



Frederick County Planning Commission

AGENDA

Wednesday September 13, 2017

9:30 am

1st Floor Hearing Room, Winchester Hall, 12 E Church St. Frederick, Md.

Revised 9/8/2017

APPROVED: _____

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 12:00 or 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 Planning Office at 301-600-1138 (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: planningcommission@frederickcountymd.gov

Upcoming Planning Commission Meetings

Wednesday – October 11, 2017 9:30 am

Wednesday – October 18, 2017 7:00 pm

For more information contact

Dept. of Planning or Development Review

301-600-1138

www.FrederickCountyMD.gov/planning



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1. **PLEDGE OF ALLEGIANCE**
2. **ELECTION OF OFFICERS** **DECISION**
Rules and Procedures, Section 2-Officer and Committees:
2.1 - The commission shall organize annually in the month of September and elect a Chairman, Vice-Chairman and Secretary. (10-19-05)
3. **MINUTES TO APPROVE** **DECISION**
4. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
5. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
6. **COMBINED PRELIMINARY / SITE PLAN** **DECISION**
 - a) **Brien Place** – The Applicant is requesting Combined Preliminary / Site Development Plan approval to subdivide the existing 0.82-acre Village Center parcel into four residential lots, including the development of three townhouse lots. Located on the east side of Urbana Pike adjacent to, and south of, the Villages of Urbana PUD. Tax Map 96, Parcels 157 & 158; Zoned: Village Center (VC); Planning Region: Urbana
SP-16-08 (A/P#17521; APFO#17522; FRO#17523/16921)
Denis Superczynski, Principal Planner
7. **SITE PLAN** **DECISION**
 - a) **Tree Trekker** – The Applicant is requesting Site Development Plan approval for the construction of an Outdoor Sports Recreation Facility (recreational obstacles, pavilions, office and storage buildings) on a 28.9-acre site. Located on Old National Pike, 1,760 feet east of Terra Firma Road. Tax Map 78; Parcel 16; Zoned: Agricultural (Ag); Planning Region: New Market
SP-17-01 (A/P#17205; APFO#17206; FRO#17207; SWM#17668)
Tim Goodfellow, Principal Planner
 - b) **Royal Farms** – The Applicant is requesting Site Plan and Adequate Public Facilities (APFO) approval for a 4,756 square foot convenience store, 14 fueling positions with a 4,704 square foot canopy and a 1,248 square foot accessory car was, on a 1.34-acres site. Located at the northeast corner of MD 85 and Shockley Drive. Tax Map 86, Parcel 194; Zoned: General Commercial; Planning Region: Frederick
SP-96-19 / S-538 (A/P#17323; APFO#17324; FRO#17325)
Tolson DeSa, Principal Planner



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8. EDUCATIONAL FACILITIES MASTER PLAN

FINDING OF CONSISTENCY

The Superintendent's Draft Educational Facilities Master Plan ([EFMP](#)) will be presented for a finding of consistency with the County Comprehensive Plan.

Jim Gugel, Planning Director

Added to the agenda

9. COMPREHENSIVE PLAN AMENDMENT – RELEASE

Staff is proposing to initiate an amendment to the County Comprehensive Plan to incorporate the [Growth Tier map](#) into the Plan. Staff is requesting the Planning Commission's concurrence to release the proposed amendment to initiate the 60-day review/comment period with will be followed by a public hearing before the Planning Commission.

Jim Gugel, Planning Director

10. MONOCACY RIVER PLAN BRIEFING

INFORMATIONAL

[Staff Report](#)

[Link to the River Board's Recommended Plan](#)

Tim Goodfellow, Principal Planner

11. FcPc RULES OF PROCEDURE

DECISION

Discussion to amend the [Rules of Procedure](#) of the Frederick County Planning Commission, last amended August 13, 2014.

Jim Gugel, Planning Director