

RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

RESOLUTION NO. 22-11

RE: FALL 2021 WATER AND SEWER AMENDMENTS – CASE WS-21-33

Applicant: Division of Planning and Permitting

(Various Properties within the Eastalco Community Growth Area)

RECITALS

Pursuant to the authority contained in §9-503 of the Environment Article of the Maryland Code, the governing body of Frederick County, Maryland, has the authority to approve or deny amendments to the Frederick County Water and Sewerage Plan (“W/S Plan”) after a duly advertised public hearing.

Case WS-21-33 proposes the reclassification of 59 properties, as identified in attached Exhibit A, from No Planned Service (water and sewer) to Planned Service (water and sewer). The properties are located in the Stanford Industrial Park, Mullinix Argo Industrial Park, and Cap Stine Road. The properties are designated a mix of General Industrial and Limited Industrial and are currently zoned General Industrial and Limited Industrial.

The Planned Service classification is assigned to properties shown on the Comprehensive Plan for growth utilizing publicly-owned community water or sewer systems, or within a Community Growth Boundary of a community to be served by public water and sewer in the County Comprehensive Plan, within the 11-20 year time frame. This classification may also be assigned if the property no longer meets the requirements of its current classification. The reclassification from No Planned Service to Planned service will depict the accurate water and sewer classifications within the Eastalco Community Growth Area.

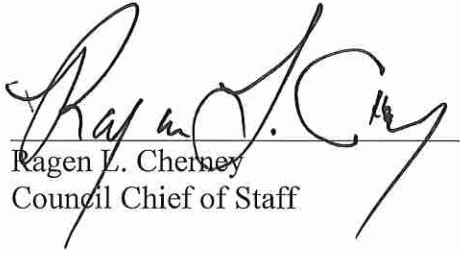
The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendments on May 31, 2022, at which time the public had the opportunity to comment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the following W/S Plan amendments requested in Case WS 21-33 are necessary and hereby approved: the reclassification of 59 properties, as identified in attached Exhibit A, from No Planned Service (water and sewer) to Planned Service (water and sewer).

The undersigned hereby certifies that the amendments described in this Resolution were approved and adopted (by a vote of 7-0) on the 31st day of May, 2022.

ATTEST:

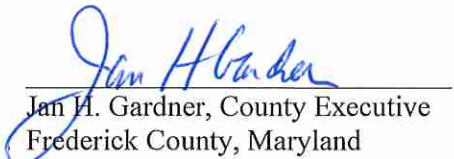
COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND


Ragen L. Cheney
Council Chief of Staff

By: 
M.C. Keegan-Ayer, President

Received by the County Executive on 6/10/22

COUNTY EXECUTIVE ACTION: ☒ Approved ☐ Vetoed ☐ No Action


Jan H. Gardner, County Executive
Frederick County, Maryland

6/14/22
Date

Eastalco Community Growth Area - Water and Sewer Reclassifications
WS 21-33, Fall 2021 Cycle. No Planned Service (W/S) to Planned Service (W/S)

