



# Frederick County Planning Commission

## AGENDA

**9:30 a.m. Wednesday, November 8, 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](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:**

November 15, 2023 @ 9:30 a.m.  
December 13, 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**      August 9, 2023      **DECISION**

4. **EXECUTIVE COMMITTEE REPORT**

5. **SPECIAL COMMITTEE REPORTS**

6. **PLANNING COMMISSION COMMENTS**

7. **AGENCY COMMENTS/AGENDA BRIEFING**      **INFORMATIONAL**

8. **LEGISLATION**      **RECOMMENDATION**

a) [Council Bill #23-20](#): Amend Chapter 1-19 of the Frederick County Code (Zoning Ordinance) to create a new use within the Agricultural District to allow limited commercial vehicle parking and material and equipment storage associated with a landscape contractor business.  
*Council Member Steve McKay*

b) [Council Bill #23-21](#): Amend Chapter 1-19 of the Frederick County Code (Zoning Ordinance) to create definitions and approval criteria for Cannabis Dispensary, Cannabis Growing Facility, and Cannabis Processing Facility in response to the statewide legalization of adult-use cannabis.  
*Mike Wilkins, Director, Development Review and Planning*

9. **CONCEPT SITE PLAN**      **DECISION**

a) [Estates of Old Middletown, Agricultural Cluster](#) - The Applicant is requesting Concept Plan approval for 5-lot Agricultural Cluster Subdivision on a 94.58-acre parcel. Located at intersection of Old Middletown Road and Sumantown Road. Tax Map 75, Parcel 71, Tax ID#14-313443. Zoned: Agricultural (A). Planning Region: Brunswick. M-3283 (SP273562)  
*Craig Terry, Principal Planner I*

b) [12052 Main Street, Libertytown](#) - The Applicant is requesting Concept Plan approval for 2 two-story single-family homes located on a 0.95-acre Site with an existing Automobile Repair or Service Shop to remain. Located at 12052 Main Street, Libertytown. Tax Map 51, Parcel 98. Zoned: Village Center (VC). Planning Region: Walkersville. SP04-17 (SP275494)  
*Graham T. Hubbard, Principal Planner II*



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### 10. SITE PLAN

### DECISION

- a) [Frederick Preserve, Section 1, Lot 5](#) - The Applicant is requesting Site Development Plan approval for a 15,620 sq. ft. Boat Sales and Service building located on a 5.075-acre Site. Located at 9742 Doctor Perry Road. Tax Map 105, Parcel 31. Zoned: Limited Industrial (LI). Planning Region: Urbana. SP02-29 (SP273568)  
*Graham T. Hubbard, Principal Planner II*
- b) [Lakehouse Veterinary Hospital – Lot C1](#) - The Applicant is requesting Site Development Plan approval for a 6,212 sq. ft. building for an animal hospital/veterinary clinic use located on a 0.9498-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 (SP275552)  
*Cody L. Shaw, Principal Planner II*
- c) [Green Acres Nursery – Lot 1](#) - The Applicant is requesting Site Development Plan approval for limited landscape contractor in the Ag District and wholesale nursery uses located on a 5.99-acre Site. Located at 6310 Ed Crone Lane. Tax Map 76, Parcel 135. Zoned: Agricultural (A). Planning Region: Frederick. SP77-06 (SP275288)  
*Cody L. Shaw, Principal Planner II*

### 11. LINGANORE PRIORITY FUNDING AREA EXPANSION

### RECOMMENDATION

Expansion of the [Linganore Priority Funding Area](#) to reflect current zoning and water and sewer service classifications.

*Kimberly Gaines, Director, Livable Frederick*  
*Karin Flom, Principal Planner I, Livable Frederick*

### 12. MXD COMMITTEE REPORT TO PLANNING COMMISSION

### WORKSHOP

*Joel Rensberger, MXD Committee Chairman*

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