

**PUBLIC MEETING MINUTES FOR TUESDAY, APRIL 1, 2014**

Commissioner Blaine R. Young, *President*, called to order a public meeting of the Board of County Commissioners (“Board”) of Frederick County, Maryland, for Tuesday, April 1, 2014, at 7:00 p.m. in Winchester Hall. Present were Commissioners C. Paul Smith, *Vice President*; David Gray, Billy Shreve and Kirby Delauter. Also in attendance were Ms. Lori Depies, County Manager and Ms. Patti Morrow, Recording Secretary.

The meeting began with a moment of silence followed by the recitation of the Pledge of Allegiance.

**PUBLIC HEARINGS**

**To Consider Economic Development Revenue Bonds for Homewood Retirement Centers – Jim Cumbie, Esquire, Venable LLP (County Bond Counsel)**

A public hearing was held, as duly advertised, on a proposed resolution authorizing the issuance of economic development revenue bonds for Homewood Retirement Centers (Homewood).

Mr. Cumbie presented the proposed resolution and gave a brief explanation on the issuance of the bonds on behalf of Homewood.

Mr. Ernest Angell, President, Homewood, commented on the request.

There was no public comment.

*Motion to adopt the proposed resolution regarding the issuance of economic development revenue bonds on behalf of Homewood Retirement Centers of the United Church of Christ, Inc., Homewood at Frederick Inc., and Homewood Foundation, Inc. – Passed 4-1.*

COMMISSIONERS	MOTION	SECOND	YES	NO	ABSTAIN	NOT PRESENT
Young			X			
Smith	X		X			
Shreve			X			
Gray				X		
Delauter		X	X			

(A copy of the approved/adopted resolution can be obtained in the County Manager’s Office or from the county’s website, [www.FrederickCountyMD.gov](http://www.FrederickCountyMD.gov).)

**Zoning Map Amendment #R-13-04 Rayburn Planned Unit Development (PUD) – Mike Wilkins, Community Development Division**

Commissioner Young swore in those who would testify.

A public hearing was held, as duly advertised, on Zoning Map Amendment #R-13-04.

Mr. Wilkins and Mr. Jim Gugel, Community Development Division, presented the request to rezone 80.22 acres located on the south side of Baltimore Road and Old National Pike

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(MD 144), 2,000 feet west of Ijamsville Road, from Agricultural to PUD. It was noted the Frederick County Planning Commission recommended approval with amendments to the conditions in the staff report.

A presentation on Zoning Map Amendment #R-13-04 was presented by Mr. Noel Manalo, Esquire, Miles and Stockbridge; Mr. Victor White, Hogan Companies; and Mr. Marc Mezzanotte, Dewberry, representing the applicant.

Public comment was heard from:

- Jeff Holtzinger, Esquire
- Laurie Garritt-Smith
- Kelly Temple
- Lori Rypka
- Luis Desilva
- Bob LoCicero
- Alexandra Cassotta
- Randy Ullah

*Motion to approve Zoning Map Amendment #R-13-04 to rezone 80.22 acres from Agricultural to PUD with the following amendments to the six conditions in the staff report*

1. *A maximum of 150 residential dwelling units may be constructed, plus 1 new lot around the existing historic residential structure, for a total maximum of 161 dwelling units;*
2. *The trail system located on the large open space parcel shall be constructed prior to the recordation of the 101<sup>st</sup> lot for the development project;*
3. *The pocket parks/green spaces located within the development shall be redesigned to provide a centrally located neighborhood park containing at least 20,000 square feet of active recreation space;*
4. *The forest buffer shall be increased to 125 feet;*
5. *The development will consist of 100% single family houses; and*
6. *The connection to Winding Ridge Way would be blocked with a fire gate that would not be removed until acceptance of the roads by the county.*

*The following staff recommendation was deleted:*

~~*The specific layout/design of the alley loaded townhouse section shall be reevaluated at Phase II. The final orientation of the townhouses, roads, and alleys will be determined at Phase II.*~~

COMMISSIONERS	MOTION	SECOND	YES	NO	ABSTAIN	NOT PRESENT
Young	X					
Smith						
Shreve		X				
Gray						
Delauter						

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COMMISSIONERS	MOTION	SECOND	YES	NO	ABSTAIN	NOT PRESENT
Young	X					
Smith						
Shreve		X				
Gray						
Delauter						

Mr. White offered a higher density of 175 dwelling units in exchange for the 125 foot forest buffer.

*Commissioner Young offered an amendment for a maximum of 160 single family dwelling units with a forest buffer of 140 feet. No second was received.*

COMMISSIONERS	MOTION	SECOND	YES	NO	ABSTAIN	NOT PRESENT
Young	X					
Smith						
Shreve						
Gray						
Delauter						

*Commissioner Smith offered an amendment to increase the dwelling units to 160 – Passed 3-2.*

COMMISSIONERS	MOTION	SECOND	YES	NO	ABSTAIN	NOT PRESENT
Young				X		
Smith	X		X			
Shreve			X			
Gray				X		
Delauter		X	X			

*Motion to approve Zoning Map Amendment R-13-04 to rezone 80.22 acres from Agricultural to Planned Unit Development with the following amendments to the six conditions in the staff report –*

- 1. A maximum of 160 residential dwelling units may be constructed, plus 1 new lot around the existing historic residential structure, for a total maximum of 161 dwelling units;*
- 2. The trail system located on the large open space parcel shall be constructed prior to the recordation of the 101<sup>st</sup> lot for the development project;*
- 3. The pocket parks/green spaces located within the development shall be redesigned to provide a centrally located neighborhood park containing at least 20,000 square feet of active recreation space;*
- 4. The forest buffer shall be increased to 125 feet;*
- 5. The development will consist of 100% single family houses; and*
- 6. The connection to Winding Ridge Way would be blocked with a fire gate that would not be removed until acceptance of the roads by the county.*

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The following staff recommendation was deleted:

~~The specific layout/design of the alley loaded townhouse section shall be reevaluated at Phase II. The final orientation of the townhouses, roads, and alleys will be determined at Phase II.~~

COMMISSIONERS	MOTION	SECOND	YES	NO	ABSTAIN	NOT PRESENT
Young	X		X			
Smith			X			
Shreve		X	X			
Gray				X		
Delauter			X			

Included in the motion was direction to legal staff to prepare the ordinance for signature purposes and bring it back to a future meeting.

It was also noted a pedestrian crosswalk by the tot lot at the fire gate would be included in the proposed Development Rights and Responsibilities Agreement.

**ADJOURN**

The meeting adjourned at 9:00 p.m.

Patti Morrow  
Recording Secretary