

Priority Funding Area Expansion

Linganore Community Growth Area



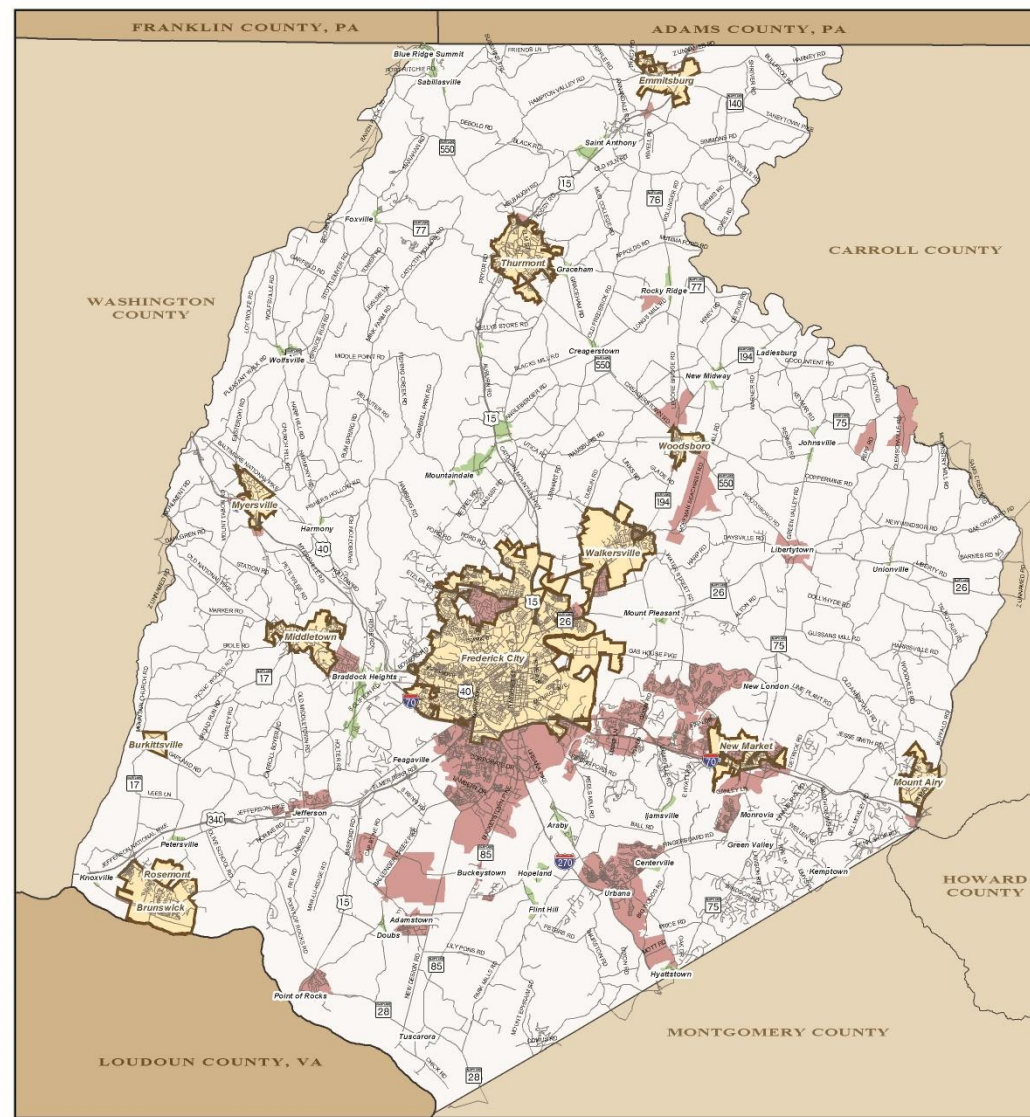
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Background – Priority Funding Areas

- 1997 – State legislation calling for the creation of PFA's
- The State must direct funding for growth related projects – road construction, water and sewer construction, economic development assistance – to PFA's
- PFA designation FOLLOWS designation of growth areas and application of zoning and water/sewer service classifications

Background – Frederick County's PFA Map

- Certified by the County Commissioners on September 24, 1998
- 2010 - Major revision with Comprehensive Plan adoption
- 2018 - Minor revision to add Hamptons West and a school site (Blue Heron) in the Linganore PUD
- 2023 – Minor revision to add undesignated Quantum Frederick parcels in the Eastalco Growth Area



Priority Funding Areas Frederick County, Maryland

Division of Planning & Permitting



October 04, 2023
Frederick County GIS

Priority Funding Areas

- County
- Rural Village
- Municipality

0 2 4 8 Miles

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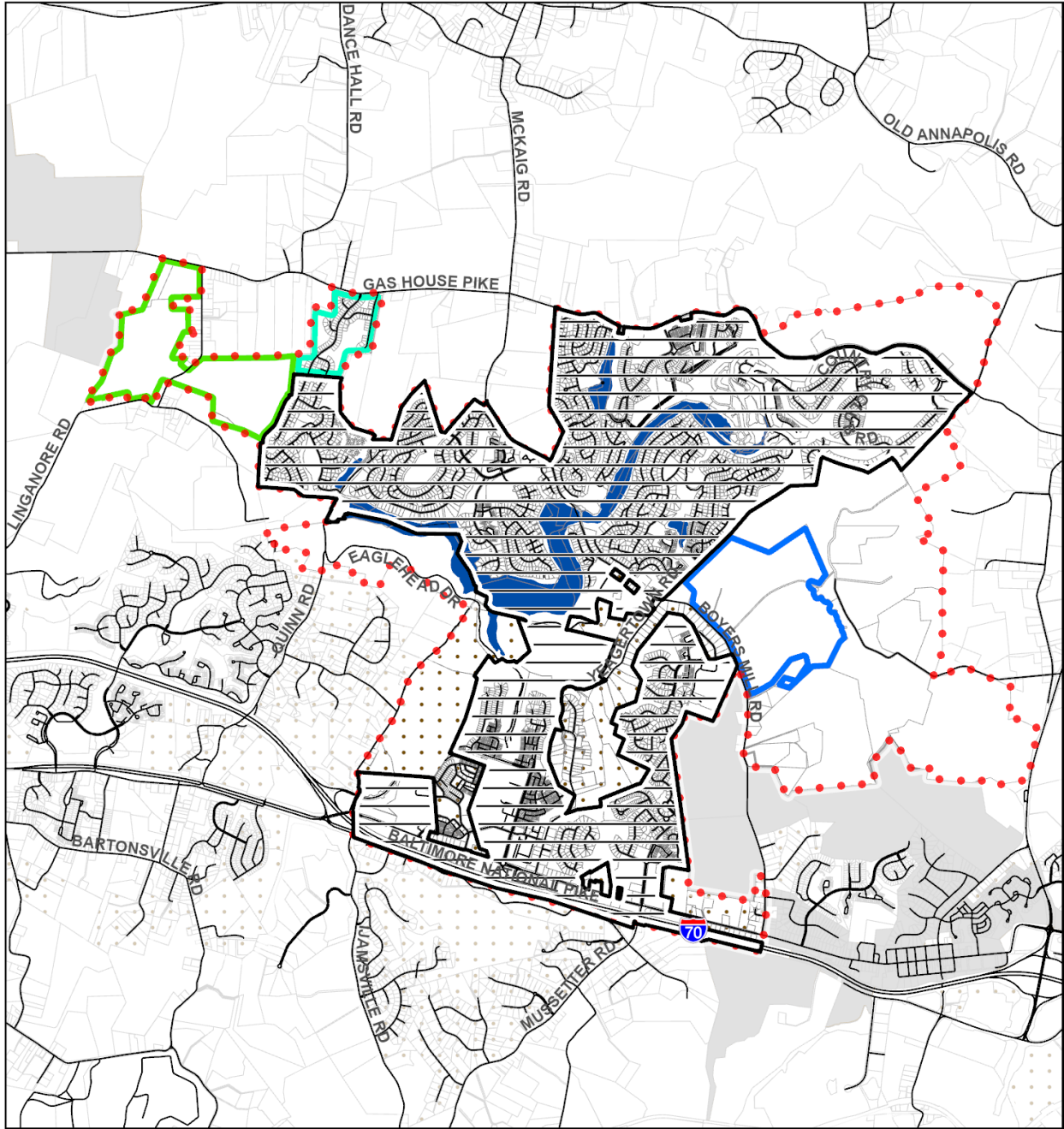


