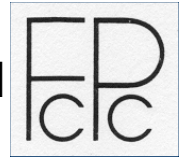




FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday April 9, 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 19, 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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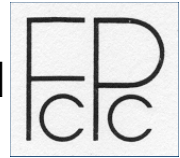
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ITEM	TIME	ACTION REQUESTED
	<u>9:30 A.M.</u>	
1. <u>MINUTES TO APPROVE</u>		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>AG CLUSTER PLAN</u>		DECISION
a) <u>TALBOT RIDGE FARM, SECTION 3, LOTS 4-8</u> - The applicant is requesting concept plan approval for a 5-lot Agricultural Cluster subdivision on a 250.59-acre property. Located on the east side of Talbot Run Road, opposite of Peddicord Road. Tax Map 71 / Parcel 18. Zoned: Agricultural (AG). Planning Region: New Market File:S1087, Plan #12935, FRO #12937 <i>Mike Wilkins, Principal Planner</i>		
5. <u>PRELIMINARY PLAN</u>		DECISION
a) <u>URBANA COMMONS</u> – The applicant is requesting preliminary subdivision plan approval in order to divide the 4.75-acre site into four (4) commercial lots including a modification of the Forest Resource Ordinance to permit the removal of one non-hazardous specimen tree located in an area planned for extensive grading to accommodate the planned internal driveway. Located on the north side of Fingerboard Road (MD 80) at its intersection with Worthington Boulevard (relocated MD 355) in Urbana. Tax Map 96 / Parcel 189 and 38. Zoned: General Commercial (GC). Planning Region: Urbana File:S1133, SITE#14156, APFO #13626, FRO #13634, SWM #13124 <i>Denis Superczynski, Principal Planner</i>		



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6. SITE PLAN

DECISION

- a) [ROYAL FARMS CONVENIENCE STORE](#)- The applicant is requesting site development plan approval for a convenience store with an accessory automobile filling station and carwash on a single 1.99 acre lot. Located on Fingerboard Road, west of its intersection with Worthington Blvd. Tax Map 96 / Lot 5 within Urbana Commons. Zoned: General Commercial (GC). Planning Region: Urbana.
File:SP99-08, SITE#14159, APFO #14160, FRO #14161
Denis Superczynski, Principal Planner
- b) [CATOCTIN BREEZE VINEYARD](#)- The applicant is requesting site development plan approval for a 759 square foot farm winery tasting room, on a 25.12-acre site. Located along Roddy Road, north of Roddy Creek Road. Tax Map 13 / Parcel 247. Zoned: Agricultural (AG) Planning Region: Thurmont
File:SP13-16, SITE#14083, APFO#14085, FRO #14086
Tolson DeSa, Principal Planner

7. ZONING TEXT AMENDMENT

RECOMMENDATION

- a) [ACCESSORY STRUCTURE TEXT AMENDMENT- \(ZT-14-01\)](#) - A public hearing will be held on the proposed text amendment intended to amend Section 1-19-8.240 of the Frederick County Zoning Ordinance relative to Accessory Structure requirements for properties in the Residential Zoning District.
Larry Smith, Zoning Administrator

8. CONSENT AGENDA

DECISION

- a) Staff will present the concept of creating a [Planning Commission consent agenda](#) and request a decision from the Planning Commission.
Shawna Lemonds, Planning Manager

10. APFO SCHOOL CONSTRUCTION FEE OPTION

INFORMATIONAL

- a) General Briefing and Q & A on [APFO - Schools](#)
Ron Burns, Engineering Supervisor-Traffic & Transportation