



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday March 9, 2016

APPROVED: _____

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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 72 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 72 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 County Executive's Office at 301-600-1100 (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: planningandzoning@frederickcountymd.gov

Upcoming Planning Commission Meetings

(1st Floor Hearing Room, Winchester Hall)
Wednesday – April 13 9:30 a.m.

For more information contact

Department of Planning or
Development Review
Phone: 301-600-1138



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ITEM	TIME	ACTION REQUESTED
<u>9:30 A.M.</u>		
1. <u>PLEDGE OF ALLEGIANCE</u>		
2. <u>MINUTES TO APPROVE</u>		DECISION
3. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
4. <u>AGENCY COMMENTS / AGENDA BRIEFING</u>		INFORMATIONAL
5. <u>COMBINED PRELIMINARY / FINAL PLAN</u>		DECISION
a) <u>HOMWOOD 2 SUITES</u> – The Applicant is requesting Combined Preliminary / Final Plan and APFO approval to subdivide the existing 35.11 acre Remainder 1 into one (1) new 2.54 acre lot to be known as Lot 100. Located on the northwest corner of Buckeystown Pike MD 85 and Westview Drive. Tax Map: 86 Parcel: 175; Zoned: General Commercial (GC) & Limited Industrial (LI); Planning Region: Frederick; File: S-1140, A/P#16118 <i>Tolson DeSa, Principal Planner</i>		
6. <u>SITE PLAN</u>		DECISION
a) <u>HOMWOOD 2 SUITES</u> – The Applicant is requesting Site Development Plan approval for construction of a 68,511 square foot, 117 room hotel on a 2.54-acre site. Located on the south west corner of MD 85 and Westview Drive (extended). Tax Map: 86 Parcel: 175; General Commercial (GC) & Limited Industrial (LI); Planning Region: Frederick; File: SP-04-11, A/P#15988 <i>Tolson DeSa, Principal Planner</i>		
b) <u>INTERCOASTAL INDUSTRIAL CENTER LOT 4</u> – The Applicant is requesting Site Development Plan approval for construction of a 37,111 square foot building to be used for manufacturing and assembly with associated business office and warehouse, on a 2.31-acre site. Located along the east side of Intercoastal Drive, south of Baldwin Road. Tax Map: 88, Parcel: 31; Zoned: Limited Industrial (LI) & General Industrial (GI); Planning Region: New Market; File: SP-02-21, A/P#15956 <i>Tolson DeSa, Principal Planner</i>		



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c) [SOUTHERN STATES \(MULLINIX AGRO INDUSTRIAL PARK\)](#) – The Applicant is requesting Planned Industrial Site Development Plan approval for a 1.19-acre liquid petroleum (propane) storage and distribution facility together with an existing Contractors Equipment and Material Storage Yard on the 5.4-acre Lot 4 of the Mullinix Agro Industrial Park. Located on the north side of Agro Drive near the intersection of Ballenger Creek Pike.
Tax Map: 94 Parcel: 85, Lot 4; Zoned: General Industrial (GI); Planning Region: Adamstown; File: SP-79-18, A/P#16028
Denis Superczynski, Principal Planner

d) [AUTOZONE-URBANA](#) – The Applicant is requesting Site Development Plan approval for construction of a 7,382 sf auto parts retail store on the 1.05-acre Lot 1 of the Urbana Commons subdivision. Located at the northwest quadrant of the intersection of Worthington Blvd and Fingerboard Rd in Urbana.
Tax Map: 96 Parcel: 189, Lot 1; Zoned: General Commercial (GC); Planning Region: Urbana; File: SP-99-08, A/P#15917
Denis Superczynski, Principal Planner

7. WATER & SEWERAGE PLAN AMENDMENTS

FINDING OF CONSISTENCY

a) [TEXT AMENDMENT](#) - A public hearing will be held for the various amendments to Chapter 1 (Policies/Procedures) and Chapter 4 (Sewerage Systems) to establish a Sewer Service Area for the Lewistown Community to address a public health issue, and to apply Sewer Classifications with the Lewistown Sewer Service Area.
Tim Goodfellow, Principal Planner

8. TRANSPORTATION PRIORITIES REVIEW

RECOMMENDATION

a) [TRANSPORTATION PRIORITIES REVIEW](#) - Includes the identification of State secondary and primary highway priorities and also addresses local and regional transit service and bicycle/pedestrian facilities. The final priorities listing from the County Executive and the State Delegation will be forwarded to the Maryland Department of Transportation.
Jim Gugel, Planning Director