



FREDERICK COUNTY PLANNING COMMISSION  
WINCHESTER HALL, FREDERICK, MARYLAND 21701



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## AGENDA

### Wednesday November 12, 2014

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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 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.

#### 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.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

#### Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Applicant presentations are allotted, typically fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

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)

#### Upcoming Planning Commission Meetings

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday – November 19@ 9:30 am

#### For more information contact

Dept. of Planning and Development Review  
Phone: 301-600-1138  
[www.FrederickCountyMD.gov/planning](http://www.FrederickCountyMD.gov/planning)

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ITEM	TIME	ACTION REQUESTED
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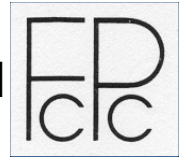
**9:30 A.M.**

- |   |  |                      |
|---|--|----------------------|
| 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>SKETCH PLAN</u></b>  |  | <b>DECISION</b>      |
| a) <b><u>GREEN VALLEY FARM</u></b> – The applicant is requesting non-binding sketch plan approval for a 4-lot subdivision on a 3,900 foot long dead-end road system. Located on the west side of Green Valley Road, at the terminus of Arlington Mill Road. Tax Map 60, Parcel 39. Zoned: Agricultural (A), Planning Region: Walkersville<br>File: M-2923, Plan #14538 APFO #N/A, FRO #14819, SWM #N/A<br><i>Mike Wilkins, Principal Planner</i>  |  |                      |
| 5. <b><u>SITE PLAN</u></b>  |  | <b>DECISION</b>      |
| a) <b><u>URBANA VILLAGE CENTER – BURGER KING</u></b> - The applicant is requesting Site Development Plan approval for a 3,328 s.f. fast food restaurant (Burger King/Philly Pretzel) situated on a 38,296 s.f. site. Located on the north side of Urbana Pike east of its intersection with MD 80 on the site of the former Peter Pan Inn/Cracked Claw. Tax Map 96, Parcel 59. Zoned: General Commercial (GC), Planning Region: Urbana<br>File: SP 93-03, Plan #14662, FRO #14664<br><i>Denis Superczynski, Principal Planner</i> |  |                      |
| a) <b><u>SEISS CUSTOM WOODWORKING &amp; TILE</u></b> - The applicant is requesting Site Development Plan approval for a 7,800 s.f. custom woodworking shop located on a 1.762-acre site. Located at the intersection of Franklinville Road and North Franklinville Road, north of Thurmont. Tax Map 19, Parcel 280. Zoned: General Commercial (GC), Planning Region: Thurmont<br>File: SP 14-09, Plan #14706, APFO #14708, FRO #14709, SWM #14707<br><i>Denis Superczynski, Principal Planner</i>                                 |  |                      |



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#### 6. CONCEPT SITE PLAN

**DECISION**

- a) JEFFERSON VETERINARY HOSPITAL - The applicant is requesting Concept Site Development Plan approval a 6,436 s.f. building located on a combined +/- 3.19 acre site. Located on the north side of Round Tree Road approximately 900 feet east of Lander Road in Jefferson. Tax Map 84, Parcel 192. Zoned: Village Center (VC), Planning Region: Brunswick  
File: SP-97-11, Plan #14633, APFO #14634  
*John Dimitriou, Principal Planner*

#### 7. PRELIMINARY PLAN

**DECISION**

- a) ENCLAVE AT CLOVER HILL - The applicant is requesting Preliminary Subdivision Plan approval for a total of 11 single family residential lots on a 10 acre property. Located on the northwest side of Runnymede Drive, south of Poole Jones Road. Tax Map 57, Parcel 20. Zoned: R-3 Residential, Planning Region: Frederick  
File: S-1173, Plan #14619, APFO #14621, FRO #14622  
*John Dimitriou, Principal Planner*

#### 8. COMBINED PRELIMINARY PLAN / SITE PLAN

**DECISION**

- a) JEFFERSON TECHNOLOGY PARK - The applicant is requesting Combined Preliminary Subdivision/Site Development Plan approval for Phase 2-5 for a total of 465 units including 263 townhouses, 120 Two Over Two's, and 82 Back To Back's on a 34.5 acre site. Located on the south side of MD180 at the southwest corner of I70 and US 340. Tax Map 76, Parcel 108. Zoned: Mixed Use Development (MXD), Planning Region: Frederick  
File: SP-06-07/S-1136, Plan#14287, APFO #14289, FRO #14290  
*John Dimitriou, Principal Planner*

#### b) ZONING TEXT AMENDMENT

**RECOMMENDATION**

- a) COMMERCIAL ROADSIDE STAND (ZT-14-03) - A public hearing will be held on the text amendment proposed to amend Sections 1-19-8.214 and 1-19-11.100 of the Frederick County Zoning Ordinance by adding Farm Brewery license holder activities as an accessory use to the Commercial Roadside Stand and amending the definition of Commercial Roadside Stand.  
*Larry Smith, Zoning Administrator*