



FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday June 11, 2014

APPROVED: _____

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NOTICES AND REMINDERS

The County's lobbying ordinance (Section 1-7.1-8 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 – June 18, 2014 @ 7:00 pm

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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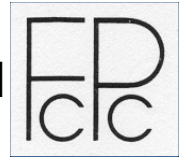
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| ITEM | TIME | ACTION REQUESTED |
|--|-------------------------|----------------------|
| | <u>9:30 A.M.</u> | |
| 1. <u>MINUTES TO APPROVE</u> | | DECISION |
| 2. <u>PLANNING COMMISSION COMMENTS</u> | | INFORMATIONAL |
| 3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u> | | INFORMATIONAL |
| 4. <u>CONSENT AGENDA</u> | | DECISION |
| a) <u>Allstar Group Property</u> - The applicant is requesting concept site development plan approval to convert an existing 1,316 square foot single-family detached house into a commercial office located on a 0.39 acre site. Located on the south side of Urbana Pike approximately 1,200 feet west of its intersection with Sugarloaf Parkway, and east of Urbana Elementary School. Tax Map 96 / Parcel 96. Zoned: Village Center (VC). Planning Region: Urbana File:SP-06-04, Plan #14334, FRO #14335 <i>Denis Superczynski, Principal Planner</i> | | |
| 5. <u>PRELIMINARY PLAN</u> | | DECISION |
| <i>Continued from the May 14, 2014 hearing</i> | | |
| a) <u>Ramsburg Property</u> - The applicant is requesting preliminary subdivision plan and adequate public facilities approval for 57 single family residential lots, on a 123.82-acre site. Located along Roderick Road, south of MD 80, north of Sharon Drive. Tax Map 96 / Parcel 69. Zoned: Residential (R-1). Planning Region: Urbana File:S-933, Plan #13629, APFO#13630, FRO #13631 <i>Tolson DeSa, Principal Planner</i> | | |
| 6. <u>SITE PLAN</u> | | DECISION |
| a) <u>Orchid Cellar Winery</u> - The applicant is requesting site development plan approval for construction of a new 1,276 square foot farm winery tasting room to replace an existing 300 square foot residential basement tasting room on a 14.76 acre site. Located on Pete Wiles road north of Westchester Court. Tax Map 55 / Parcel 217. Zoned: Agricultural (Ag). Planning Region: Middletown | | |



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File:SP-13-10, Plan #14424, APFO #14426, FRO #14227
Tolson DeSa, Principal Planner

- b) [Beckley's Camping Center - RV Maintenance / Repair Facility Expansion](#) - The applicant is requesting site development plan approval for construction of a 6,370 square foot building addition onto the existing maintenance / repair facility located on a 9.82 acre site. Located at the corner of US 15 and Angleberger road. Tax Map 40 / Parcel 448.
Zoned: General Commercial (GC). Planning Region: Frederick
File:SP-98-33, Plan #14282, APFO #14283, FRO #14284
Tolson DeSa, Principal Planner
- c) [Mountindale Convenience Store](#) - The applicant is requesting site development plan and APFO approval for the construction of a 20 pump automobile filling station with 4 truck fueling positions with a 7,200 square foot accessory convenience store with on a 4.00 acre site.
Located on Putman road, located at the southwest corner of US 15 and Putman Road, south Baugher road. Tax Map 40 / Parcel 546.
Zoned: General Commercial (GC). Planning Region: Frederick
File:SP-07-33, Plan #13958, APFO #13959, FRO #13960
Tolson DeSa, Principal Planner

7. DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA)

FINDING OF CONSISTENCY

- a) [Woodbourne Manor-DRRA 14-04](#) - Staff will present a draft Development Rights and Responsibilities Agreement for the Woodbourne Manor project located in Jefferson. . Consider for a finding of consistency with the County Comprehensive Plan.
Jim Gugel, Planning Director, and Kathy Mitchell, Assistant County Attorney

8. 2013 ANNUAL REPORT

APPROVAL

Staff will be presenting the [2013 Annual Report](#), which highlights planning and development activity and also addresses the state's smart growth goals, measures, and indicators.
Jim Gugel, Planning Director