



Frederick County Planning Commission

AGENDA

Wednesday December 12, 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

<u>Upcoming Planning Commission Meetings</u>	<u>For more information contact</u>
Wednesday, December 19, 2018 @7:00 pm	Dept. of Planning or Development Review
Wednesday, January 9, 2019 @9:30 am	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. **SITE PLAN**

DECISION

a) **Frederick FC Soccer Complex** - The Applicant is requesting Site Development Plan approval for development of eight (8) outdoor sports fields, a storage/maintenance building, an athlete support center, an outdoor goal-keeper training area, four (4) pavilion buildings with restrooms, storage and concession space, a clubhouse, and a caretaker's dwelling on a 152-acre site. Located at 4502 Bartholows Road, Mount Airy, Maryland. Tax Map: 89, Parcel(s) 21 & 166; Zoned: Agricultural/Rural; Planning Region: Urbana
SP-18-12 (A/P#18654, APFO#18655, FRO#18656, SWM#18808)
Tim Goodfellow, Principal Planner

b) **TOCA Juniors Soccer Complex** - The Applicant is requesting Site Development Plan approval for development of four (4) outdoor sports fields, four (4) pavilions, a bathroom facility, storage building, and associated parking on a 50-acre site. Located at 3348 Big Woods Road, Ijamsville, Maryland. Tax Map: 96, Parcel 214, Lot 1; Zoned: Agricultural/Rural; Planning Region: Urbana
SP-17-09 (A/P#18035, APFO#18036, FRO#18037, SWM#18054)
Tim Goodfellow, Principal Planner

c) **Village 10 – Villages of Urbana** - The Applicant is requesting Combined Preliminary Subdivision/Site Development Plan approval to construct 14 townhouses on a 1.30 acre site zoned PUD. Located at the intersection of Sugarloaf Parkway and Carriage Hill Drive in the Villages of Urbana PUD. Tax Map: 96, Parcels: 222 & P10JJ; Zoned: Planned Unit Development (PUD); Planning Region: Urbana
SP-03-22/S-1065 (A/P#17926, APFO#17927, FRO#17928)
Denis Superczynski, Principal Planner

6. **ZONING MAP AMENDMENT – Public Hearing**

RECOMMENDATION

a) **R-05-09 (C) Ballenger Run PUD** – proposed amendment to condition language of prior rezoning in 2013 to allow for any dwelling type in Land Bay D and add language regarding age-restricted dwellings in Land Bay D.
Jim Gugel, Planning Director



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7. MONOCACY RIVER PLAN

INFORMATIONAL BRIEFING

Staff will give an [informational briefing](#) on the October 2018 River Board-Recommended Monocacy River Management Plan, including the changes from the River Board's 2017 Monocacy Management Plan.

Tim Goodfellow, Principal Planner

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

Denis Superczynski, Principal Planner