



Frederick County Planning Commission

AGENDA

Wednesday October 10, 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

Upcoming Planning Commission Meetings

Wednesday, October 17, 2018 @9:30 am
Wednesday, October 31, 2018 @9:00 am (Livable Frederick Workshop)
Wednesday, November 14, 2018 @9:30 am

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. **MINUTES TO APPROVE**

DECISION

3. **PLANNING COMMISSION COMMENTS**

INFORMATIONAL

4. **AGENCY COMMENTS / AGENDA BRIEFING**

INFORMATIONAL

5. **ZONING TEXT AMENDMENTS**

RECOMMENDATION

- a) [Bill 18-22](#) *Limited Food Waste Composting Public Hearing* – To allow food waste compost processing, with certain conditions, for agricultural and commercial uses.
- b) [Bill 18-24](#) *Farm-based Craft Beverage Promotional Events Public Hearing* – To amend Chapter 1-19 of the Frederick County Code to allow farm-based craft beverage promotional events.

6. **PRELIMINARY PLAT**

DECISION

- a) [Woodbourne Manor](#) – The Applicant is requesting Preliminary Plan approval for 194, R-3 Residential single family lots and 3 Agriculturally-zoned lots on a 137.93-acre site. Located on the northeast quadrant of MD 180 (Jefferson Pike) and MD 383 (Broad Run Road).
Tax Map: 84, Parcel: 120; Zoned: R-3 Residential and Agricultural (A); Planning Region: Brunswick S962 (A/P#18621; APFO#18622; FRO#18623)
Jerry Muir, Principal Planner

7. **COMBINED PRELIMINARY / FINAL PLAT**

DECISION

- a) [Harding Farm, Section 3, Lots 1RA and 1RB](#) – The Applicant is requesting Combined Preliminary/Final plat approval in order to subdivide the existing lot 1R (2.62-acres) into two lots; 1RA (1.61-acres) and 1RB (1.01-acres) Located at the Intersection of Spectrum and Holiday Drives
Tax Map: 77, Parcel 185; Zoned: General Commercial (GC); Planning Region: Frederick S538 (A/P#18726; APFO#17897)
Jerry Muir, Principal Planner

8. **SITE PLAN**

DECISION

- a) [Love My Car Wash-WAWA, Harding Farm, Section 3, Lot 1R](#) – The Applicant is requesting Site Plan approval to establish a 5,740 s.f. carwash and detailing building. Located at the Intersection of Spectrum and Holiday Drives.
Tax Map: 77, Parcel: 185; Zoned: General Commercial (GC); Planning Region: Frederick SP-97-23 (A/P#18579; APFO#; FRO#)
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9. SITE PLAN

DECISION

- a) [Intercoastal Industrial Center, Lot 2, Thacker Caskets](#) – The Applicant is requesting Site Plan approval to develop a 41,072 s.f. warehouse/office on a 3.56-acre site. Located at the Intersection of Baldwin Road and Intercoastal Drive.
Tax Map: 88, Parcel: 196; Zoned: Light Industrial (LI); Planning Region: New Market
S-02-21 (A/P#18644#; APFO#; FRO#)
Jerry Muir, Principal Planner

10. COMBINED PRELIMINARY / FINAL PLAT

DECISION

- a) [Econolodge, Lots 1 & 2](#) - The Applicant is requesting approval to subdivide a 3.03-acre parcel into 2 (two) lots. Located on Francis Scott Key Drive, east of MD 355, Urbana Pike.
Tax Map: 77, Parcel: 104; Zoned: General Commercial (GC); Planning Region: Frederick
M3188 (A/P#17900; APFO#17898)
Tim Goodfellow, Principal Planner

11. SITE PLAN

DECISION

- a) [Econolodge](#) - The Applicant is requesting Site Plan approval for replacement of an existing 34-room hotel with a new hotel containing 84 guest rooms. Located on Francis Scott Key Drive, east of MD 355, Urbana Pike.
Tax Map: 77, Parcel: 104; Zoned: General Commercial (GC); Planning Region: Frederick
SP-86-44 (A/P#17897; APFO#17902; FRO#17899)
Tim Goodfellow, Principal Planner

12. SITE PLAN

DECISION

- a) [Crown Rose](#) – The Applicant is requesting Site Development Plan approval for a 'Facility for Functions' and a Country Inn (per Special Exception B-15-16), and a Farm Brewery/Winery Tasting Room on a 75.7-acre site, pending listing on the National and County Registers of Historic Places. Located on the north side of MD 180 between Saint Marks Road and Petersville Road in Petersville.
Tax Map: 83, Parcel: 19; Zoned: Agricultural (A); Planning Region: Brunswick
SP-16-12 (A/P#17085; APFO#17086; FRO#17087)
Denis Superczynski, Principal Planner

13. SITE PLAN

DECISION

- a) [Dynamic Auto \(New Market\)](#) – The Applicant is requesting Site Development Plan approval for a 5,400 s.f. Automotive Repair and Service Shop located on a 1.54-acre site. Located on the northwest corner of the intersection of Old National Pike and Mussetter Road near New Market.
Tax Map: 79, Parcel: 27; Zoned: General Commercial (GC); Planning Region: New Market
SP-18-04 (A/P#18534; APFO#18365; FRO#18535; SWM#18584)
Denis Superczynski, Principal Planner