



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



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## AGENDA

### Wednesday January 14, 2015

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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 Executive'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 – February 11 @ 9:30 am

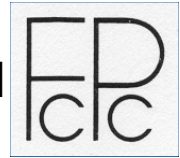
#### For more information contact

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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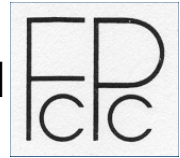
**9:30 A.M.**

- |    |   |                      |
|----|---|----------------------|
| 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>CONSENT AGENDA</u></b>  |                      |
| a) | <u><a href="#">Damascus Road Community Church Expansion Amended Letter of Understanding (LOU)</a></u> - The applicant is requesting to amend a 2011 APFO LOU for the purpose of extending its validity period, which ends on November 9, 2015, resulting in a re-testing of APFO for Roads and additional escrow account payments. File: SP 95-40A; APFO AP #11998<br><i>Ron Burns, Engineering Supervisor</i>                      |                      |
| 5. | <b><u>AG CLUSTER CONCEPT PLAN</u></b>   | <b>DECISION</b>      |
| a) | <u><a href="#">Conservation Hill Ag Cluster</a></u> - The applicant is requesting Concept Plan approval for a 4-lot Agricultural Cluster subdivision on a 192.58 acre property. Located on the south side of Poole Road, 1,500 feet west of Holter Road. Tax Map 75, Parcel 12. Zoned: Agricultural. Planning Region: Brunswick; File: M-2895, Plan #14683, FRO #14684-14687<br><i>Mike Wilkins, Principal Planner</i>              |                      |
| b) | <u><a href="#">Good Water Subdivision Ag Cluster</a></u> - The applicant is requesting Concept Plan approval for a 2-lot Agricultural Cluster subdivision on a 173.14 acre property. Located on the north side of Richard Remsburg Road, 600 feet west of Holter Road. Tax Map 75, Parcel 82. Zoned: Agricultural. Planning Region: Brunswick; File: M-264, Plan #14327, FRO #14328-14329<br><i>Mike Wilkins, Principal Planner</i> |                      |



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#### 6. COMBINED PRELIMINARY / SITE PLAN

**DECISION**

- a) Linganore Town Center - The Applicant is requesting Combined Preliminary/Site Development Plan approval for 1 commercial lot, 1 lot for a community center/pool, and 1,240 residential units, on 240.8 acres. Located along Old National Pike, west of Yeagertown Road. Tax Map 79, Parcels 6 & 17. Zoned: Planned Unit Development (PUD). Planning Region: New Market  
File: S-829 Plan# 14678, APFO #14680, FRO #14681  
*Tolson DeSa, Principal Planner*

#### 7. FALL 2014 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS

**FINDING OF CONSISTENCY**

The Planning Commission will hear the following cases to determine consistency with the Comprehensive Plan.

- a) WS-14-25: LT Ventures and Gas House Pike Real Estate, LLC  
Tax Map 68, Parcels 11, 174, 175, 176. Account #13-297347, 13-307229, 13-307245, 13-307237. South side of Gas House Pike at Linganore Road (aka Westridge North within Linganore PUD). Requesting reclassification of 31.4 acres from PS to W-4, S-4 plus the depiction of a sewage pump station on the Sewer Map.
- b) WS-14-26: Dryden Investments, LLC  
Tax Map 79, Parcel 34. Account #13-260250. South side of Old National Pike at Eaglehead Drive. Requesting reclassification of 19.5 acres from PS to W-4, S-4.
- c) WS-14-27: Oakdale Investments, LLC  
Tax Map 68, Parcel 36, Account #27-519121, Tax Map 79, p/o Parcel 146, Account #27-516246, Tax Map 79, p/o Parcel 162, Account #27-589368. South side of Gas House Pike at Woodridge Road (aka Woodridge V within Linganore PUD). Requesting reclassification of 81 acres from W-4, S-4 to W-3, S-3.
- d) WS-14-28: Town of New Market/Lawrence Wrinn  
Tax Map 801, Parcel 3900, Lot 44. Account #09-264825. 163 Wicomico Court within the Town of New Market. Requesting reclassification of 0.69 acres from W-5 to W-3.  
*Tim Goodfellow, Principal Planner*