



Frederick County Planning Commission

AGENDA

9:30 a.m. Wednesday, August 9, 2023
First Floor Hearing Room, 12 E. Church St., Frederick, MD

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:

August 16, 2023 @ 9:30 a.m.
September 13, 2023 @ 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. **MINUTES TO APPROVE** - April 19, 2023 and May 10, 2023 **DECISION**
4. **EXECUTIVE COMMITTEE REPORT**
5. **SPECIAL COMMITTEE REPORTS**
6. **PLANNING COMMISSION COMMENTS**
7. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
8. **MISCELLANEOUS REQUEST** **DECISION**
 - a) [Kenel APFO](#) – The Applicant is requesting a 5-year APFO approval for up to 237 am and 244 pm weekday peak hour driveway trips for a future Mixed Use Development. Located in the northwestern section of the Ballenger Creek Community Growth area on the north side of Jefferson Pike, adjacent to I-70, and in close proximity to Jefferson Technology Park MXD. Tax Map 76, Parcel 91. Mixed Use Development (MXD). Planning Region: Frederick. SP04-23 (A274967)
Mark Mishler, Transportation Engineering Supervisor
9. **COMBINED PRELIMINARY / FINAL / ADDITION PLAT** **DECISION**
 - a) [Woodlands at Urbana](#) - Parcel D - The Applicant is requesting Combined Preliminary/Final/ Addition Plat approval to create a 2.03-acre parcel from portions of two existing parcels. 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. S-1175 (PL273768)
Graham Hubbard, Principal Planner II
10. **SITE PLAN** **DECISION**
 - a) [Valley Elementary School](#) - Applicant is requesting site plan approval to construct a new 745 student, 2 story, 95,425 SF elementary school on a 31.7-acre lot. Located at 3519 Jefferson Pike. Tax map 84, parcel 149. Zoned: R-3 residential Planning Region: Brunswick
SP275174, A275172, F275175
Jerry Muir, Principal Planner I
 - b) [Green Valley Elementary School](#) - Applicant is requesting site plan approval to construct 725 student, 2 story 95,267 SF elementary school on a 13.23-acre lot. Located at 4551 Landsdale Parkway. Tax Map 88, Parcel 198. Zoned Planned Unit Development (PUD) Planning Region: Urbana. SP275183, A275173, F275184



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Jerry Muir, Principal Planner I

11. SUMMER 2023 OUT-OF-SEQUENCE – 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.

Karin Flom, Principal Planner I, Livable Frederick

Andrew Stine, Principal Planner I, Livable Frederick

WS-23-10 Quantum Maryland LLC (Quantum Frederick)

Tax Map 96, Parcels 3, 9, & 70. Area bounded by Ballenger Creek Pike to the west, Mountville Road to the South, New Design Road to the east, and encompassing areas to the north and south of Manor Woods Road. Requesting reclassification of 1,152 acres from W-1, W-3/Dev, & W-5/Dev, S-1, S-4/Dev, & S-5/Dev to W-3/Dev, S-3/Dev.

WS-23-11 Aligned Data Centers (MD) PropCo, LLC (Aligned Data Centers)

Tax Map 94, Parcel 71. South side of Manor Woods Road, east of Ballenger Creek Pike. Requesting reclassification of 74.9 acres from W-1 & W-3/Dev, S-1 & S-4/Dev to W-3/Dev, S-3/Dev.

WS-23-12 Gambrill View Development, LLC (Gambrill View, Part 2)

Tax Map 66F, Parcel 2087, Expansion Parcels A & B. On the north and south side of Shookstown Road between Bowers Road and Waverly Drive. Requesting reclassification of 34.75 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev in the City of Frederick.

12. SITE PLAN DECISION

- a) [Quantum Lot 112A Substation](#) - The Applicant is requesting Site Plan approval for the construction of a critical digital infrastructure electric substation use on a 19.42-acre parcel. Located at the east side of Ballenger Creek Pike. Tax Map 94, Parcel 70. Zoned General Industrial (GI). Planning Region: Adamstown. SP22-04 (SP273757, F274907)
Cody Shaw, Principal Planner II

13. PRELIMINARY PLAN DECISION

- a) [Hamptons East Creekside](#) - The Applicant is requesting Preliminary Subdivision Plan approval for 214 single-family lots and 221 townhouse lots on a +/- 181.85-acre Site. Located on the north side of Gas House Pike. Tax Map 69, Parcel 202. Zoned Planned Unit Development (PUD). Planning Region: New Market. S-829N (PP274981, A274982, F274985)
Cody Shaw, Principal Planner II



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14. SITE PLAN

DECISION

- a) [Hamptons East Creekside Townhouses](#) - The Applicant is requesting Site Plan approval to construct 221 townhouse lots on a +/- 181.85-acre Site. Located on the north side of Gas House Pike. Tax Map 69, Parcel 202. Zoned Planned Unit Development (PUD). Planning Region: New Market. SP22-13 (SP274988)
Cody Shaw, Principal Planner II

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