



FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday January 8, 2014

APPROVED: _____

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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.

Please turn off all cell phones, pagers, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt any presentation or speakers.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

Providing Public Testimony

- Any individual who wishes to testify on an agenda item is required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: planningandzoning@frederickcountymd.gov

TENTATIVE UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)
Wednesday – February 12, 2014 @ 9:30 am

Contact

*Planning and Development Review
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plats, Preliminary and Site plan items*



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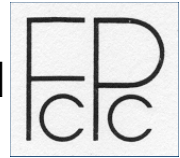
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ITEM	TIME	ACTION REQUESTED
	<u>9:30 A.M.</u>	
1. <u>MINUTES TO APPROVE</u>		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>CONCEPT SITE PLAN</u>		DECISION
a) <u>LANDON HOUSE COMPLEX-STANCIOFF PROPERTY</u> - The applicant is requesting Concept Site Development Plan approval for five (5) commercial buildings including retail, office, medical, restaurant, and residential uses with associated parking areas and site improvements. The Plan includes an adaptive reuse of the existing historic Landon House located on 4.14 acres at the junction of Urbana Pike and MD 80, south and east of Worthington Boulevard in Urbana. Tax Map 96, Parcel 38. Zoned Village Center (VC), Planning Region: Urbana File: SP98-29, Site #13837, FRO #13839, SWM #13838 <i>Denis Superczynski, Principal Planner</i>		
5. <u>SKETCH PLAN</u>		DECISION
a) <u>TREASURE MOUNTAIN</u> – The applicant is requesting non-binding Sketch Plan approval of the proposing 30 single-family lots on 54.9 acre property for the purpose of percolation testing only. Located on the east side of Bill Moxley Road, south of I70 and the Harvest Ridge subdivision. Tax Map 89, Parcel 49. Zoned: R1-Residential, Planning Region: New Market File: S787, Sketch #14022 <i>John Dimitriou, Principal Planner</i>		
6. <u>PRELIMINARY PLAN</u>		DECISION
a) <u>BESHERS PROPERTY</u> - The applicant is requesting Preliminary Subdivision Plan approval for development of 21 single-family lots on a 36.7-acre property. Located at the terminus of Dresden Place, adjacent to the Spring Ridge PUD. Tax Map 68 & 78, Parcel 39 & 480. Zoned: R-3 Residential, Resource Conservation. Planning Region: New Market File: S1146, Preliminary Plan #13635, APFO # 13636, FRO #13637 & 13638, SWM #13531 <i>Tim Goodfellow, Principal Planner</i>		



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7. COMBINED PRELIMINARY / SITE PLAN

DECISION

- a) [OAKDALE VILLAGE](#) - The applicant is requesting combined Preliminary Plan/Site Plan approval for development of 314 residential units on a 52-acre property. Located on the north side of Old National Pike, 1,000 feet west of Eaglehead Drive. Tax Map 79, Parcel 112 and 162. Zoned: Mixed-use (MX), Planning Region: New Market
File: S1163, SP13-06, Plan #13494, APFO # 13855, FRO #13556
Tim Goodfellow, Principal Planner

8. FALL 2013 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS

FINDING OF CONSISTENCY

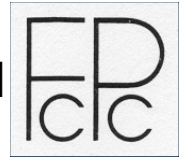
The Planning Commission will hear the [following cases](#) to determine consistency with the Comprehensive Plan.

- a) [Case WS-13-14: Thurmont Community Ambulance Service, Inc.](#)
Tax Map 25, Parcel 484. Account #15-358068. Bordered by Laywer Lane, Stafford Drive and Woodland Avenue, adjacent to the Town of Thurmont. Requesting reclassification of 21 acres from PS to W-3, S-3.
Comp. Plan: MDR. Zoning: R-3
- b) [Case WS-13-15: Frall Developers, Inc.](#)
Tax Map 79, Parcel 9. Account #09-263594. South side of Yeagertown Road. Requesting reclassification of 5.19 acres from W-5, S-5 to W-3, S-3.
Comp. Plan: LDR. Zoning: R-1
- c) [Case WS-13-16: Town of New Market/Paul & Kelly Hill](#)
Tax Map 801, Parcel(s) 3795, 3796. Account(s) #09-234691, 09-234683. #4 (rectory) and #6 (chapel) Main Street (south side). Requesting reclassification from W-5 to W-3.
Town Comp. Plan: LDR. Zoning: R-1
- d) [Case WS-13-17: Homewood at Frederick MD, Inc.](#)
Tax Map 57, Parcel 328. Account #28-587899. North side of Willow Road, west of US15 within the City of Frederick. Requesting reclassification of 64 acres from W-4, S-4 to W-3, S-3.
Comp. Plan: Institutional City Zoning: Institutional
- e) [Case WS-13-18: Natelli Holdings III, LLC \(Worthington Square\)](#)
Tax Map 96, Parcel(s) 34 (total parcel size: 2.4 ac.); 174 (total parcel size: 0.81 ac.); 257, lot 302R (total parcel size: 1.7 ac.). Account(s) #07-195753, 07-199716, and 07-237774. Bordered by MD 355, MD 80, Sugarloaf Parkway and Urbana Church Road. Requesting reclassification of 3.53 acres from W-5, S-5 to W-3, S-3.
Comp. Plan: VC/MX Zoning: VC/MX



