

RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

RESOLUTION NO. 23-25

RE: SPRING 2023 WATER AND SEWER AMENDMENTS – CASE WS-23-09

Applicant: Manor Woods Road Properties, LLC.

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-23-09 proposes the reclassification of 63.5-acres of land on Tax Map 94, Parcel 54, property ID #01-010204, located on the east side of Cap Stine Road at Manor Woods Road, Frederick, Maryland, from Planned Service (water and sewer) to W-4/Dev, S-4/Dev. The property is designated General Industrial and is currently zoned General Industrial. The property is within the Eastalco Community Growth Area.

County staff recommended denial of the W-4/Dev, S-4/Dev reclassification request for the entire property. County staff instead recommended reclassification to the W-5/Dev, S-5/Dev category for the 63.5 acres.

The W-4, S-4 classification is assigned to properties designated residential, commercial, or industrial, or in general, a category other than Agricultural or Rural or Natural Resource on the County Comprehensive Plan, and where improvements to, or construction of, publicly-owned community sewerage or water systems are planned within the 4-6 year time period. The W-5, S-5 classification is in general assigned to properties designate a category other than Agricultural/Rural or Natural Resource on the County Comprehensive Plan, and where improvements to, or construction of, publicly-owned community sewerage or water systems are planned within the 7-19 year time period.

The subject property is not connected to public water or sewer as there is no existing public water or sewer available. The applicant proposes to fund extensions to connect to the water and sewer improvements proposed as part of the Quantum Frederick development. The applicant proposes a 12” waterline extension through Agro Drive westward from Ballenger Creek Pike for approximately 3,000 linear feet and a 10” gravity sewer line extension through Agro Drive westward from Ballenger Creek Pike for approximately 3,000 linear feet.

The ability of the subject property to connect to public water and sewer is dependent on infrastructure construction by the Quantum Frederick developer as part of the approved preliminary plan

for Section One of Quantum Frederick. This includes (1) a 12" waterline which is approximately 4,800 linear feet, (2) a water booster station on the north side of Manor Woods Road, and (3) a 10" gravity sewer denoted as "Line H" which is approximately 3,350 linear feet. The applicant proposes to "forward fund" the development of the Quantum Frederick water and sewer infrastructure necessary to serve this parcel if it is not in place at the time of development of the Manor Woods Data Park. This could also include other infrastructure required for the Quantum Frederick project such as gravity sewer lines, wastewater pumping stations, and associated force mains.

The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on July 18, 2023, 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 amendment requested in Case WS-23-09 is necessary and hereby approved: the reclassification of 63.5-acres of land on Tax map 94, Parcel 54, property ID #01-010204, located on the east side of Cap Stine Road at Manor Woods Road, Frederick, Maryland, from Planned Service (water and sewer) to W-5/Dev, S-5/Dev.

The undersigned hereby certifies that the amendment described in this Resolution was approved and adopted (by a vote of 7-0) on July 18, 2023.

ATTEST:

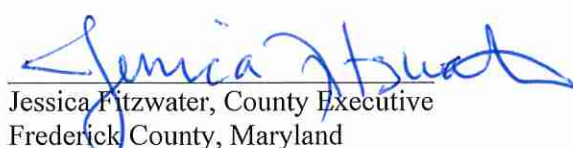
COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND


Ragen Cherney
Council Chief of Staff

By: 
Brad Young, President

Received by the County Executive on July 20, 2023

COUNTY EXECUTIVE ACTION: ☒ Approved ☐ Vetoed ☐ No Action


Jessica Fitzwater, County Executive
Frederick County, Maryland

Date

7/31/23