



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA Wednesday August 13, 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](mailto:planningandzoning@frederickcountymd.gov)

### TENTATIVE UPCOMING MEETINGS

#### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday – August 27, 2014 @ 7:00 pm

#### Contact

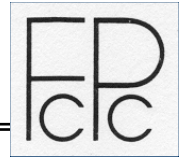
*Planning and Development Review  
@ 301-600-1138*

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



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ITEM	TIME	ACTION REQUESTED
	<b><u>9:30 A.M.</u></b>	
1. <b><u>MINUTES TO APPROVE</u></b>		<b>DECISION</b>
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
4. <b><u><a href="#">FcPc RULES OF PROCEDURE</a></u></b> <i>Kathy Mitchell, Assistant County Attorney</i>		<b>DECISION</b>
5. <b><u>PRELIMINARY PLAN</u></b>		<b>DECISION</b>
a) <b><u><a href="#">JEFFERSON PARK WEST MXD</a></u></b> - The applicant is requesting preliminary subdivision plan approval for a total of 340 lots consisting of 325 residential lots (147 Townhouses, and 178 two-over-two dwellings), and 15 commercial/employment lots on a 102 acre property. The site is located on the south side of MD180, west of Jefferson Tech Park. Tax Map 76, Parcel 107. Zoned: Mixed Use Development (MXD), Office/Research/Industrial (ORI). Planning Region: Frederick File:S1164, Plan #13847, APFO #13848, FRO #14570 <i>John Dimitriou, R.A., Principal Planner</i>		
6. <b><u>COMBINED PRELIMINARY / FINAL PLAT</u></b>		<b>DECISION</b>
a) <b><u><a href="#">CAMBRIDGE FARMS, LOT 1</a></u></b> - The applicant is requesting major subdivision approval to re-subdivide the existing 9.39 acre parcel to create one (1) new 1.41 acre lot to be known as lot 1. The site is located on the north side of MD180/Jefferson Pike at Holter Road in the Community of Jefferson. Tax Map 84, Parcel 65. Zoned: Village Center (VC), Planning Region: Brunswick File:S811, Plan #14246, APFO #14248, FRO #14249 <i>John Dimitriou, R.A., Principal Planner</i>		
7. <b><u>SITE PLAN</u></b>		<b>DECISION</b>
a) <b><u><a href="#">DOLLAR GENERAL, LOT 1</a></u></b> - The applicant is requesting site development plan approval for a 9,100 square foot department store or variety store on a 1.41 acre site. The site is located on the north side of MD180/Jefferson Pike at Holter Road in the Community of Jefferson. Tax Map 84, Parcel 65, lot 1. Zoned: Village Center (VC), Planning Region: Brunswick File:SP89-19, Plan #14247 <i>John Dimitriou, R.A., Principal Planner</i>		



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- b) [BOXWOOD-VILLAGES OF URBANA \(SECTION M-22B\)](#) - The applicant is requesting site development plan approval for 92 residential townhouse dwellings on a 24.4 acre site. Located between Tabler Road and the northern terminus of Bealls Farm Road, in the northwestern section of the Villages of Urbana PUD. Tax Map 96, Parcel 210. Zoned: Planned Unit Development (PUD), Planning Region: Urbana  
File: S1065, Site Plan #14408, APFO #14409/#14659, FRO #14037  
*Denis Superczynski, Principal Planner*
- c) [CANAL RUN: AMBULATORY SURGICAL CENTER](#) - The applicant is requesting site development plan approval for the construction of a 6,816 square foot health care facility with associated parking and utilities, on a portion of a 3.17 acre site. Located on at the corner of Ballenger Creek Pike and Lockhouse Drive, north of Fletchers Drive. Tax Map 102, Parcel 23, lot 601. Zoned: Planned Unit Development (PUD), Planning Region: Adamstown  
File: SP97-34, Plan #14559, APFO #14562, FRO #14563  
*Tolson DeSa, Principal Planner*

#### 8. AGRICULTURAL LAND PRESERVATION

#### FINDING OF CONSISTENCY

- a) [MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION \(MALPF\)](#) – FY15/16 MALPF Easement Applications – Review of applications with a request for finding of consistency with the Frederick County Comprehensive Plan  
*Anne Bradley, Ag Preservation Administrator*