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Proposed PFA Expansion

Three areas in the Linganore Community Growth Area – 574.5 acres

- Gordon Mill (279.20 acres)
- Westridge (245.50 acres)
- Woodridge (49.80 acres)



Lake Linganore Priority Funding Area Frederick County, Maryland

Community Growth Area
(CGA)

Proposed PFA Additions

- Gordon Mill
- Westridge
- Woodridge

Priority Funding Area (PFA)

- Municipalities
- County
- Heritage Area in CGA

0 0.25 0.5 1

Miles

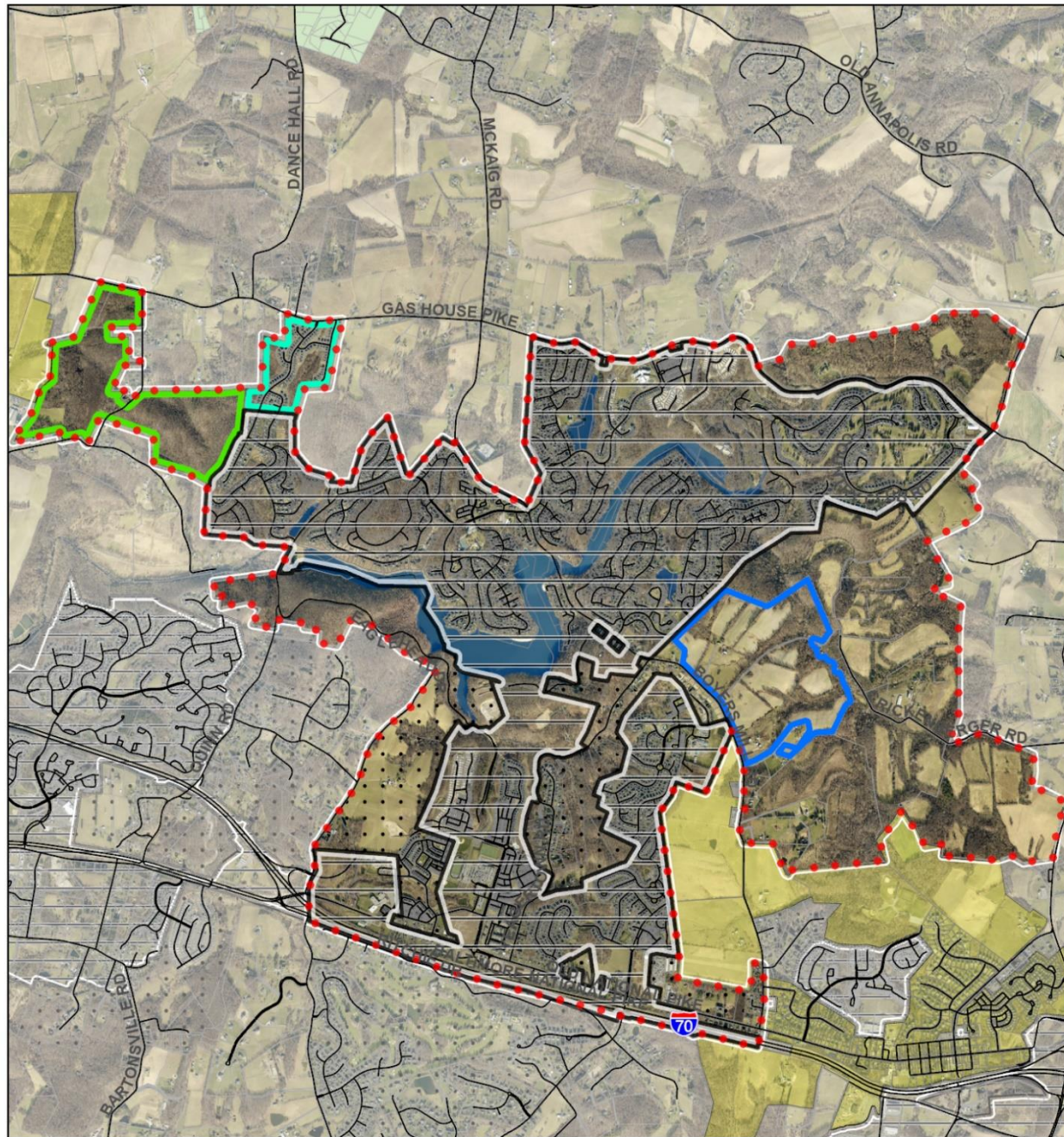
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Lake Linganore Priority Funding Area Frederick County, Maryland

Community Growth Area (CGA)

Proposed PFA Additions

- Gordon Mill
- Westridge
- Woodridge

Priority Funding Area (PFA)

