



# Frederick County Planning Commission

## AGENDA

**9:30 a.m. Wednesday, January 14, 2026**  
**First Floor Hearing Room, 12 E. Church St., Frederick, MD**

### IN-PERSON MEETING

**Public comment may be provided in person or by the options noted below\***

#### **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.

Agenda items will be reviewed in the listed order; however, the agenda is subject to change. It is the responsibility of the applicant and the public to be aware of when their agenda item will be heard.

#### **\*Providing Public Testimony**

Public comments will be accepted via email at [PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov) and by voicemail at 855-925-2801, meeting code 8768. To leave a message, press \*2. Voicemail messages should include the caller's name, address, and the agenda item you are commenting on at the beginning of the message. In order to be placed in a queue for live public comment, press \*3. The [public portal](#) is also available to watch the live meeting and/or submit comments for the public record. The public is reminded that all comments, both written and oral, will be made part of the public record. Any individual who wishes to testify on one of the items is required to be sworn in.

- Testimony should be focused on comments and is not meant to allow for questions/answers.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes.
- Written comments (including emailed correspondence) must be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

#### **Applicants**

- All applicants and their representatives who testify are required to be sworn in.
- Applicant presentations are allotted, fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments (including emailed correspondence) must be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Individuals requiring special accommodations are requested to contact the County Executive's Office at 301-600-1100 ([tty: use Maryland relay](#)) to make arrangements no later than seven (7) working days prior to the meeting.

#### **Upcoming Planning Commission Meetings:**

January 21, 2026 @ 9:30 a.m.  
February 11, 2026 @ 9:30 a.m.

#### **For more information contact**

Department of Development Review and Planning  
301-600-1138  
[www.FrederickCountyMD.gov/planning](http://www.FrederickCountyMD.gov/planning)



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**1. ROLL CALL**

**2. MINUTES TO APPROVE** August 13, 2025, August 20, 2025 **DECISION**

**3. EXECUTIVE COMMITTEE REPORT**

**4. PLANNING COMMISSION COMMENTS**

**5. AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**

**6. LEGISLATION** **PUBLIC HEARING & RECOMMENDATION**

a) **Bill 25-14** – Amend Chapter 1-19 of the Zoning Ordinance to Update the Land Use Table to consolidate similar land uses, remove individually listed uses that fall under other established uses, and add new land uses to the use table.

*Michael Wilkins, Director, Development Review and Planning; Ashley Moore, Senior Planner; Tolson Desa, Zoning Administrator.*

**7. SITE PLANS** **DECISION**

a) **Quantum Frederick Lot 106 - Aligned Data Centers (Building 1)** – The Applicant is requesting to remove a condition on the original Site Plan approved by the Planning Commission on May 10, 2023 (SP275110) for the first data center building located on a 74.89-acre Site. Located at 5601 Manor Woods Road. Tax Map 94, Parcel 71. Zoned General Industrial (GI). Planning Region: Adamstown. SP22-04 (AP# SP277922)  
Graham T. Hubbard, Principal Planner II

b) **Kingsbrook PUD, Lot C4** – The Applicant is requesting Site Plan approval for a 3,500 sq. ft. oral surgeons office located on a 2.29-acre Site. Located at 5092 Corporate Drive. Tax Map 86, Parcel 55. Zoned Planned Unit Development (PUD). Planning Region: Frederick. SP89-20 (AP# SP278087, APFO A278088)  
Graham T. Hubbard, Principal Planner II

c) **Oakdale Crossing - Lot 3** – The Applicant is requesting Site Plan approval for a 2,736 sq. ft. building for a restaurant use on a 1.04-acre Site. Located on the north side of Lake Linganore Blvd. Tax Map: 78, P/O Parcel: 14; Zoned: Mixed Unit Development (MXD); Planning Region: New Market. SP22-01 (AP# SP278013)  
Cody Shaw, Principal Planner II

d) **Oakdale Crossing - Lot 4** – The Applicant is requesting Site Plan approval for a 10,400 sq. ft. two story building (20,690 sq. ft. GFA) for retail and office uses on a 1.88-acre Site. Located



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on the north side of Lake Linganore Blvd. Tax Map: 78, P/O Parcel: 14; Zoned: Mixed Unit Development (MXD); Planning Region: New Market. SP22-01 (AP# SP277675)  
*Cody Shaw, Principal Planner II*

- e) IONNA Rechargery Station: New Market – The Applicant is requesting Site Plan approval for a 500 sq. ft. convenience store building with EV charging stations on a 1.74-acre Site. Located at 5410 Rotary Avenue. Tax Map: 79, Parcel: 341; Zoned: General Commercial (GC); Planning Region: New Market. SP25-12 (AP# SP278006) APFO (A278003)  
*Cody Shaw, Principal Planner II*
- f) Jefferson Exchange Kenei - Lot 1 – The Applicant is requesting Site Plan approval for 93,240 sq. ft. buildings for office, retail and warehouse uses on a 8.22-acre Site. Located at 6126 Jefferson Pike. Tax Map: 76, Parcel: 91; Zoned: Mixed Unit Development (MXD); Planning Region: Frederick. SP04-23 (AP# SP276531)  
*Cody Shaw, Principal Planner II*

#### 8. COMBINED PRELIMINARY/FINAL PLAT

#### DECISION

- a) Dudrow Business Park Lot 1B1 & 1B2 – The Applicant is requesting a Combined Preliminary/Final Plat approval to resubdivide Lot 1B into two separate lots at 7111 Geoffrey Way. Tax Map 86, Parcel 239, Tax ID# 01-588674. Zoned Limited Industrial (LI). Planning Region: Adamstown. S-981A (PL277995)  
*Sierra Wilhelm, Planner I*

#### 9. PRELIMINARY PLAN

#### DECISION

- a) Libertytown Garden - Lots 1-6 - The Applicant is requesting Preliminary Subdivision Plan approval for five (5) townhouse lots and one (1) commercial lot on a 0.89-acre Site. Located at 11924 Liberty Road. Tax Map 51, Parcel 123. Zoned Mixed Use (MX). Planning Region: Walkersville. M-1590 (AP# PP277727, APFO A277771)  
*Graham T. Hubbard, Principal Planner II*

#### 10. SITE PLANS

#### DECISION

- a) Libertytown Garden - Townhomes - The Applicant is requesting Site Plan approval for five (5) townhomes located on a 0.89-acre Site. Located at 11924 Liberty Road. Tax Map 51, Parcel 123. Zoned Mixed Use (MX). Planning Region: Walkersville. SP13-18 (AP# SP277725)  
*Graham T. Hubbard, Principal Planner II*



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- b) [Libertytown Garden - Commercial](#) - The Applicant is requesting Site Plan approval for a 1,360 sq. ft. variety store located on a 0.89-acre Site. Located at 11924 Liberty Road. Tax Map 51, Parcel 123. Zoned Mixed Use (MX). Planning Region: Walkersville. SP13-18 (AP SP277941) Graham T. Hubbard, Principal Planner II

A presentation display is available to view [HERE](#)