



# Frederick County Planning Commission

---

---

## AGENDA

Wednesday July 11, 2018

9:30 am

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

---

---

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)

<b><u>Upcoming Planning Commission Meetings</u></b>	<b><u>For more information contact</u></b>
Wednesday – July 25, 2018 @9:00 am	Dept. of Planning or Development Review
Wednesday – August 8, 2018 @9:30 am	301-600-1138
	<a href="http://www.FrederickCountyMD.gov/planning">www.FrederickCountyMD.gov/planning</a>



# Frederick County Planning Commission

---

---

## AGENDA

Wednesday July 11, 2018

9:30 am

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

---

---

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

1. **PLEDGE OF ALLEGIANCE**

2. **MINUTES TO APPROVE**

**DECISION**

3. **PLANNING COMMISSION COMMENTS**

**INFORMATIONAL**

4. **AGENCY COMMENTS / AGENDA BRIEFING**

**DECISION**

5. **SITE PLAN**

**DECISION**

- a) [Dunkin Donuts](#) – The Applicant is requesting Site Plan Development Plan approval for the conversion of an existing 1,870 s.f. bank building into a restaurant (with drive-through service) located on a 6.0-acre site. Located on the southeast corner of the intersection of Jefferson Pike (MD 180) and Lander Road in Jefferson

Tax Map 84; Parcel 22; Zoned: Village Center (VC); Planning Region: Brunswick  
SP-80-13 (A/P#18324; APFO#18325; FRO#18326;)

*Denis Superczynski, Principal Planner*

- b) [New Hope Orthodox Presbyterian Church](#) – The Applicant is requesting Site Plan approval for a Planned Commercial use site and approval for the demolition of two existing buildings while retaining one 9,400 sf building for youth activities and constructing an 18,500 sf building for a new church sanctuary with approximately 4,500 s.f. available for potential professional office use.

Located at 5305 Jefferson Pike

Tax Map 76; Parcel 471; Zoned:; Planning Region:  
SP-76-09 (A/P#18131; APFO#18132; FRO#18133)

*Jerry Muir, Principal Planner*

6. **COMBINED PRELIMINARY / SITE PLAN**

**DECISION**

- a) [Jefferson Park West MXD](#) – The Applicant is requesting Combined Preliminary Subdivision / Site Development Plan approval for a total of 250 lots consisting of 235 Residential lots (Townhouses), and 15 Commercial/Employment (1 Commercial, 6 Commercial/Employment, 8 Employment) lots on a 102-acre property. Site Development Plan approval for the residential portion of the project. Located on the south side of MD 180, west of Jefferson Tech Park.

Tax Map 76; Parcel 107; Zoned: Mixed Use Development (MXD) & Office/Research/Industrial (ORI);  
Planning Region: Frederick

S1164/SP-18-02 (A/P#18248; APFO#18249; FRO#18250)

*John Dimitriou, Principal Planner*



# Frederick County Planning Commission

---

---

## AGENDA

Wednesday July 11, 2018

9:30 am

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

---

---

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

- b) [Urbana Northern MXD](#) – The Applicant is requesting revised Preliminary Plan/Site Development Plan approval of the Urbana Town Center Employment District MXD (Residential Section). The plan proposes a revision to the type, location, and arrangement of 256 of the approved 610 dwelling units to be built on 91.9 acres. Located on east side of Urbana Pike (MD 355), west of I-270, and adjacent to Urbana Community Park (at Lew Wallace Street)  
Tax Map 96; Parcels 22 & 184; Zoned: Mixed Use Development (MXD); Planning Region: Urbana S1161/SP-13-09 (A/P#18162; APFO#18163; FRO#18164; SWM#18440)  
*Denis Superczynski, Principal Planner*

### 7. PRELIMINARY PLAT

### DECISION

- a) [The Estates at Rosehaven Manor](#) – The Applicant is requesting Preliminary Plan approval for 103 single family lots (102 new lots and 1 lot for an existing historic structure) on a 53.89-acre site. Located along the east side of Linganore Road at its intersection with MD 144 and across from Bartonsville Road.  
Tax Map 78; Parcel(s) 5, 190, & 494; Zoned: R-3, R-1, and Agricultural (AG); Planning Region: New Market  
S1145 (A/P#18030; APFO#18031; FRO#18032)  
*Graham Hubbard, Principal Planner*

### 8. ZONING TEXT AMENDMENT PUBLIC HEARING

### RECOMMENDATION

- [Bill 18-16 Construction of Accessory Dwelling Units](#) – To amend the Frederick County Code to amend conditions for construction of accessory dwelling units in Frederick County.