

PUBLIC MEETING MINUTES FOR TUESDAY, AUGUST 26, 2014

Commissioner Blaine R. Young, *President*, called to order a public meeting of the Board of County Commissioners (“Board”) of Frederick County, Maryland, for Tuesday, August 26, 2014, at 7:00 p.m. in Winchester Hall. Present were Commissioners C. Paul Smith, *Vice President*; David Gray, Billy Shreve and Kirby Delauter. Also in attendance was Ms. Patti Morrow, Recording Secretary.

The meeting began with a moment of silence followed by the recitation of the Pledge of Allegiance.

PUBLIC HEARING

Zoning Map Amendment #R-12-01 (A) – Linganore Planned Unit Development (PUD) – Tim Goodfellow, Community Development Division

Commissioner Young swore in all who would give testimony.

A public hearing was held, as duly advertised, on Zoning Map Amendment #R-12-01(A).

Mr. Goodfellow presented the request to rezone a total of 51.68 acres (31.46 acres located on southwest corner of Gas House Pike and Linganore Road and 20.22 acres located along Old National Pike at Eaglehead Drive) from Agricultural and R-1 to PUD.

Mr. Goodfellow indicated the staff had recommended approval of #R-12-01 (A), based upon a review of the Approval Criteria as set forth in §1-19-3.110.4; and a finding that the project adequately addressed the Planned Development District Approval Criteria as set forth in §1-19-10.500.3; and subject to the following conditions of approval:

- Applicant shall identify trails that link the stream systems in Westridge North to the stream systems in the adjacent Westridge Village as part of Phase II Preliminary Plan or Site Plan.
- Applicant shall construct or have constructed, concurrent with development, all necessary improvements to bring the south side of Gas House Pike to modified arterial status, consistent with Frederick County Division of Public Works’ (DPW) road specifications, for a distance of approximately 1,100 feet from Linganore Road to the western boundary of the subject properties.
- Prior to the issuance of any building permits for the subject properties on the south side of Old National Pike, the existing single-lane Eaglehead Drive/Old National Pike Roundabout shall be modified to a double-lane roundabout.
- Applicant shall coordinate the construction of necessary improvements to bring both sides of Old National Pike to modified minor arterial status for the length of the subject properties, utilizing Frederick County DPW’s road specifications, with the Applicant of the PUD Phase II Preliminary Plan or Site Plan for Linganore Town Center on the north side of Old National Pike. No building permits shall be issued for the subject property on the south side of Old National Pike until such improvements to Old National Pike are completed and open to traffic.

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- No building permits for development on the south side of Old National Pike shall be issued until the Meadow Road/I-70 Interchange is guaranteed for construction or January 1, 2020, whichever comes first.

Mr. Goodfellow noted the Frederick County Planning Commission recommended approval of the Linganore PUD Phase I Amendment with the staff recommendations and also limiting the residential units in Westridge North to a maximum of 80 units and prohibiting residential units in the commercial-designated areas on the north and south sides of Old National Pike as reflected on the applicant's concept plan.

The applicant, Oakdale Investments, LLC and Dryden Investments, LLC, was represented by Ms. Krista McGowen, Esquire; Mr. Jason Wylie, Oakdale Investments, LLC; and Mr. Chris Smariga, Harris Smariga and Associates, Inc.; and Mr. David Severn, Esquire, Offut Kurman.

There were no public comments.

Motion to approve Zoning Map Amendment #R-12-01(A) to amend the Linganore PUD Phase I Plan to rezone an additional 51.68 acres (31.46 acres located on southwest corner of Gas House Pike and Linganore Road and 20.22 acres located along Old National Pike at Eaglehead Drive) from Agricultural and R-1 to PUD based upon: a review of the Approval Criteria as set forth in §1-19-3.110.4; and a finding that the project adequately addressed the Planned Development District Approval Criteria as set forth in §1-19-10.500.3; and subject to the following conditions of approval. Staff was directed to prepare an ordinance for the Board's signature to be presented at a future meeting – Passed 4-0-1.

- *Applicant shall identify trails that link the stream systems in Westridge North to the stream systems in the adjacent Westridge Village as part of Phase II Preliminary Plan or Site Plan.*
- *Applicant shall construct or have constructed, concurrent with development, all necessary improvements to bring the south side of Gas House Pike to modified arterial status, consistent with Frederick County Division of Public Works' (DPW) road specifications, for a distance of approximately 1,100 feet from Linganore Road to the western boundary of the subject properties.*
- *Prior to the issuance of any building permits for the subject properties on the south side of Old National Pike, the existing single-lane Eaglehead Drive/Old National Pike Roundabout shall be modified to a double-lane roundabout.*
- *Applicant shall coordinate the construction of necessary improvements to bring both sides of Old National Pike to modified minor arterial status for the length of the subject properties, utilizing Frederick County DPW's road specifications, with the Applicant for the PUD Phase II Preliminary Plan or Site Plan for Linganore Town Center on the north side of Old National Pike. No building permits shall be issued for the subject property on the south side of Old National Pike until such improvements to Old National Pike are completed and open to traffic.*

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- *No building permits for development on the south side of Old National Pike shall be issued until: 1) the westbound ramp of the Meadow Road/I-70 Interchange is guaranteed for construction; 2) or January 1, 2020, whichever comes first.*
- *Residential units in Westridge North would be limited to a maximum of 80 units.*
- *Residential units would be prohibited in the commercial-designated areas on the north and south sides of Old National Pike as reflected on the Applicant's concept plan.*

COMMISSIONERS	MOTION	SECOND	YES	NO	ABSTAIN	NOT PRESENT
Young			X			
Smith	X		X			
Shreve			X			
Gray					X	
Delauter		X	X			

PUBLIC COMMENTS AND/OR REQUESTS

None.

ADJOURN

The meeting adjourned at 8:05 p.m.

Patti Morrow
Recording Secretary