- Municipalities
- County
- Rural Village
- Heritage Area in CGA

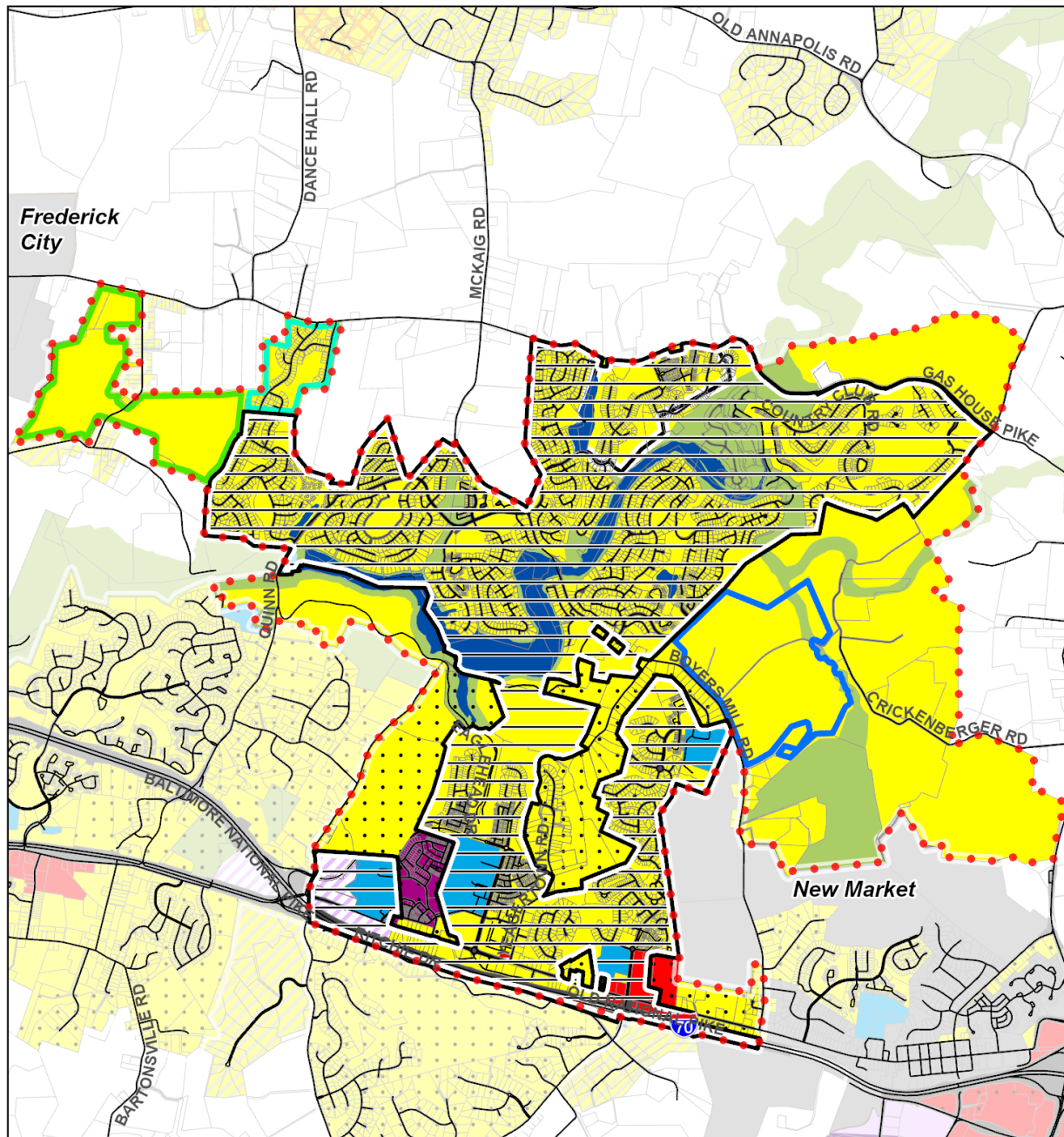
Miles
Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
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Designation Criteria

For “Areas Other Than Existing Communities” (*existing = as of 1997*)

- Zoned residential, commercial, or industrial
- Within a locally designated growth area
- Planned for public water and sewer service within 10 years
- Proposed residential development must have at least 3.5 du/acre





Comprehensive Plan

Community Growth Area (CGA)

Proposed PFA Additions

- Gordon Mill
- Westridge
- Woodridge

Priority Funding Area (PFA)

- Municipalities
- County
- Heritage Area in CGA

Land Use Class

- Agricultural / Rural
- Natural Resource
- Rural Community
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Village Center
- General Commercial
- Limited Industrial
- Office / Research / Industrial
- General Industrial
- Mixed Use
- Institutional

0 0.25 0.5 1
Miles

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
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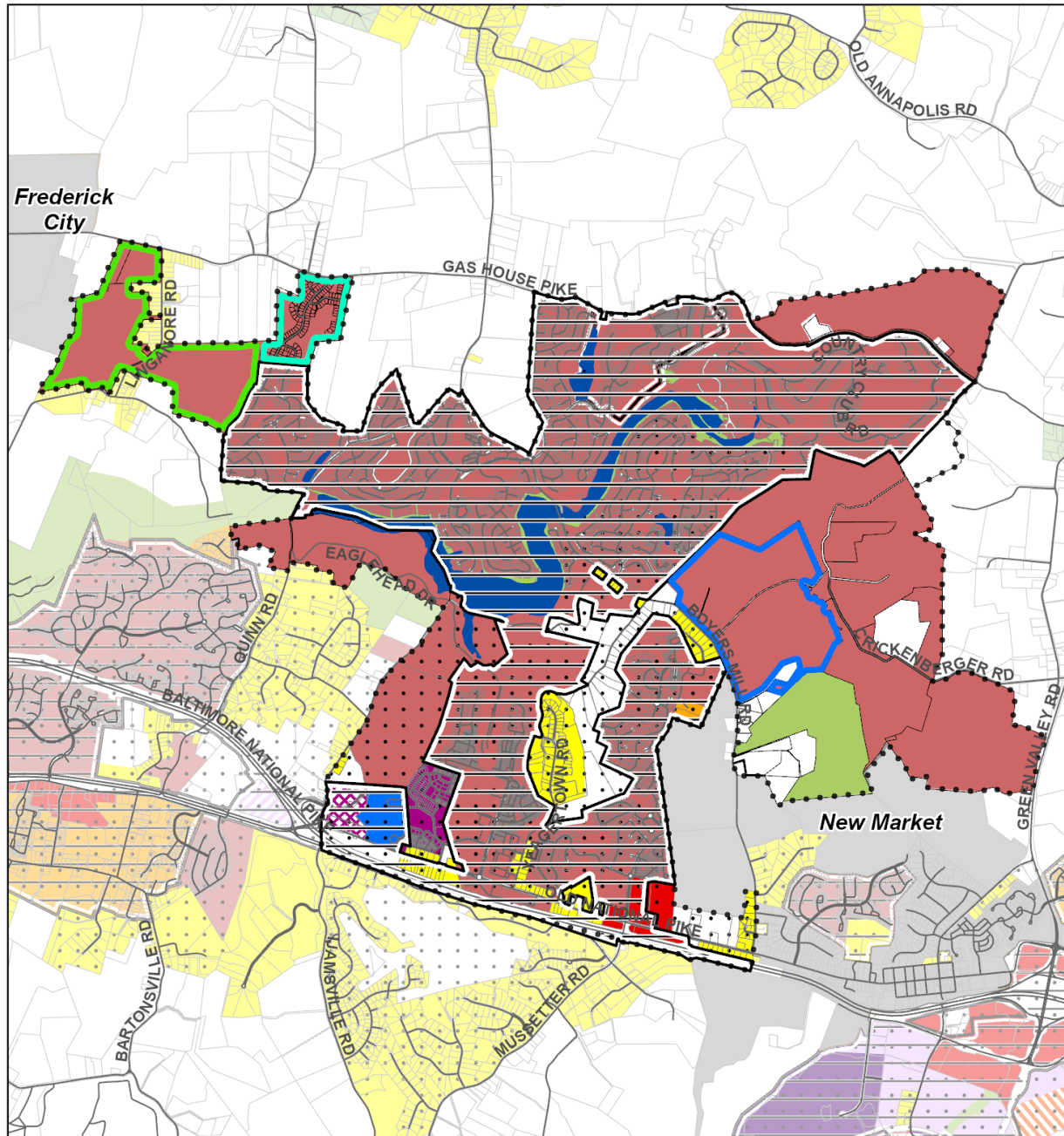
Land Use

