



# Frederick County Planning Commission

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## AGENDA

Wednesday December 13, 2017

9:30 am

1<sup>st</sup> Floor Hearing Room, Winchester Hall, 12 E Church St. Frederick, Md.

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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](mailto:planningcommission@frederickcountymd.gov)

<b><u>Upcoming Planning Commission Meetings</u></b>	<b><u>For more information contact</u></b>
Wednesday – January 10, 2017 9:30 am	Dept. of Planning or Development Review
	301-600-1138
	<a href="http://www.FrederickCountyMD.gov/planning">www.FrederickCountyMD.gov/planning</a>



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

1. **PLEDGE OF ALLEGIANCE**

2. **MINUTES TO APPROVE**

**DECISION**

3. **PLANNING COMMISSION COMMENTS**

**INFORMATIONAL**

4. **AGENCY COMMENTS / AGENDA BRIEFING**

**DECISION**

5. **APFO LETTER OF UNDERSTANDING**

**DECISION**

- a) [Winners, LLC Letter of Understanding \(LOU\)](#) – The Applicant is requesting approval of the proposed Letter of Understanding, documenting requirements for Adequate Public Facilities Ordinance approval associated with a change of use resulting in 4,800 square feet of automotive repair and 2,100 square feet of office, which is shown on the Type II Site Plan.  
*Charles Freeman, Traffic Engineer*

6. **COMBINED PRELIMINARY / SITE PLAN**

**DECISION**

- a) [Linganore Town Center Clubhouse](#) – The Applicant is requesting Preliminary/Final Site Plan approval for a 2,272 square foot HOA clubhouse, 8,421 square foot pool with a 9,437 square foot deck as well as an 11,246 square foot tot-lot area, on a 1.98-acre site known as Lot A1.  
Located at the terminus of Eaglehead Drive and Lake Linganore Blvd., north of Oakdale High School.  
Tax Map 79, Parcel 17; Zoned: Low Density Residential; Planning Region: New Market  
S-829-T (A/P#17697, APFO#17665, FRO#17666)  
*Tolson DeSa, Zoning Administrator*
- b) [Villages of Urbana, Section M-1E Live/Work](#) – The Applicant is requesting Combined Preliminary/Site Development Plan approval to subdivide the existing 0.85-acre PUD-zoned parcel into ten (10) live-work units. Located on the south side of Worthington Boulevard at its intersection with John Simmons Street in the Town Center area of the Villages of Urbana PUD.  
Tax Map 96, Parcel 67; Zoned: Planned Unit Development (PUD); Planning Region: Urbana  
SP-01-36 (A/P#17167, APFO#17168, FRO#17169)  
*Denis Superczynski, Principal Planner*

7. **SITE PLAN**

**DECISION**

- a) [Libertytown Garden](#) – The Applicant is requesting is requesting Site Development Plan reapproval for a mixed use structure to include 14 residential condominium units and 2,479 s.f. of commercial/retail space on a 0.89-acre property. Located on the north side of Main Street (MD 26) at the western terminus of North Street in Libertytown.



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

Tax Map 51, Parcel 123; Zoned: Mixed Use (MX); Planning Region: Walkersville  
SP-13-18 (A/P#17799, APFO#17801, FRO#17800)  
*Denis Superczynski, Principal Planner*

- b) [Mountindale Convenience Store](#) – The Applicant is requesting Site Plan approval for the construction of a 4 pump diesel fueling station for trucks in association with the previously approved 20-pump automobile fueling station and 7,200 square foot accessory convenience store on a 4.00-acre site. Located at 6825 Putman Road, on the southwest corner of US 15 and Putman Road, south of Baugher Road.

Tax Map 40, Parcel 546; Zoned: General Commercial (GC); Planning Region: Frederick  
SP-07-33 (A/P#17709, APFO#17710, FRO#17711)  
*Denis Superczynski, Principal Planner*

- c) [Orchard Park at Ballenger Run](#) – The Applicant is requesting site development plan approval for the construction of four (4) multi-family residential buildings, a 3,200 square foot club house, a swimming pool, storage building, and a tot-lot on a 13.8-acre site.

Located on the east side of Ballenger Creek Pike at the intersection of Black Locust Drive and Wild Plum Drive. Tax Map 86, Parcel 53; Zoned: Planned Unit Development (PUD); Planning Region: Frederick

SP-14-08 (A/P#16965, APFO#16966, FRO#16967)  
*Tim Goodfellow, Principal Planner*

8. **DRAFT BIKEWAYS & TRAILS PLAN**

**RECOMMENDATION**

A decision meeting will be held to assess comments on the [Draft Bikeways and Trails Plan](#), which is an update of the 1999 Plan. The record closed on November 30. The Planning Commission will deliberate on a recommendation to be forwarded to the County Council regarding changes to the draft plan and a finding of consistency with the Comprehensive Plan.

*Ron Burns, Transportation Engineer*

9. **COMPREHENSIVE PLAN AMENDMENT**

**RECOMMENDATION**

Conduct a public hearing to consider an amendment to the County Comprehensive Plan to include the [Growth Tier Map](#). The Commission will be requested to make a recommendation to the County Council.

*Jim Gugel, Planning Director*