



## PLANNING COMMISSION AGENDA

November 13, 2012

6:00 P.M      CITY HALL

### I. ANNOUNCEMENTS:

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### II. MINUTES:

Approval of the October 8, 2012 Planning Commission Meeting Minutes  
Approval of the October 15, 2012 Planning Commission Workshop Minutes  
Approval of the November 9, 2012 Pre-Planning Commission Meeting

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### III. PUBLIC HEARING-SWEARING IN:

*"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".*

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### IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

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### V. MISCELLANEOUS

#### A. PC12-609PCM, Planning Commission Modification, Monocacy Canning- Site H

The Applicant is requesting approval of a modification to Section 420, Table 402-5 for the permitted building materials in the Carroll Creek Overlay (CCO).

The Applicant is also requesting reapproval of the Certificates of Urban Design Compliance and Architectural Compliance to allow for changes in the proposed building materials.

**(NAC #11)(Reppert)**

**B. Implementation of The Sustainable Growth and Agricultural Preservation Act of 2012**

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the adoption of the draft Growth Tier Map as required by the Sustainable Growth and Agricultural Preservation Act of 2012. (M. Davis)

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**VI. NEW BUSINESS**

**C. PC12-654ZTA, Text Amendment, Demolition Review**

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 301, *General Procedural Requirements*, Section 306, *Text Amendments and Zoning Map Amendments*, Section 309, *Site Plan Review*, and Section 423, *Historic Preservation* of the Land Management Code (LMC) as they relate to the demolition of structures. (Mroszczyk Murphy)

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**V. OLD BUSINESS**

**D. REQUEST FOR RECONSIDERATION, Worman's Mill Master Plan PC-11-493PND**

A request for the Planning Commission's reconsideration of their decision rendered on January 9, 2012 to approve the revisions to the Worman's Mill Planned Neighborhood Development (PND) master plan, application PC11-493PND. (NAC #4)(Dunn)

**E. PC11-496FSL, Final Site Plan, Worman's Mill Village Center**

The Applicant is requesting approval for revisions to the previously approved final site plan for the Village Center component of the Planned Neighborhood Development (PND).

The Applicant is also requesting modifications to Section 7, *General Yard Requirements*, Section 11, *Landscaping and Screening*, Section 14 *Off-street Parking and Loading*, and Section 13, *Property Access Requirements*, of the 1986 Zoning Ordinance.(NAC #4)(Love)

**F. PC11-494PSU, Preliminary Subdivision Plan, Worman's Mill Village Center**

The Applicant is requesting approval for revisions to the previously approved preliminary subdivision plat for the area encompassing the Village Center. (NAC #4)(Love)

**G. PC11-495PFCP, Preliminary Forest Conservation Plan, Worman's Mill Village Center**

The Applicant is requesting approval for revisions to the previously approved preliminary forest conservation plan for the Village Center component of the Planned Neighborhood Development (PND). (NAC#4)(Love)

**H. PC11-668PSU, Preliminary Subdivision Plat, Worman's Mill (Mill Island Sections 7-10)**

The Applicant is requesting approval for revisions to the previously approved preliminary subdivision plat for Sections 7-10 of Mill Island. (NAC#4)(Love)

Approved for release by Office for Planning on 11/5/12

*A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at [www.cityoffrederick.com](http://www.cityoffrederick.com). The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at [www.cityoffrederick.com](http://www.cityoffrederick.com). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyles at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.*

