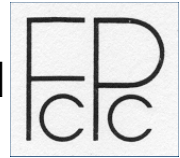




FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday September 10, 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, 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 the meeting.

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.

Submission of Written Material

Written comments must be filed and received by the Community Development Division **at least 72 hours** in advance of the Commission meeting in order to be considered by the Commission in making its decision.

Providing Public Testimony

- Any individual who wishes to testify 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

UPCOMING MEETINGS

(1st Floor Hearing Room, Winchester Hall)
Wednesday – September 24, 2014 @ 9:30 am
Wednesday – October 8, 2014 @ 9:30 am

For more information
Planning and Development Review
@ 301-600-1138
www.frederickCountyMD.gov/Planning



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



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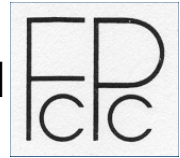
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ITEM	TIME	ACTION REQUESTED
	<u>9:30 A.M.</u>	
1. <u>MINUTES TO APPROVE</u>		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>ELECTION OF OFFICERS</u>		DECISION
a) Rules and Procedures, Section 2-Officer and Committees: 2.1 - The commission shall organize annually in the month of September and elect a Chairman, Vice-Chairman and Secretary. (10-19-05)		
5. <u>EDUCATIONAL FACILITIES MASTER PLAN</u>		FINDING OF CONSISTENCY
a) <u>Educational Facilities Master Plan</u> - Staff will present the annual update of the Superintendent's Recommended Educational Facilities Master Plan with a request for finding of consistency with the Frederick County Comprehensive Plan. <i>Jim Gugel, Planning Director</i>		
6. <u>SITE PLAN</u>		DECISION
a) <u>Sugarloaf Elementary School</u> - The applicant is requesting Site Development Plan approval for a 725-student capacity, 2-story elementary school, (95,355 square foot gross floor area) on a 12 acre lot. Located on the south side of Stone Barn Drive; west side of Urbana Pike near its intersection with Lew Wallace Street; adjacent to Urbana Community Park in Urbana. Tax Map 96 / Parcel 267, Outlot B. Zoned: Office/research/Industrial (ORI) Planning Region: Urbana File: SP-13-09, Plan #14431, APFO #14433, FRO #14436, SWM #14432 <i>Denis Superczynski, Principal Planner</i>		
b) <u>Red Shedman</u> - The applicant is requesting Site Development Plan approval for a 1,766 square foot Farm Brewery Tasting Room in a portion of an existing Farm Brewery/Storage building located on a 229-acre site. Located along Glissans Mill Road, west of Wilson Road. Tax Map 70 / Parcel 28. Zoned: Agricultural (AG). Planning Region: New Market		



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File: SP-14-05, Plan #14539, APFO #14540, FRO #14615
Tolson DeSa, Principal Planner

7. PRELIMINARY PLAN / SITE PLAN

DECISION

- a) [Tallyn Ridge](#) - The applicant is requesting combined Preliminary Subdivision/Site Development Plan approval for development of 441 residential lots (241 single family detached and 200 Townhouses) on 146.6 acres site. Located on the north side of Reichs Ford Road, 300 feet east of Pinecliff Park Road. Tax Map 78 / Parcel 742, Lots 1,2,3,4 & Parcel 55. Zoned: Planned Unit Development (PUD) & Agricultural (A). Planning Region: New Market.
File: S1166 / SP-13-17, Plan #14142, APFO #14143, FRO #14144
Tim Goodfellow, Principal Planner

8. AG CLUSTER CONCEPT

DECISION

- a) [Adamstown Village, Section III, Lots 1-4](#) - The applicant is requesting Concept Plan approval for a 4 lot Agricultural Cluster subdivision on a 27.27 acre property. Located on the north side of East Basford Road, 2,100 feet east of US 15. Tax Map 103 / Parcel 001. Zoned: Agricultural/Rural (A). Planning Region: Adamstown
File: S678, Plan #14638, FRO #14550
Mike Wilkins, Principal Planner

9. IMPACT FEE ORDINANCE AMENDMENT

INFORMATIONAL

- a) Staff will present an [amendment to the Impact Fee Ordinance](#) that is proposed to allow for a waiver of impact fees for new dwellings constructed on family farms.
Jim Gugel, Planning Director

10. DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA)

FINDING OF CONSISTENCY

- a) [DRRA-14-06 Daysville Glen](#) - Staff will present a draft Development Rights and Responsibilities Agreement for the proposed PUD. Consider for a determination as to consistency with the County Comprehensive Plan.
Jim Gugel, Planning Director
- b) [DRRA-14-07 Hogan](#) - Staff will present a draft Development Rights and Responsibilities Agreement for the proposed PUD. Consider for a determination as to consistency with the County Comprehensive Plan.
Jim Gugel, Planning Director