



FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday October 8, 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

Upcoming Planning Commission Meetings

(1st Floor Hearing Room, Winchester Hall)
Wednesday November 12 @ 9:30 am
Wednesday November 19 @ 9:30 am (tentative)

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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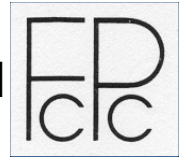
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ITEM	TIME	ACTION REQUESTED
	<u>9:30 A.M.</u>	
1. <u>MINUTES TO APPROVE</u>		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS / AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>CONSENT AGENDA</u>		
a) <u>URBANA LOT 1 – Amended LOU</u> - The applicant is requesting a minor amendment to the APFO Letter of Understanding (LOU), approved in 2013, to deal with an implementation timing complication relating to a SHA permit. File: SP05-03 APFO #13602 <i>Ron Burns, Engineering Supervisor-Traffic & Transportation</i>		
5. <u>PRELIMINARY PLAN</u>		DECISION
a) <u>WOODRIDGE – SECTION V</u> - The applicant is requesting Preliminary Subdivision approval for 150 single-family residential lots on an 81-acre site. Located on the south side of Gas House Pike, 1,000 feet east of Dance Hall Road within the Linganore PUD. Tax Map 68/Parcel 36, 162. Zoned: Planned Unit Development (PUD), Planning Region: New Market File: S-829, #14112, APFO #14113, FRO #14114 <i>Tim Goodfellow, Principal Planner</i>		
b) <u>TREASURE MOUNTAIN</u> - The applicant is requesting Preliminary Subdivision Plan approval for a total of 24 total single family residential lots on a 54.9 acre property. Located on the east side of Bill Moxley Road south of the Harvest Ridge subdivision. Tax Map 89 Parcel 49. Zoned: R1, Planning Region: New Market File: S787, #13903, APFO # 13905, FRO #13906 <i>John Dimitriou, Principal Planner</i>		



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6. COMBINED PRELIMINARY PLAN / SITE PLAN

DECISION

- a) [BALLENGER RUN](#) - The applicant is requesting Combined Preliminary Subdivision/Site Development Plan approval for a total of 447 lots consisting of 174 front loaded single family dwellings, 33 rear loaded single family dwellings, 85 front loaded townhouses, 151 rear loaded townhouses, 2 multifamily lots, 1 CCRC/assisted/independent living lot, and 1 clubhouse/community center lot on a 197 acre site. The Site is located on the east side of Ballenger Creek Pike, north of Ballenger Creek. Tax Map 86 Parcels 53, 54, and 243. Zoned: Planned Unit Development (PUD), Planning Region: Frederick
File:S-1143, SP-14-18, #14623, APFO # 14625, FRO #14626
John Dimitriou, Principal Planner
- b) *JEFFERSON PLACE AT JEFFERSON TECHNOLOGY PARK* - The applicant is requesting Combined Preliminary Subdivision/Site Development Plan approval 465 total units, including 263 Townhouses, 120 Two Over Two's, and 82 Back To Back's on a 53 acre site. The Site is located on the south side of MD180 at the southwest corner of I70 and I270. Tax Map 76 Parcel 108. Zoned: Planned Unit Development (PUD), Planning Region: Frederick
File:S-1136, SP-06-07, #14287, APFO # 14289, FRO #14290
John Dimitriou, Principal Planner

7. DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA)

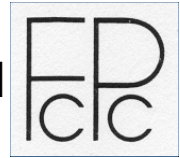
FINDING OF CONSISTENCY

- a) [DRRA-14-05 Blentlinger](#) - 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

8. TRIENNIAL UPDATE OF THE WATER AND SEWERAGE PLAN

FINDING OF CONSISTENCY

- a) The Planning Commission will review the Final Draft of the [Triennial Update](#) to the Water and Sewerage Plan for a finding of consistency with the Comprehensive Plan and to forward a Recommended Water and Sewerage Plan to the Board of County Commissioners.
Tim Goodfellow, Principal Planner



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9. ZONING ORDINANCE TEXT AMENDMENT

RECOMMENDATION

- a) A public hearing will be held for [ZT 14-02](#) for to consider two alternative text amendments to Section 19.7.300 of the Frederick County Zoning Ordinance to allow for an Agricultural Subdivision Potential Transfer Option.
Anne Bradley, Ag Preservation Administrator

10. FcPc RULES OF PROCEDURE

INFORMATIONAL

Discussion of proposed changes to the Rules of Procedure based on recent case law
Kathy Mitchell, Assistant County Attorney