

**BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY MEETING MINUTES  
FOR THURSDAY, MAY 31, 2012**

Commissioner Blaine R. Young, *President*, reconvened a meeting of the Board of County Commissioners of Frederick County, Maryland, ("Board") for Thursday, May 31, 2012, at 1:50 p.m. Present were Commissioners C. Paul Smith, *Vice President*; Billy Shreve, David Gray and Kirby Delauter. Also present were Mr. Dave Dunn, County Manager and Ms. Patti Morrow, Recording Secretary.

*(Official minutes of the Board of County Commissioners' meetings are kept on file in the County Manager's Office; the meetings are also video recorded. Approved minutes are available on the county's website. To receive a copy of meetings recorded on videotape or DVD, please contact the Board of County Commissioners at 301-600-1100 or visit the county's website at [www.FrederickCountyMD.gov](http://www.FrederickCountyMD.gov).)*

**ADMINISTRATIVE BUSINESS**

**2011 Comprehensive Plan / Zoning Review – Jim Gugel, Community Development Division**

The process of taking public comment on the requests was discussed.

Mr. Gugel summarized a few of the broader analysis on the approved requests to address community facility and infrastructure issues.

**Adamstown Region**

Case #AD-3 (Windridge) - Staff recommendation to expand General Industrial (GI) designation – 4-1 (DG opposed).

Public comment:

- Dave Severn, Esquire, Severn O'Conner and Kresslein, PA

Case #AD-13B (Mackintosh) – Staff recommendation to add 7 acres of Light Industrial (LI) or GI plan designation and zoning – 4-1 (DG opposed).

Public comment:

- Bruce Dean, Esquire, Linowes and Blocher

Case #AD-13A (Macintosh) – No change in prior Board's action.

Public comment:

- Bruce Dean, Esquire, Linowes and Blocher

Eastalco Community Growth Area – 4-1 (DG opposed).

Public comment:

- Bruce Dean, Esquire, Linowes and Blocher

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**Brunswick Region**

Case #BR-2 (Ingram) – Rezone to R-3 and include in the growth area – 4-1 (DG opposed).

Case #BR-6 (Jefferson Valley) – Staff recommendation to expand R-3 zoning and Low Density Residential (LDR) plan - 4-1 (DG opposed).

Case #BR-8 (Johnson) – Staff recommendation to include the entire parcel in the growth area - 4-1 (DG opposed).

**Frederick Region**

Case #FR-3 (Barbieto) – Staff recommendation to zone the entire parcel R-1 - PS, BS & KD staff recommendation; BY – restoration only; DG – opposed.

Case #FR-20 (Lidie) – No change in prior Board’s action.

Priority Preservation Area (PPA) Issue – Staff recommendation to remove the PPA on the west side of the Monocacy River - 4-1 (DG opposed).

Community Growth Area Revision – Staff recommendation to include Richfield farm property within The City of Frederick’s growth area and with Mixed Use (MX) plan designation - 4-1 (DG opposed).

**Middletown Region**

Case #MD-2 (Gaver) – Staff noted the request had been withdrawn.

Case #MD-4 (Walz) – No change in prior action from February.

Case #MD-6 (Shafer) – Support the staff recommendation to zone the entire parcel Agricultural (A) - 4-1 (DG opposed).

Case #MD-17 (AC Jets) – Restoration 4-1 (DG opposed).

Public comment:

- Bruce Dean, Esquire, Linowes and Blocher

Case #MD-18 (C&D) (Yinger) – Staff noted the withdraw of request for MD-18 (D); support staff recommendation for MD-18 (C) to expand the VC zoning, 4-1 (DG opposed).

**New Market Region**

Case #NM-1 (Tate) – No change in prior action from February.

Case #NM-6 (RJD) – Change plan designation to Office Research (ORI) 4-1 (DG opposed).

Case #NM-23 (Cawood) – Change zoning to Village Center (VC) - 4-1 (BY opposed).

Case #NM-26 (Payne) – Support staff recommendation to change the plan designation and zoning to GI - 4-1 (DG opposed).

Case #NM-30 (Payne) – No change in prior Board’s action to keep as RC - 5-0.

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Case #NM-32 (Rayburn)

Public comment:

Noel Manola, Esquire, Miles and Stockbridge

Linganore Community Growth Area

Public comment:

- Krista McGowan, Esquire, representing Oakdale Investments LLC
- Bruce Dean, Esquire, Linowes and Blocher, commented on the Casey property
- Rand Weinberg, Esquire, Miles and Stockbridge, representing Smith/Cline and Delaplaine properties

**Thurmont Region**

Case #TH-1 (Himerman) – Staff recommendation to change plan designation and zoning to LI - 5-0.

Case #TH-4 (Imrie) – BY – restore; KD & BS – staff recommendation; DG opposed.

**Urbana Region**

Case #UR-30 – No change in prior Board's action for GC - 4-1 (DG opposed).  
cray opposed.

Public comment:

- Rand Weinberg, Esquire, Miles and Stockbridge

Case #UR-32 (Dolan) – No change in prior Board's action for MX.

Case #UR-35 (Urbana Fire Company) - No change in prior Board's action for MX.

Case #UR-40 (Ramsburg) – Motion to rezone to R-1 - 2-2-1 (DG & BY opposed; BS abstained).

Public comment:

- Rand Weinberg, Esquire, Miles and Stockbridge

Monrovia Town Center – Support Option #1 - 4-1 (DG opposed).

Public comment:

- Rand Weinberg, Esquire, Miles and Stockbridge

**Walkersville Region**

Case #WA-08 (Frall) – Support change in zoning from VC to MX; 3-1-1 (DG opposed; PS abstained).

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Public comment:

- Rand Weinberg, Esquire, Miles and Stockbridge

**New Requests:**

New Market Region - Shapiro Property – Approved restoration from R-1 to R-3 - 4-1 (DG opposed).

Urbana Region – Cromartie Property – Denied the request for A – 5-0.

Urbana Region – Montouri Property – Denied the request to include in a growth area - 4-0-1 (BS abstained).

Middletown Region – O'Brien Property – Support change in zoning from R-3 to VC - 5-0.

Commissioner Young moved to send the proposed comprehensive plan / zoning review to the Frederick County Planning Commission (FcPc) for recommendations and to propose a joint public hearing to be scheduled following FCPC review. Commissioner Smith seconded the motion that passed 5-0.

**COMMISSIONER COMMENTS**

None.

**PUBLIC COMMENTS**

None.

**QUESTIONS – PRESS**

None.

**ADJOURN**

The meeting adjourned at 5:30 p.m.

Patricia A. Morrow  
Recording Secretary