



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



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## AGENDA

### Wednesday May 13, 2015

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APPROVED: \_\_\_\_\_

PAGE 1 OF 3

### 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 – June 10@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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PAGE 2 OF 3

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>PRELIMINARY PLAN</u></b>                  | <b>DECISION</b>      |

- a) [The Preserve at Long Branch \(formerly Rayburn\)](#) - The applicant is requesting Preliminary Subdivision Plan approval for 147 single-family lots on an 80.29-acre site, located on the south side of Baltimore Road and Old National Pike (MD144), 2,000 feet west of Ijamsville Road. Tax Map 78, Parcel 327, Zoned: Planned Unit Development (PUD), Planning Region: New Market  
*Mike Wilkins, Principal Planner*

5. **2015 SPRING CYCLE – WATER & SEWERAGE PLAN AMENDMENTS**  
**FINDING OF CONSISTENCY**

The Planning Commission will hear the [following cases](#) to determine consistency with the Comprehensive Plan.

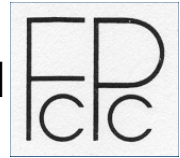
*Tim Goodfellow, Principal Planner*

- a) WS-15-01: City of Frederick Tax Map 57, Parcel 18.  
East side of Walter Martz Road, south of Spring Run Drive, north of Christopher's Crossing within the City of Frederick. Requesting reclassification of 3.02 acres from PS to W-3, S-3
- b) WS-15-02: Verdant Development Group/ Shirley, Arthur and Patty Graham  
Tax Map 850, Parcel 768. South side of Biggs Ford Road, east of Kenneth Drive within the Town of Walkersville. Requesting reclassification of 25 acres from S-5 to S-3
- c) WS-15-03: Carroll Manor Fire Department/Hogan Realty Capital, LLC  
Tax Map 103, Parcel 822. Tuscarora Street, west of Mountville Road in Adamstown. Requesting reclassification of 4.9 acres from W-4, S-4 to W-3, S-3
- d) WS-15-04: Bartgis, Lasick, Rallas/ Christopher's Crossing, LLC



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PAGE 3 OF 3

Tax Map 57, Parcels 212, 15. North side of Walter Martz Road at Christopher's Crossing within the City of Frederick. Requesting reclassification of 48.8 acres from NPS to W-5, S-5

- e) WS-15-05: Division of Community Development on behalf of Robert/Mary Shoemaker Tax Map 49, Parcel 177. South side of Devilbiss Bridge Road, west of MD 194, adjacent to the Town of Walkersville. Requesting reclassification of 0.911 acres from Planned Service (PS) to S-3

#### 6, CAPITAL IMPROVEMENT PROGRAM

#### FINDING OF CONSISTENCY

- a) [Capital Improvement Program \(CIP\) Review](#) – Presentation of the County Executive Proposed FY 2016-2021 Capital Improvement Program (CIP) and finding of consistency with the County Comprehensive Plan. The CIP includes the following project areas: General Government, Water and Sewer, Solid Waste, Parks & Recreation, Watershed Restoration, Roads, Bridges, Highways, Frederick Community College, Board of Education and Municipalities.

*Jim Gugel, Planning Director*