035)  
*Jerry Muir, Principal Planner I*
  - c) [Spring Ridge Business Center](#) - The Applicant is requesting Site Plan approval to redevelop the existing facility as a Planned Commercial Development with a total of five (5) buildings consisting of 45,250 SQ FT on a 4.20-acre Site. Located at 9025 Baltimore Road, south of Old National Pike (MD 144) at Spring Ridge Parkway. Tax Map 78, Parcel 663. Zoned General Commercial (GC). Planning Region: New Market. SP19-15 (SP275158)  
*Graham Hubbard, Principal Planner II*
  - d) [Linganore Town Center North – Lot N2](#) - The Applicant is requesting Site Plan approval to construct a 19,490 SQ FT Retail Store on a proposed 2.26-acre lot. Located on the West side of Eaglehead Drive. Tax Map 79, Parcel 6. Zoned Planned Unit Development (PUD). Planning Region: New Market. SP21-02 (SP263995).  
*Cody Shaw, Principal Planner II*
  - e) [Linganore Town Center North – Lot N3](#) - The Applicant is requesting Site Plan approval to construct a 2,325 SQ FT Restaurant on a proposed 0.78-acre lot. Located on the West side



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of Eaglehead Drive. Tax Map 79, Parcel 6. Zoned Planned Unit Development (PUD).  
Planning Region: New Market. SP21-02 (SP263996).

*Cody Shaw, Principal Planner II*

- f) [Linganore Town Center North – Lot N4](#) - The Applicant is requesting Site Plan approval to construct a 2,225 SQ FT Restaurant on a proposed 1.04-acre lot. Located on the North side of Old National Pike. Tax Map 79, Parcel 6. Zoned Planned Unit Development (PUD). Planning Region: New Market. SP21-02 (SP263997).

*Cody Shaw, Principal Planner II*

- g) [Costco Wholesale Depot Trailer Expansion](#) - The Applicant is requesting Site Plan approval to construct a trailer storage lot of 266 spaces on a newly added parcel of 14.17-acres to the main Costco Campus. Located at 5236 Intercoastal Drive. Tax Map 88, Parcel 196. Zoned Limited Industrial (LI). Planning Region: New Market. SP02-21 (SP175028)

*Jerry Muir, Principal Planner I*

### **9. PRELIMINARY PLAN**

### **DECISION**

- a) [New Market Retail](#) - The Applicant is requesting Preliminary Plan approval to subdivide three lots (Lots 3, 4 and 5) and a remainder from the remaining 9.25-acres in the New Market Retail Center. Located in the 5400 block of Old National Pike. Tax Map 79, Parcel 183. Zoning General Commercial (GC). Planning Region: New Market. S1142 (PP274963, A274924 F274922)

*Jerry Muir, Principal Planner I*

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