



Frederick County Planning Commission

AGENDA

Wednesday August 8, 2018

9:30 am

1st 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

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| <u>Upcoming Planning Commission Meetings</u> | <u>For more information contact</u> |
| Wednesday, September 12, 2018 @9:30 am | Dept. of Planning or Development Review |
| | 301-600-1138 |
| | www.FrederickCountyMD.gov/planning |



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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** (Jefferson) [*Continued from July 11, 2018 FCPC meeting*] – The Applicant is requesting Site 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 0.6-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
SP80-13 (A/P#18324; AFPO#18325; FRO#18326)

Denis Superczynski, Principal Planner

- b) **Urbana Elementary School** – The Applicant is requesting Site Development Plan approval for a 725-Student capacity, 2-story elementary school (97,811 s.f. gross floor area, 64,851 s.f. building footprint) on a 19.88-acre lot. The existing school building of 64,133 s.f. will be demolished and replaced with this new building. The site is located at 3554 Urbana Pike, Urbana.

Tax Map: 96; Parcel: 71; Zoned: R-1; Planning Region: Urbana
SP-07-20 (A/P#18412; AFPO#18413; FRO#18414)

Jerry Muir, Principal Planner

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 of Green Valley Road (MD 75) and Fingerboard Road (MD 80).

Tax Map: 97; Parcel: 248; Zoned: General Commercial (GC); Planning Region: Urbana
S-1091 (A/P#18367; APFO#18368; FRO#18369)

Graham Hubbard, Principal Planner

7. **PRIORITY FUNDING AREA MAP REVISION**

RECOMMENDATION

Staff is proposing a **Priority Funding Area (PFA) map** revision for the Hamptons West development and the adjoining planned elementary school site and fire station site. Hamptons West is located in the Linganore PUD on the south side of Gas House Pike, east of Boyers Mill Rd.

Jim Gugel, Planning Director



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8. LIVABLE FREDERICK MASTER PLAN

WORK SESSION

The Planning Commission will continue to discuss public comments regarding the Livable Frederick Master Plan.

John Dimitriou, Principal Planner