

# Priority Funding Area Expansion

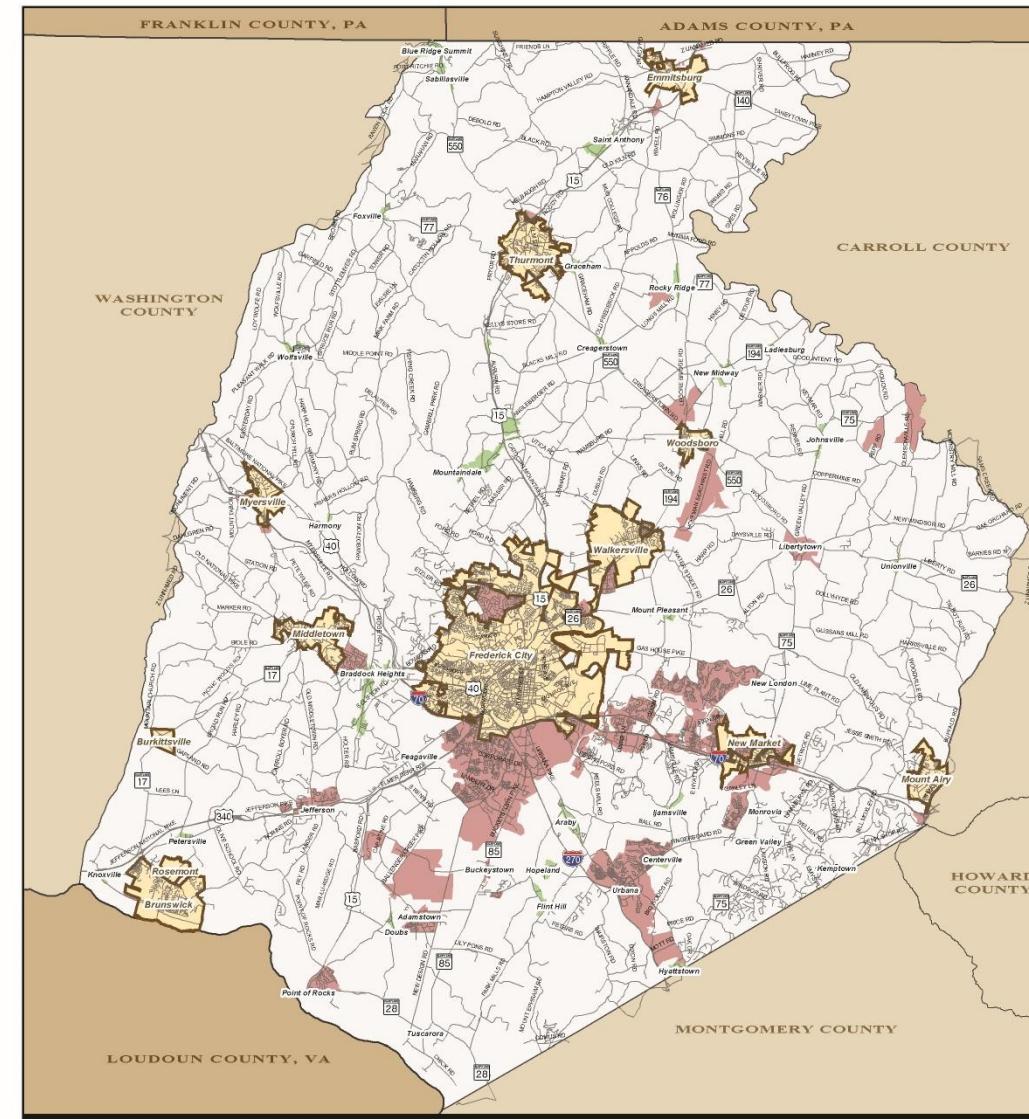
Linganore Community Growth Area

# *