Low Density Residential (all)
Natural Resource (Gordon Mill)

Community Growth Area (all)



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Zoning Districts

Frederick County, Maryland

•• Community Growth Area (CGA)

Proposed PFA Additions

- Gordon Mill
- Westridge
- Woodridge

Priority Funding Area (PFA)

- Municipalities
- County
- Rural Village
- ... Heritage Area in CGA

Zoning Districts

- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential
- R5 – Middle Density Residential
- PUD – Planned Unit Development
- VC – Village Center
- GC – General Commercial
- GI – General Industrial
- LI – Limited Industrial
- ORI – Office/Research/Industrial
- MX – Mixed Use
- MXD – Mixed Use Development
- Ie – Institutional



0 0.4 0.8 1.6
Miles

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet

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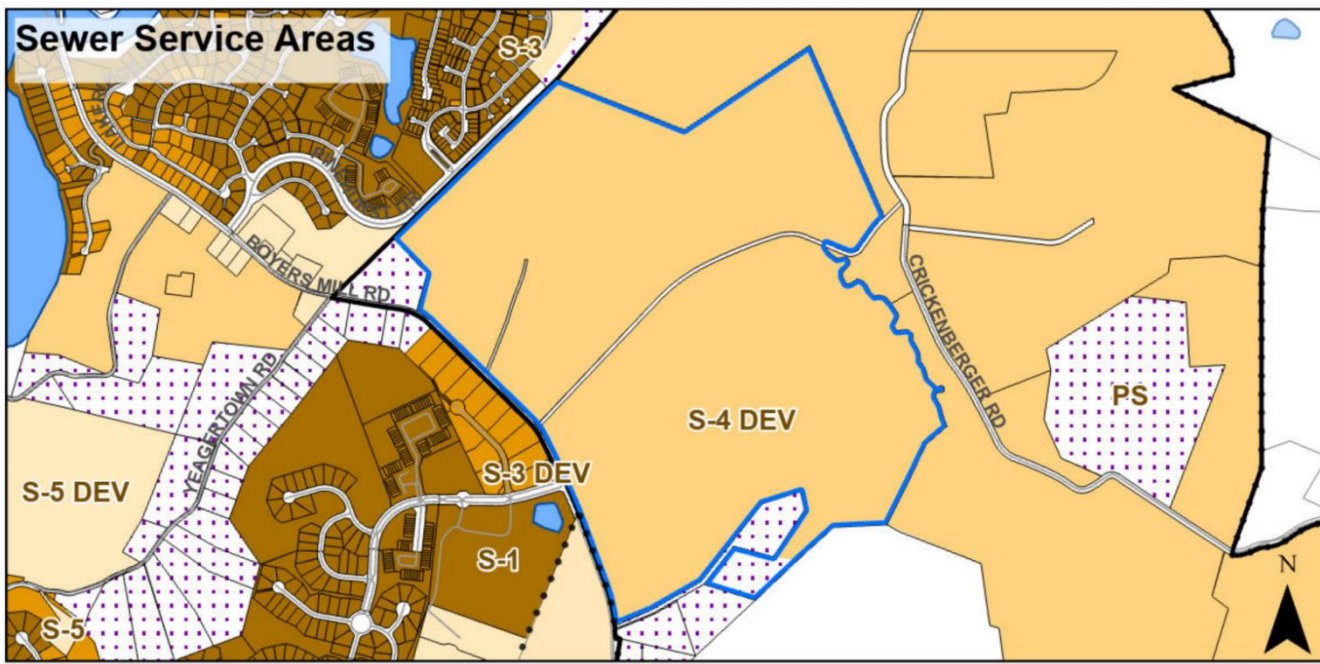
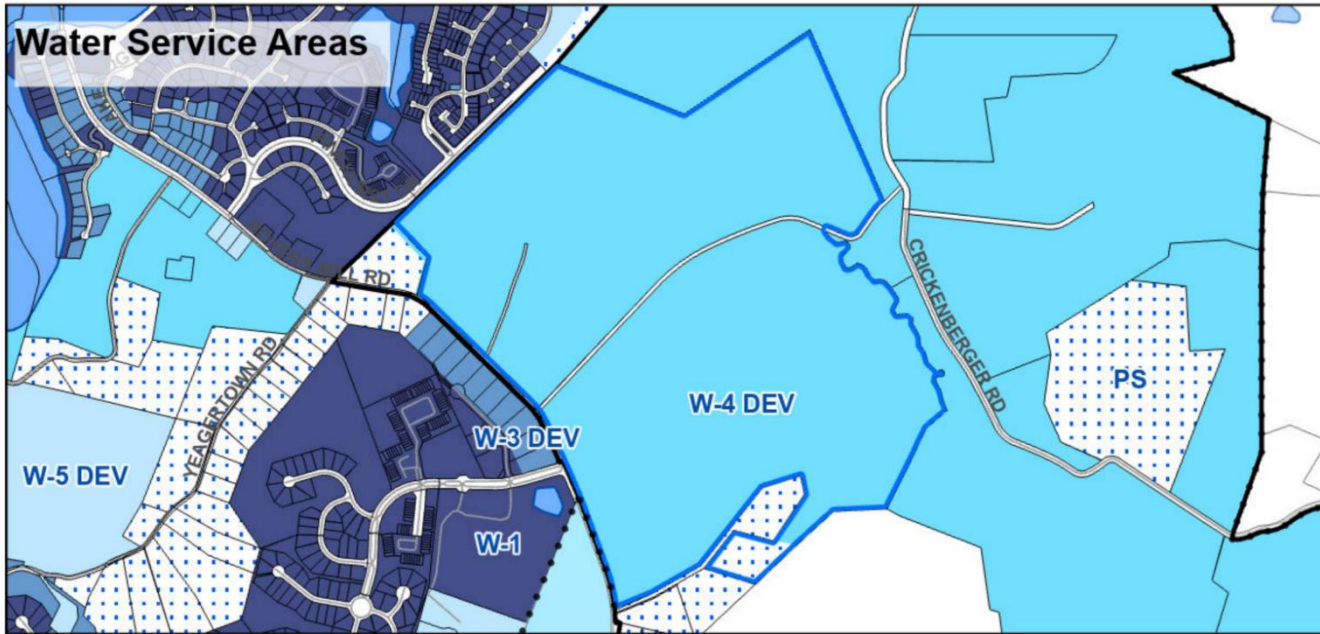
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Zoning

Planned Unit Development (all)



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Water and Sewer Service Areas

Frederick County, Maryland

Division of Planning & Permitting

... Community Growth Area-
Lake Linganore

Proposed PFA Addition

□ Gordon Mill

Water Service Areas

NPS-No Planned Service

■ W-1- Connected

■ W-3- 1-3 Years

■ W-4- 4-6 Years

■ W-5- 7-10 Years

... Planned Service- 11-20
Years

Sewer Service Areas

NPS-No Planned
Service

/// M-U- Multi-Use (Private)

■ S-1- Connected

■ S-3- 1-3 Years

■ S-4- 4-6 Years

■ S-5- 7-10 Years

... PS- Planned Service

550 0 550
Feet



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MAPID: 38

Water & Sewer Gordon Mill:

Water.

