



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA Revised 7/08/16

Wednesday July 13, 2016

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 – August 10th 9:30 a.m.

For more information contact

Department of Planning or
Development Review
Phone: 301-600-1138



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ITEM

ACTION REQUESTED

9:30 A.M.

1. **PLEDGE OF ALLEGIANCE**
2. **MINUTES TO APPROVE**
June 8, 2016 **DECISION**
3. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
4. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
5. **CONSENT AGENDA** **DECISION**
 - a) **WOODRIDGE V** (*Lake Linganore PUD*) Modification to Preliminary Plan Conditions
Changes are proposed to two (2) existing conditions of approval for the Woodridge V Preliminary Subdivision Plan relating to TM 68, Parcel 36 & part of Parcel 162, the recordation and transfer of outlots to the County.
S-829 (AP #14112, APFO #14113, FRO #14114)
Tim Goodfellow, Principal Planner
6. **SITE DEVELOPMENT PLAN** **DECISION**
 - a) **KOPIT DENTAL CARE – Urbana Commons, Lot 3**
The applicant is requesting Planned Commercial Site Development Plan approval for construction of a 5,595 sf building including a 3,510 sf medical (dental) clinic and 2,085 sf of commercial/retail uses on a 0.88 acre (38,367 sf) lot. Located on the south side of Worthington Boulevard west of MD 80; adjacent to the Royal Farms convenience store site. Tax Map 96, Parcel 189 Zoned: General Commercial (GC), Planning Region: Urbana
SP-99-08 (AP #16198 APFO #16199, FRO #16200)
Denis Superczynski, Principal Planner
 - b) **BAKER POINT SOLAR ARRAY** **DECISION**
The Applicant is requesting site development plan approval for a non-governmental utility and caretaker residence consisting of 34,000 sq. ft. area of solar panels, on a 60.75-acre site. 12331 Old Frederick Rd, located south of the intersection of Old Frederick Road and Creagerstown Road (MD 550). Tax Map 33, Parcel 87. Zoned: Agricultural. Planning Region: Thurmont.
SP-15-11, (AP #16024, APFO #16026, FRO#16482)
Tolson DeSa, Principal Planner



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c) [TJ'S ROADHOUSE](#)

DECISION

The Applicant is requesting Planned Commercial site development plan approval for a total of 2,806 sq. ft. (1,865 sq. ft. addition to an existing 941 sq. ft. building) proposed General Country Store/Variety Store, together with the existing 3,749 square foot Restaurant on a 1.62-acre site. 11037 Liberty Road, Located on south side Liberty Road (MD 26), east of Chestnut Grove Road. Tax Map 59, Parcel 67. Zoned: General Commercial (GC). Planning Region: Walkersville. SP-10-05, (AP #16147, APFO #16148, FRO #10747)
Tolson DeSa, Principal Planner

7. **COMBINED PRELIMINARY/ SITE DEVELOPMENT PLAN**

DECISION

a) [MAIN'S HEIGHTS](#)

The Applicant is requesting Combined Preliminary/ Site Development Plan approval for a redesign of a previously approved Combined Preliminary/ Site Development Plan for 30 single family detached dwellings and 29 townhouses, on a 16.68-acre site. Located on the west side Mains Lane, north of Bartonsville Road. Tax Map 78, Parcel 81. Zoned: R-3 Residential. Planning Region: New Market. S-002 (SP 07-09, AP 16291, APFO #16292, FRO #16293)
Tolson DeSa, Principal Planner

8. **BALLENGER RUN DRRR AMENDMENT**

FINDING OF CONSISTENCY

The applicant, SeD Maryland Development LLC proposes to amend the Ballenger Run Development Rights and Responsibilities Agreement (DRRA) to allow the use of government affordable housing rental programs to satisfy the Moderately Priced Dwelling Unit (MPDU) ordinance requirement for this project.
Jim Gugel, Planning Director