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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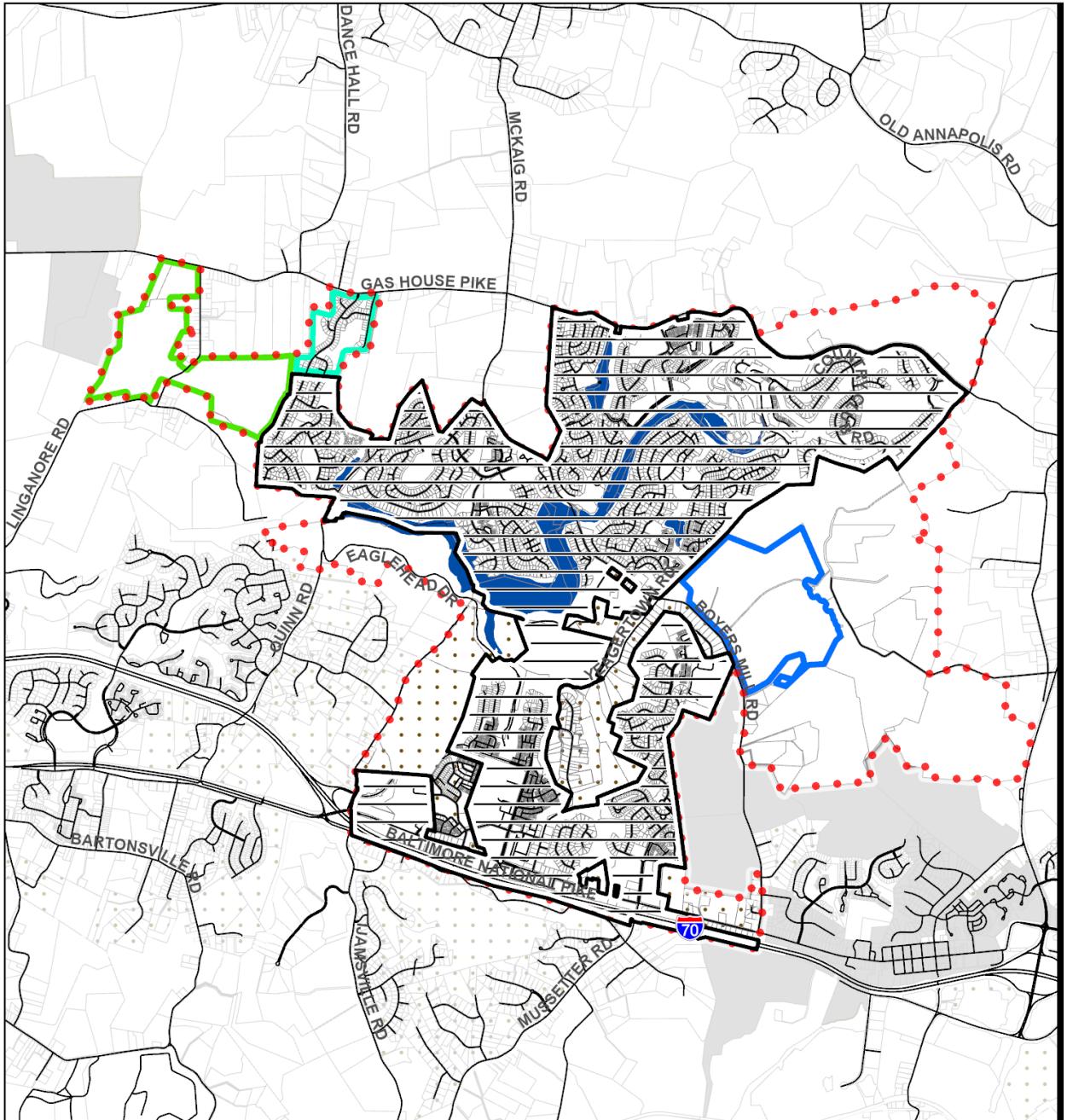