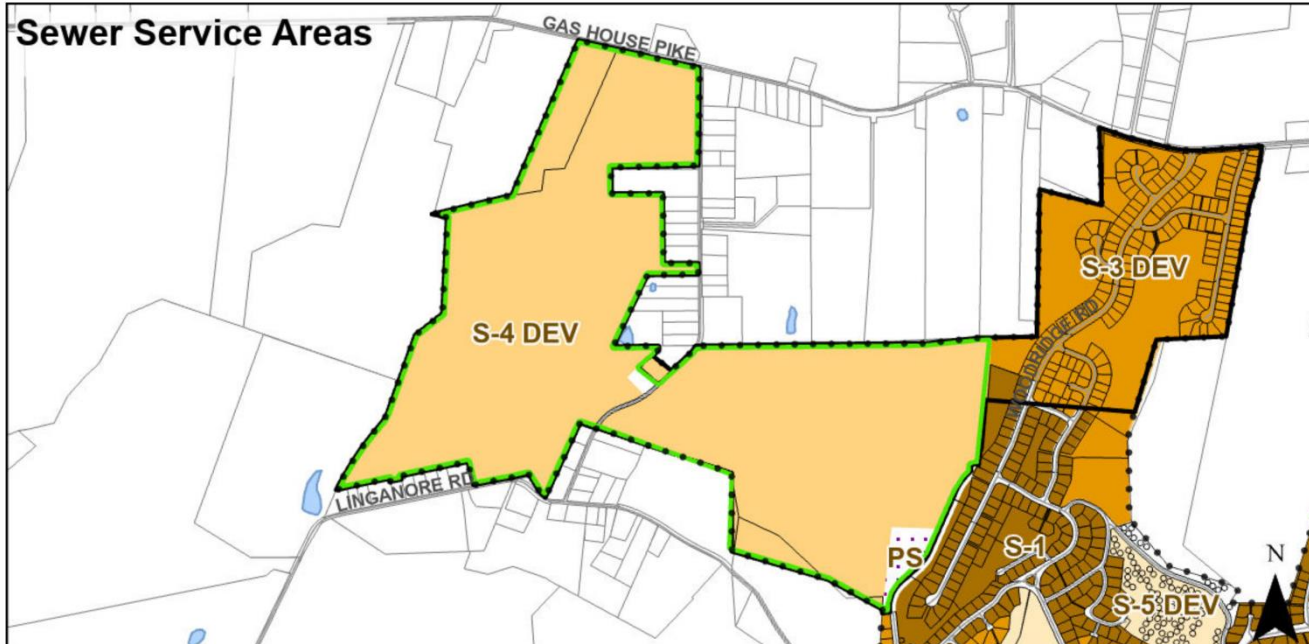
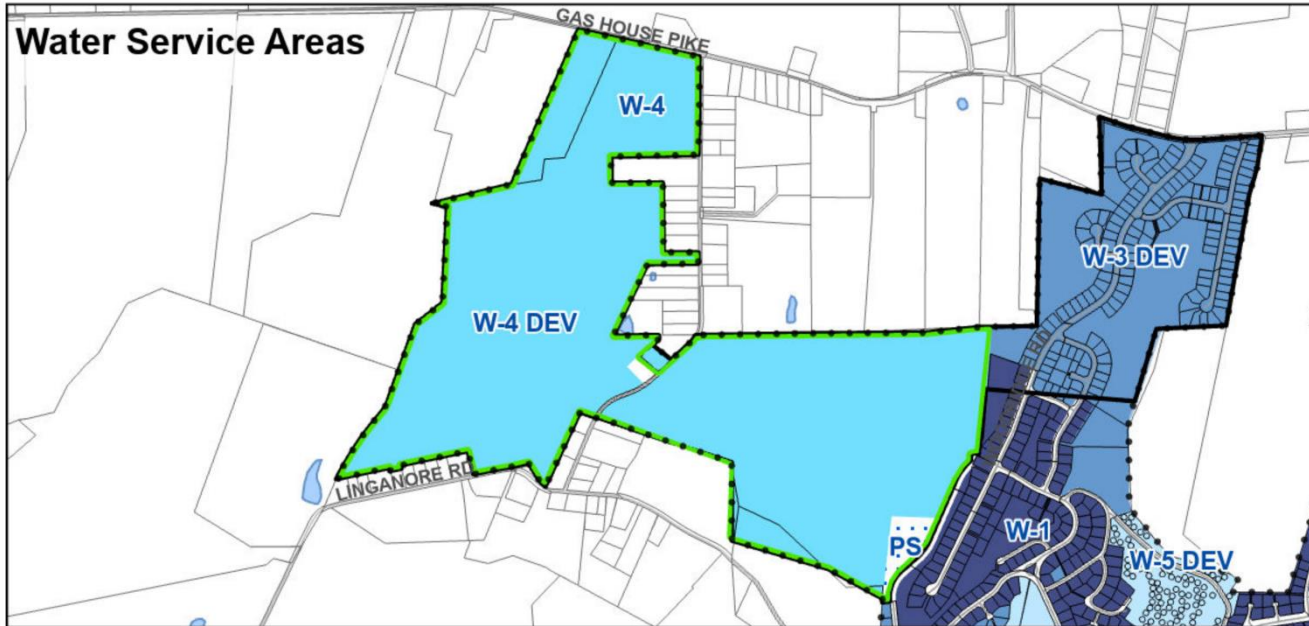
- W-4/Dev
- Planned Service

Sewer.

- S-4/Dev
- Planned Service



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Water and Sewer Service Areas

Frederick County, Maryland

Division of Planning & Permitting

- ... Community Growth Area-
- ... Lake Linganore

Proposed PFA Addition

Westridge

Water Service Areas

NPS-No Planned Service

- W-1- Connected
- W-3- 1-3 Years
- W-4- 4-6 Years
- W-5- 7-10 Years

Planned Service- 11-20 Years

Sewer Service Areas

NPS-No Planned Service

M-U- Multi-Use (Private)

- S-1- Connected
- S-3- 1-3 Years
- S-4- 4-6 Years
- S-5- 7-10 Years

PS- Planned Service

590 0 590
Feet



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Water & Sewer Westridge:

Water:

