



# Frederick County Planning Commission

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## AGENDA

Wednesday June 13, 2018

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 12:30 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 48 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 48 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)

<p><b><u>Upcoming Planning Commission Meetings</u></b> Wednesday – July 11, 2018 @9:30 am</p>	<p><b><u>For more information contact</u></b> Dept. of Planning or Development Review 301-600-1138 <a href="http://www.FrederickCountyMD.gov/planning">www.FrederickCountyMD.gov/planning</a></p>
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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) Third Amendment to the Villages of Urbana Combined Letter of Understanding (LOU) – The Applicant is requesting approval of the proposed LOU. This is the required mitigation package to satisfy APFO findings for the Woodlands at Urbana (item #7.a below) and Urbana Northern MXD (to be scheduled for a future FcPc agenda).  
(APFO#12779)  
*Ron Burns, Transportation Engineering Manager*

*This item was pulled from the agenda*

~~6. **COMBINED PRELIMINARY / FINAL PLAT** **DECISION**~~

- ~~a) Tuscan Acres – The Applicant is requesting Combined Preliminary / Final Plat approval for a 3-lot commercial subdivision on an 11.33-acre site. Located on the northeast quadrant Green Valley Road (MD 75) and Fingerboard Road (MD 80).  
Tax Map 88; Parcel 28; Zoned: General Commercial (GC); Planning Region: Urbana  
S1091 (A/P#18367; APFO#18368; FRO#18369)  
*Graham Hubbard, Principal Planner*~~

7. **COMBINED PRELIMINARY / SITE PLAN**

**DECISION**

- a) Woodlands at Urbana – The Applicant is requesting Combined Preliminary/Site Plan approval for a 566-unit, age-restricted residential community located on a 199.4 acre site. Located on the west side of MD 355, and predominantly south of Urbana Parkway, in Urbana.  
Tax Map 96; Parcels 113, 162, & 172 and Tax Map 105; Parcel 6  
Zoned: Mixed Use Development (MXD); Planning Region: Urbana  
S1175/SP-17-11 (A/P#18069; APFO#18070; FRO#18071/#18072; SWM#18355)  
*Denis Superczynski, Principal Planner*



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### 8. SITE PLAN

### DECISION

- a) Fox Hall – The Applicant is requesting Site Plan approval to operate a banquet facility under the definition of ‘Country Inn’, on a 177.18-acre site zoned Agricultural (A). Located on the northeast corner of the intersection of MD 85 and Greenfield Road. Tax Map 103; Parcel 49; Zoned: Agricultural (A); Planning Region: Adamstown SP-17-12 (A/P#18073; APFO#18074; FRO#18075; SWM#18076)  
*Denis Superczynski, Principal Planner*
- b) Younger Nissan – The Applicant is requesting Site Plan approval to establish an ‘Automobile Sales and Service Center’ and specifically to operate as an Automobile Sales Lot, on a 2.27-acre site. Located on the eastern side of Grove Lane at its intersection with Grove Road near MD 355. Tax Map 77; Parcel 45; Zoned: General Commercial (GC); Planning Region: Frederick SP-17-07 (A/P#17494; APFO#17495; FRO#17496; SWM#17683)  
*Denis Superczynski, Principal Planner*

### 9. 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*

### 10. MALPF EASEMENT APPLICATIONS REVIEW

### FINDING OF CONSISTENCY

Staff will present eight (8) applications submitted for the Maryland Agricultural Land Preservation Foundation (MALPF) funding cycle for the purchase of preservation easements. The request is for a finding of consistency with the County Comprehensive Plan for MALPF applications #19-01 - #19-08  
*Anne Bradley, Agricultural Preservation Administrator*

### 11. 2017 ANNUAL REPORT

### APPROVAL

Staff will be presenting the 2017 Annual Report, which highlights planning and development activity and also addresses the state’s smart growth goals, measures, and indicators.  
*Jim Gugel, Planning Director*