



FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA
Wednesday November 18, 2015

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

Upcoming Planning Commission Meetings

(1st Floor Hearing Room, Winchester Hall)
Wednesday – December 9@9:30 am

For more information contact

Dept. of Planning or Development of
Development Review
Phone: 301-600-1138



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9:30 A.M.

1. **PLEDGE OF ALLEGIANCE**
2. **MINUTES TO APPROVE** **DECISION**
3. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
4. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
5. **CONSENT AGENDA** **DECISION**
 - a) Autumn Woods - The Applicant is requesting a modification to allow two new driveways that do not meet the minimum separation distances from existing driveways that are required for Staff level approval. Located on the east side of Woodville Road and the south side of Peddicord Road, near the intersection. Tax Map 71, Parcel 191
Zoned: A-Agricultural, Planning Region: New Market
File: M-2128, AP# 12535
Mike Wilkins, Principal Planner
6. **PRELIMINARY PLAN** **DECISION**
 - a) Overlook at Long Branch – The Applicant is requesting Preliminary Plan and APFO approval for 102 new single-family lots and 1 lot for an existing historic structure on a 53.89-acre site. Located on the east side of Lingularore Road at its intersection with MD 144 and across from Bartonsville Road. Tax Map 78, Parcel(s) 5, 190, & 494
Zoned: R3, R1 and A-Agricultural, Planning Region: New Market
File: S-1145, AP# 15117
Denis Supercyznski, Principal Planner
7. **SITE PLAN** **DECISION**
 - a) Holiday Inn (Harding Farm) - The Applicant is requesting Site Development Plan and APFO approval for reconstruction of a hotel containing 205 guest rooms, a restaurant/bar, and a banquet/conference center on a 14.44-acre site. The project is located at 5400 Holiday Drive, near FSK Mall.
Tax Map 86, Parcel 217
Zoned: LI-Limited Industrial, Planning Region: Frederick
File: SP-74-01, AP# 15646
John Dimitriou, Principal Planner



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- b) [Popeye's Restaurant](#) (*New Market Retail Center*) – The Applicant is requesting Site Development Plan approval for the construction of a 3,400 square foot restaurant with drive-through service on a 1.39-acre site. Located at 5411 Rotary Avenue at Old National Pike, east of MD 75, Green Valley Road.

Zoned: GC-General Commercial, Planning Region: New Market

File: SP-01-03, AP# 15524

Tim Goodfellow, Principal Planner

- c) [Frey Sawmill](#) - The Applicant is requesting Site Development Plan approval for an existing 22,561 square foot sawmill operation within 6 existing structures, on a 236-acre site. Located on the west side of Woodville Road, south of Unionville Road.

Tax Map 60, Parcel 28

Zoned: A-Agricultural, Planning Region: Walkersville

File: SP-15-04, AP#15576

Tolson DeSa, Principal Planner

8. ZONING MAP AMENDMENT

RECOMMENDATION

- a) [Frederick Crossing MXD R-97-03\(A\)](#) – A public hearing to consider an application to amend the Phase I Plan for the Frederick Crossing MXD to change 7.6-acres from an office use to commercial use.

Tax Map 77, Parcel 314, Planning Region: Frederick

John Dimitriou, Principal Planner

9. TEXT AMENDMENT

RECOMMENDATION

- a) [Council Bill No. 15-12](#) (ZT-15-01) – A public hearing to consider a Bill introduced by Council Member Donald to amend §1-19-400(D) of the Frederick County Code to eliminate some activities and structures from placement in the waterbody buffer.

Tim Goodfellow, Principal Planner