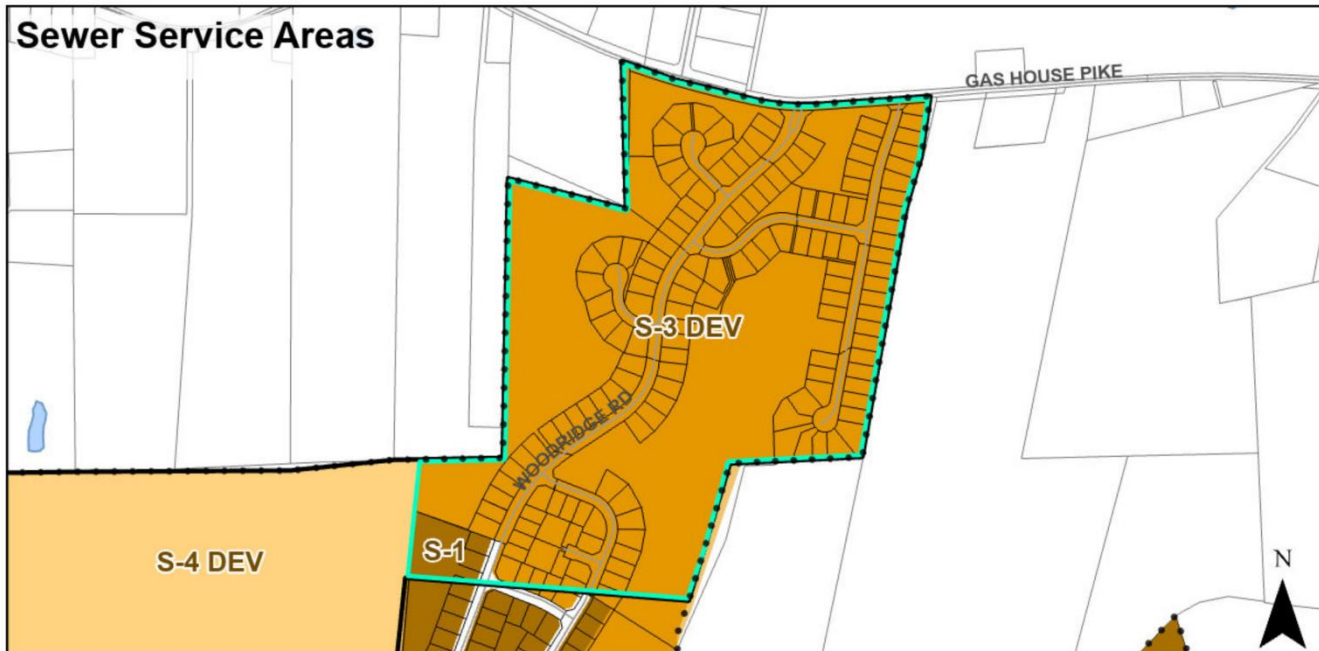
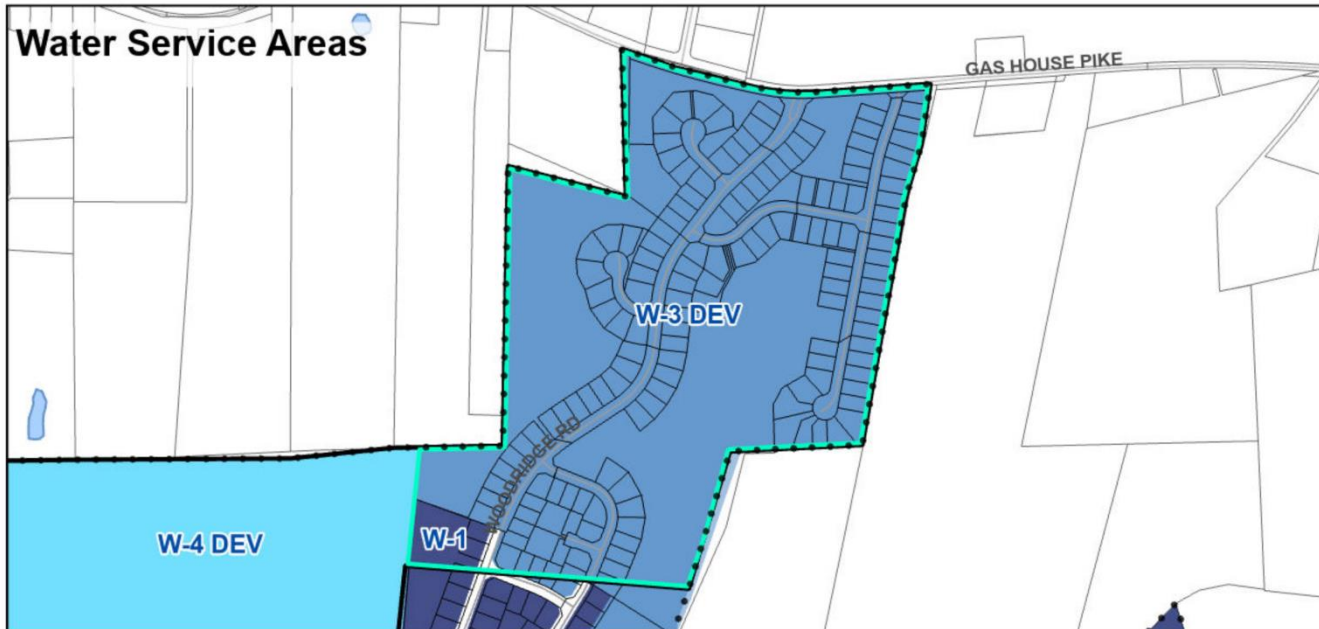
- W-4/Dev
- Planned Service
- No Planned Service

Sewer:

- S-4/Dev
- Planned Service
- No Planned Service



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Water and Sewer Service Areas

Frederick County, Maryland

Division of Planning & Permitting

- ... Community Growth Area-
- ... Lake Linganore

Proposed PFA Addition

Woodridge

Water Service Areas

NPS-No Planned Service

- W-1- Connected
- W-3- 1-3 Years
- W-4- 4-6 Years

Sewer Service Areas

NPS-No Planned Service

- M-U- Multi-Use (Private)
- S-1- Connected
- S-3- 1-3 Years
- S-4- 4-6 Years
- S-5- 7-10 Years
- PS- Planned Service

310 0 310
Feet

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Water & Sewer Woodridge:

Water.

- W-3/Dev

Sewer.