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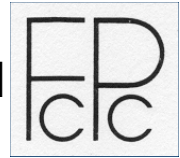
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- f) Case WS-13-19: Monocacy Land Company, LLC (Boxwood)
Tax Map 96, Parcel 210 (24.3 ac.) and Parcel 249, Outlot B (4.2 ac.). Account #07-192959, 07-242093. South side of Tabler Road, east of MD 355. Requesting reclassification of 24 acres from W-4, S-4 to W-3, S-3 and the depiction of a sewage pump station symbol on the Sewer Map (P.249, Outlot B).
Comp. Plan: LDR. Zoning: PUD (P.210), Ag. (P.249, Outlot B)
- g) Case WS-13-20: Urbana Investment Properties II, LLC (Urbana Town Center)
Tax Map 96, Parcel(s) 22 (total parcel size: 122.1 ac.), 184 (total parcel size: 97.8 ac.). Account(s) #07-199503, 07-203217. Southwest side of MD 355, north of I-270. Requesting reclassification of 190 acres from W-4, S-4 to W-3, S-3 plus the depiction of a 16-inch water line on the Water Map.
Comp. Plan: ORI Zoning: MXD
- h) Case WS-13-21: 75-80 Properties, LLC
Tax Map 88 Parcel 27; Tax Map 97, Parcel 2; Tax Map 88, Parcel 21. Account(s) #09-253912; 09-589614; 09-225218. West side of MD 75, north of MD 80. Requesting reclassification of 185.1 acres from PS to W-4, S-4, plus the depiction of a 16-inch water line and an elevated water storage tank symbol on the Water Map.
Comp. Plan: LDR Zoning: Agricultural
- i) Case WS-13-22: Payne Investments, LLC
Tax Map 88, Parcel 22. Account #09-254145. East side of Ed McClain Road, west of MD 75. Requesting reclassification of 82 acres from PS to W-4, S-4.
Comp. Plan: LDR Zoning: Agricultural
- j) Case WS-13-23: 75-80 Properties, LLC
Tax Map 88, Parcel 28 (125 ac. total parcel). Account #09-261834. East side of MD 75, north of MD 80, bisected by powerline. Requesting reclassification of 96.4 acres from PS to W-4, S-4 and 16.9 acres from W-5, S-5 to W-4, S-4.
Comp. Plan: LDR (96.4 acres), GC (16.9 acres) Zoning: GC (16.9 acres), Agricultural
- k) Case WS-13-24: 75-80 Properties, LLC
Tax Map 97, Parcel '0' (1st parcel listed as 15.4 ac; 2nd at 23.6 ac.) Account #09-253890. Northwest intersection of MD 80 and MD 75. Requesting reclassification of 15.4 acres from W-5, S-5 to W-4, S-4 and 23.6 acres from PS to W-4, S-4.
Comp. Plan: LDR (23.6 ac.), GC (15.4 ac.) Zoning: GC (15.4 acres), Agricultural



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- l) Case WS-13-25: 75-80 Properties, LLC
Tax Map 88, Parcels 172, 53. Account #09-253939, 09-253904. Southwest side of Weller Road, bisected by powerline (P.127, 65 ac.); East side of Ed McClain Road (P.53, 3.9 ac.). Requesting reclassification of 68.9 acres from PS to W-4, S-4 plus depiction of a sewage pump station symbol on the Sewer Map.
Comp. Plan: LDR Zoning: Agricultural
- m) Case WS-13-26: Ballenger Enterprises, LLC
Tax Map 108, Parcel(s) 54, 1. Account(s) #01-012444 (6.8 acres), 01-012452 (1.0 acres). North side of MD 28, on the eastern edge of the Point of Rocks CGA. Requesting reclassification of 7.8 acres from W-5 to W-4.
Comp. Plan: GC Zoning: GC
- n) Case WS-13-27: Oakdale Properties, LLC
Tax Map 79, Parcel(s) 112, 162. Account(s) #09-238697 (16.3 acres), 09-226354 (35.7 acres). North side of Old National Pike, 1,100 feet west of Eaglehead Drive. Requesting reclassification from W-5, S-5 to W-3, S-3.
Comp. Plan: MX Zoning: MX
- o) Case WS-13-28: Urbana Corporate Center, LLC
Tax Map 96, Parcel 172. Account #07-189044 (1.4 acres). West side of MD 355, south of Urbana Parkway. Requesting reclassification from W-5, S-5 to W-3, S-3.
Comp. Plan: ORI Zoning: ORI

Tim Goodfellow, Principal Planner