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# *Proposed PFA Expansion*

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

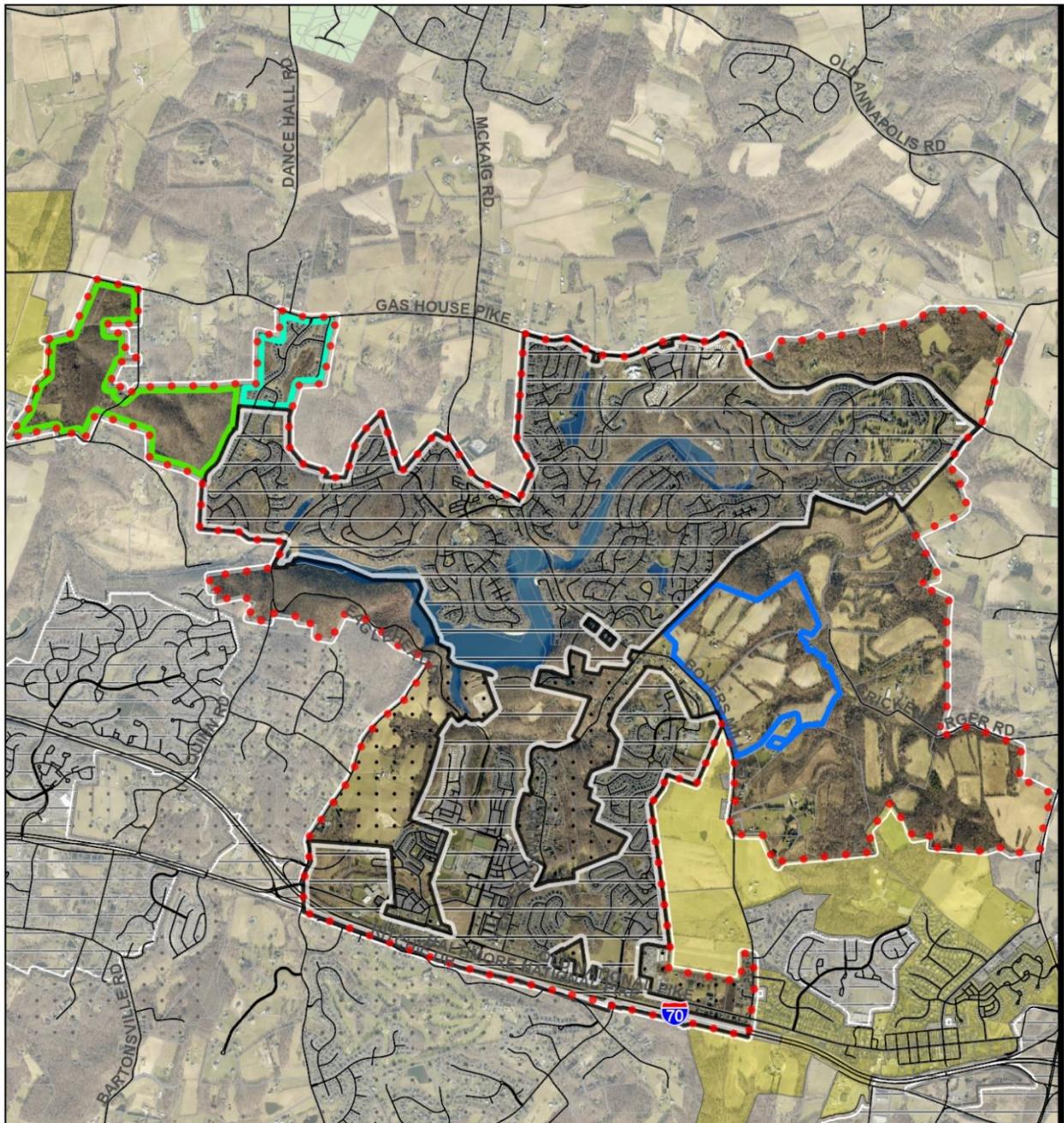
County

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