- S-3/Dev



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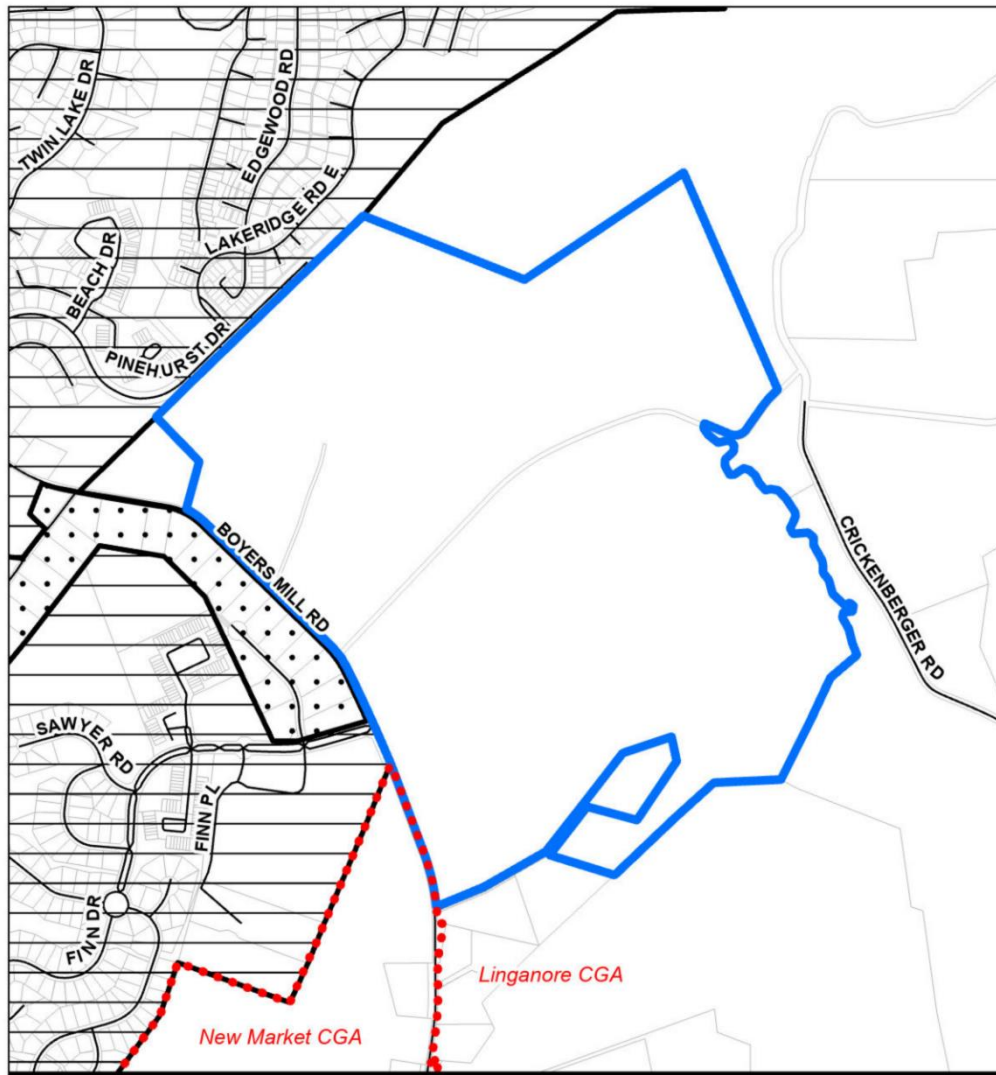
Process

- Planning Commission recommendation to County Council
- County Council decision to designate
- If designated, County Executive certification

Additional Reference Slides

Individual maps for each project. These will be referenced only as needed during this agenda item.