Tax Map	Parcel	Lot	Size-Acres	Owners Name	Legal Description	Comprehensive Plan	Zoning
94	96	2	6.46	Cabot IV - MD1W01 LLC	Lot 2, Plat 2, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	25	5.80	Sunnyside Industrial LLC	Lot 25, Plat 2, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	4	3.81	PGH Properties LLC	Lot 4, Plat 3, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	5	3.53	Fifth Avenue LLC	Lot 5, Plat 3, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	31	3.51	31 Stanford LLC	Lot 31, Plat 4, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	29	3.57	Fifth Avenue LLC	Lot 29, Plat 5, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	28	3.08	Wolf Commercial Properties LLC	Lot 28, Plat 5, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	27	10.00	Cabot IV - MD1W02 LLC	Lot 27, Plat 5, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	13	1.72	3903 Cornell Place LLC	Lot 13, Plat 4, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	9	1.71	PGH Properties LLC	Lot 9, Plat 4, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	11	1.31	11 Stanford LLC c/o John Delaplaine	Lot 11, Plat 4, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	12	6.34	PGH Properties LLC	Lot 12, Plat 4, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	25	4.98	Walton CG LLC	Lot 25, Plat 3, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	24	2.16	ALM Group LLC	Lot 24, Section 2, Plat 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	23	3.05	Stanford Trading X LLC	Lot 23, Section 2, Plat 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	1	3.94	Jail & Diane Dabdoub c/o Carol Sepe	Lot 1, Section 3 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	26	6.45	Walton CG LLC	Lot 26, Plat 3 Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	28	6.57	New Stanford LLC	Lot 28, Plat 3, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	22	2.62	Stanford Trading IX LLC	Lot 22, Section 2, Plat 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	39	2.82	MSK Properties LLC	Lot 39, Plat 3, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	21	6.50	Cabot IV - MD1W09-W10 LLC	Lot 21, Section 2 - Stanford Ltd. Part.	Limited Industrial (LI)	U
94	89	38	2.75	MSK Properties LLC	Lot 38, Plat 3, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	31	2.12	Grimes Investments LLC	Lot 31, Plat 3, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	15	6.99	Stanford Trading VIII LLC	Lot 15, Plat 1, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	13	3.06	Stanford Trading VII LLC	Lot 13, Plat 1, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	32	2.33	Blue Curb Holdings LLC	Lot 32, Plat 3, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	12	3.09	Stanford Trading VIII LLC	Lot 12, Plat 1, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	11	2.66	William L. Ray, Jr. & Marilyn S. Ray	Lot 11, Plat 1, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	34	4.75	PIC Construction Inc.	Lot 34, Plat 3, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	36	2.61	Gurdip Singh & Sonia Kalsi	Lot 36, Plat 3, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	58		41.10	Harry David & Lisa Carr	Remainder, Stanford Farm Lot, South side, Winchester Boulevard	Limited Industrial & Natural Resource	U
94	89	37	6.99	Harry David & Lisa Carr	Lot 37, Plat 3, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89		6.49	Edward J. Joyeausaz, Trustee & Ann L. Joyeausaz, Trustee	Lot 9, Section 2 - Stanford Park	Limited Industrial (LI)	U
94	89	8	3.35	Big Hart LLC	Lot 8, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	6	4.93	Shakil H. & Meher I. Siddiqui, Trustees	Lot 6, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	5	2.25	WKYA Enterprises LLC	Lot 5, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	4	4.00	Blue Diamond River LLC	Lot 4, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	3	11.26	TTW Group LLC	Lot 3, Section 1 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	2	8.61	TTW Group LLC	Lot 2, Section 1 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	50	3.14	Roland E.I. Willard, Jr.	Lot 50, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	52	2.70	4975 Winchester Blvd - GTE Facility LLC	Lot 52, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	96	54	2.98	Frederick Commercial, LLC	Lot 54, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	U
94	89	1	9.90	4990 Winchester LLC	Lot 1, Section 1 - Stanford Industrial Park	Limited Industrial (LI)	U

Eastlco Community Growth Area - Water and Sewer Reclassifications
WS 21-33, Fall 2021 Cycle. No Planned Service (W/S) to Planned Service (W/S)

Tax Map	Parcel	Lot	Size-Acres	Owners Name	Legal Description	Comprehensive Plan	Zoning
94	96	55	3.25	Robert W. Seal Inc.	Lot 55, Section 2 - Stanford Industrial Park	Limited Industrial (LI)	LI
94	12		222.53	Windridge Properties LC	N/S Cap Stine Road Near Adamstown	General Industrial (GI)	AG
94	1		31.22	Lois B. Norfisinger, Spurrer & David P. Norfisinger, Trustees	E/S Cap Stine Road Near Adamstown	General Industrial (GI)	GI
94	2		10.67	Mullinix Grain & Fertilizer Inc.	W/S Ballenger Creek Road, S. Cook Road Near Adamstown	General Industrial (GI)	GI
94	85	2	3.20	John D. Lowe, III & Scott M. Lowe c/o Potomac Farm Nursery	Lot 2, Section 1 - Mullinix Agro Industrial Park	General Industrial (GI)	GI
94	85	3	3.28	White's Auto Parts Inc.	Lot 3, Section 1, Mullinix Agro Industrial Park	General Industrial (GI)	GI
94	85	4	5.40	Ralph E. & Judy A. Wright	Lot 4, Section 1, Mullinix Agro Industrial Park	General Industrial (GI)	GI
94	85	5	6.14	Lawson Properties LLC	Lot 5, Section 2, Mullinix Agro Industrial Park	General Industrial (GI)	GI
94	85	13	25.16	JS & BSI LLC	Lot 13, Section 2 - Mullinix Agro Industrial Park	General Industrial (GI)	GI
94	85	12	3.90	GIBLYW LLC	Lot 12, Section 2, Mullinix Agro Industrial Park	General Industrial (GI)	GI
94	85	11	13.35	JS & BSI LLC	Lot 11, Section 2 - Mullinix Agro Industrial Park	General Industrial (GI)	GI
94	85	9	9.29	Mullinix Grain & Fertilizer Inc.	Lot 9, Section 2 - Mullinix Agro Industrial Park	General Industrial (GI)	GI
94	80		5.96	Gene W. & Charlotte Mullinix	Lot 1-C, Section 1, Mullinix Industrial Park	General Industrial (GI)	GI
94	85		3.82	EIT Agro LLC	Lot 1-B, Sect. 1 - Ballenger Creek Pike, Mullinix Ind. Park	General Industrial (GI)	GI
94	851A		5.64	Agro Properties LLC	Lot 1-A, Sect. 1 - Ballenger Creek Pike, Mullinix Ind. Park	General Industrial (GI)	GI
94	10	1	3.00	Dale Schoonover	Lot 1, Section II, Winchester Estates	Limited Industrial/Natural Resource	LI