Gordon Mill



Priority Funding Areas



Frederick County, Maryland
Division of Planning and Permitting



0 0.1 0.2 0.4 Miles



Community Growth Area



Proposed PFA
Addition- Gordon Mill

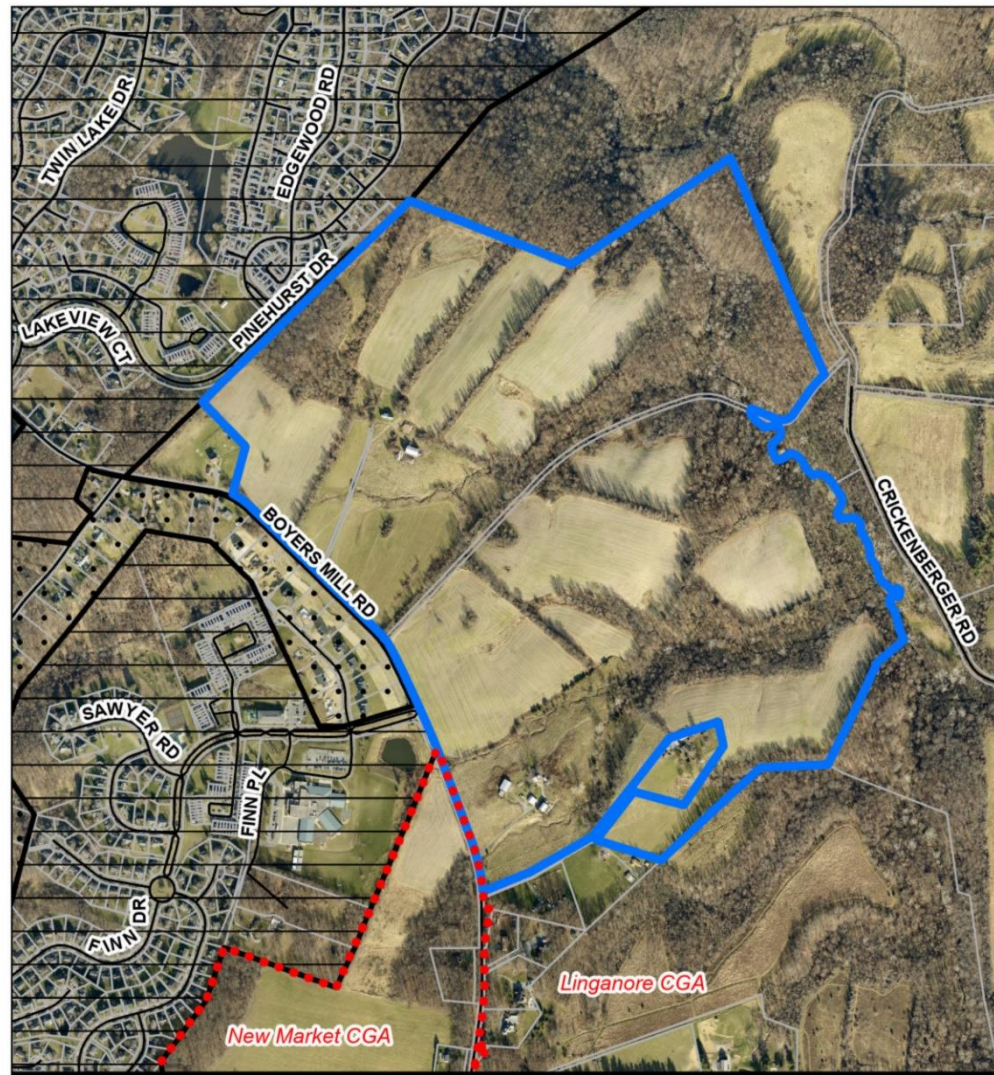


PFA



Heritage Area in Locally
Designated Growth
Areas

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Priority Funding Areas



Frederick County, Maryland
Division of Planning and Permitting



0 0.1 0.2 0.4 Miles



Community Growth Area



Proposed PFA
Addition- Gordon Mill



PFA



Heritage Area in Locally
Designated Growth
Areas

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Priority Funding Areas



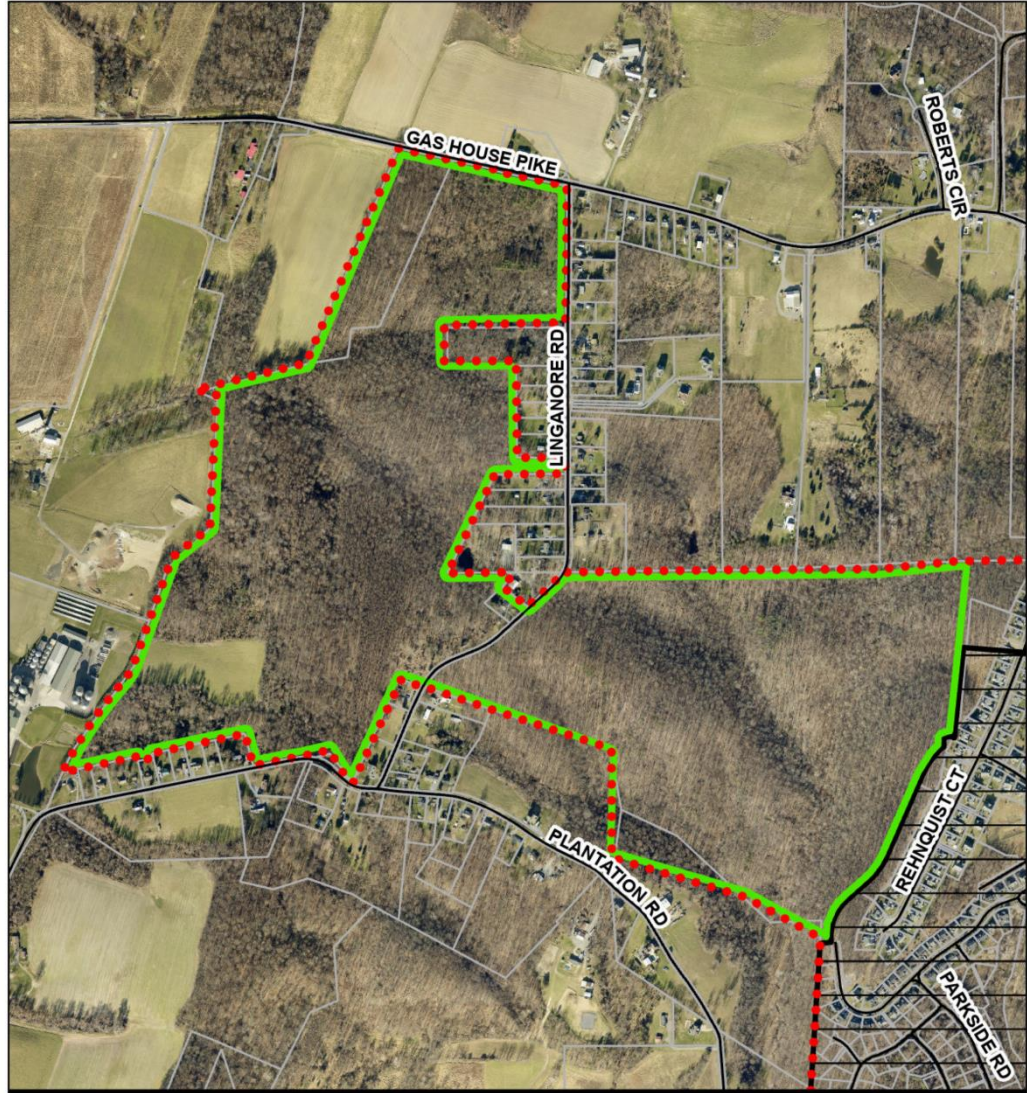
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Division of Planning and Permitting

0 0.1 0.2 0.4
Miles



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- Community Growth Area
- Proposed PFA Addition- Westridge
- PFA



Priority Funding Areas



Frederick County, Maryland
Division of Planning and Permitting

0 0.1 0.2 0.4
Miles



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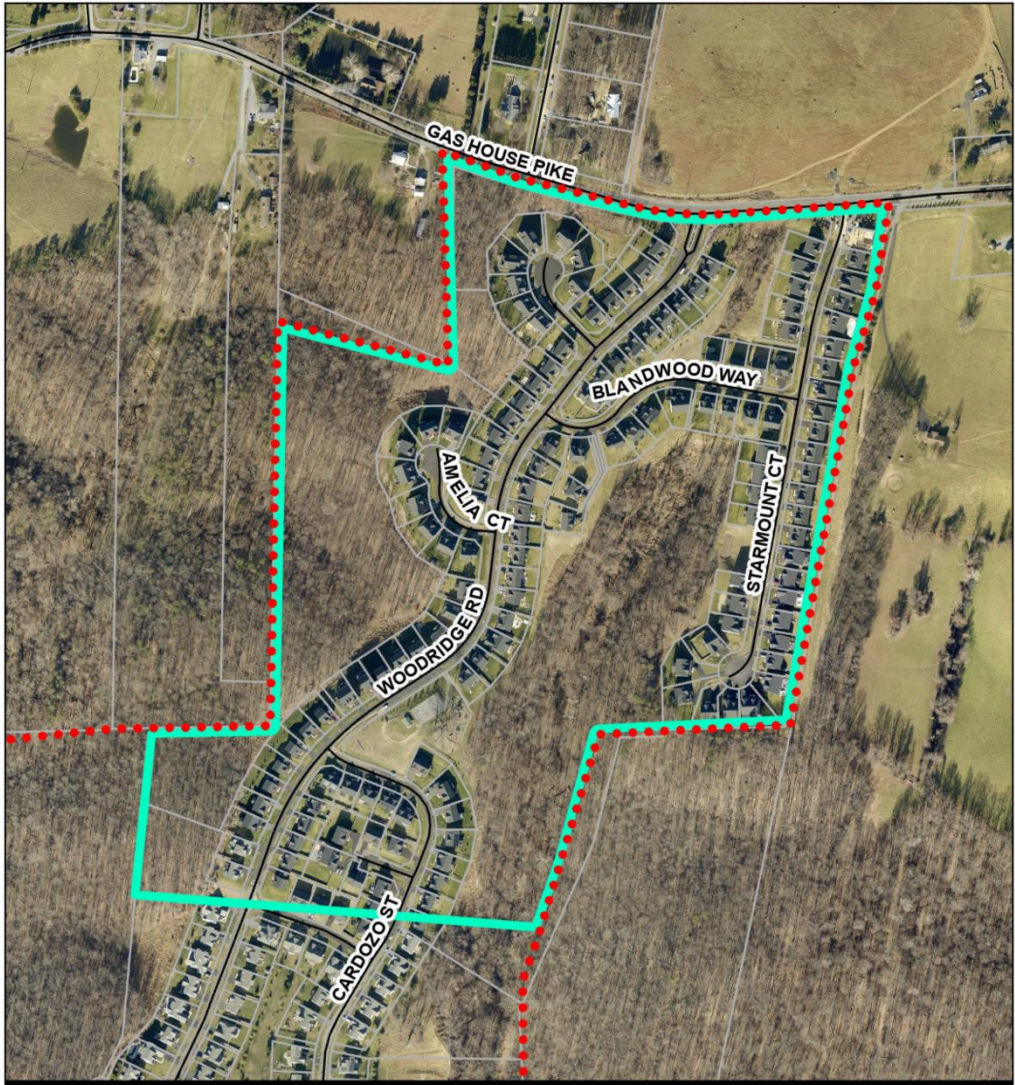
- Community Growth Area
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- PFA



Priority Funding Areas



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Priority Funding Areas



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