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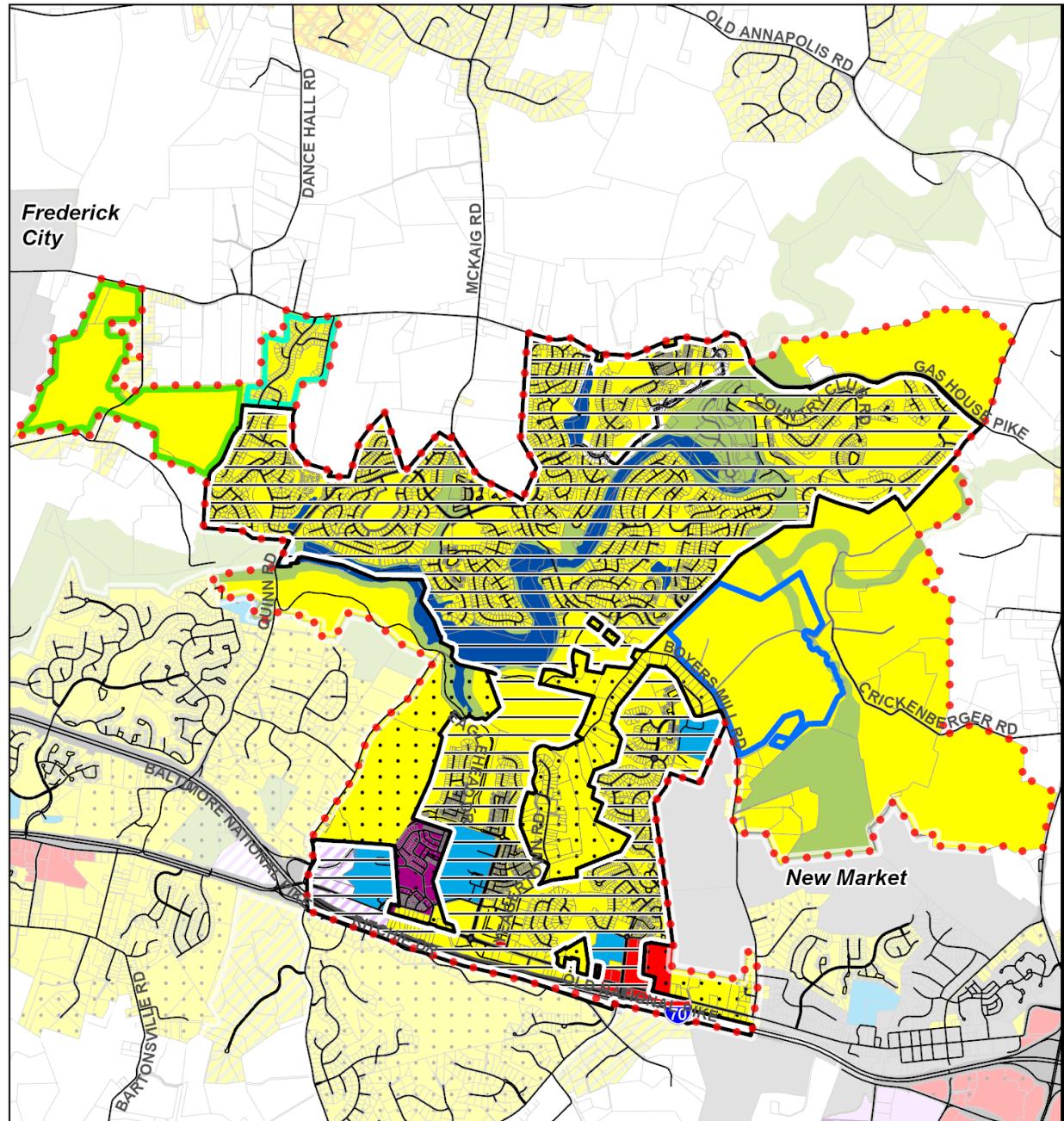


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# *Designation Criteria*

**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 Miles

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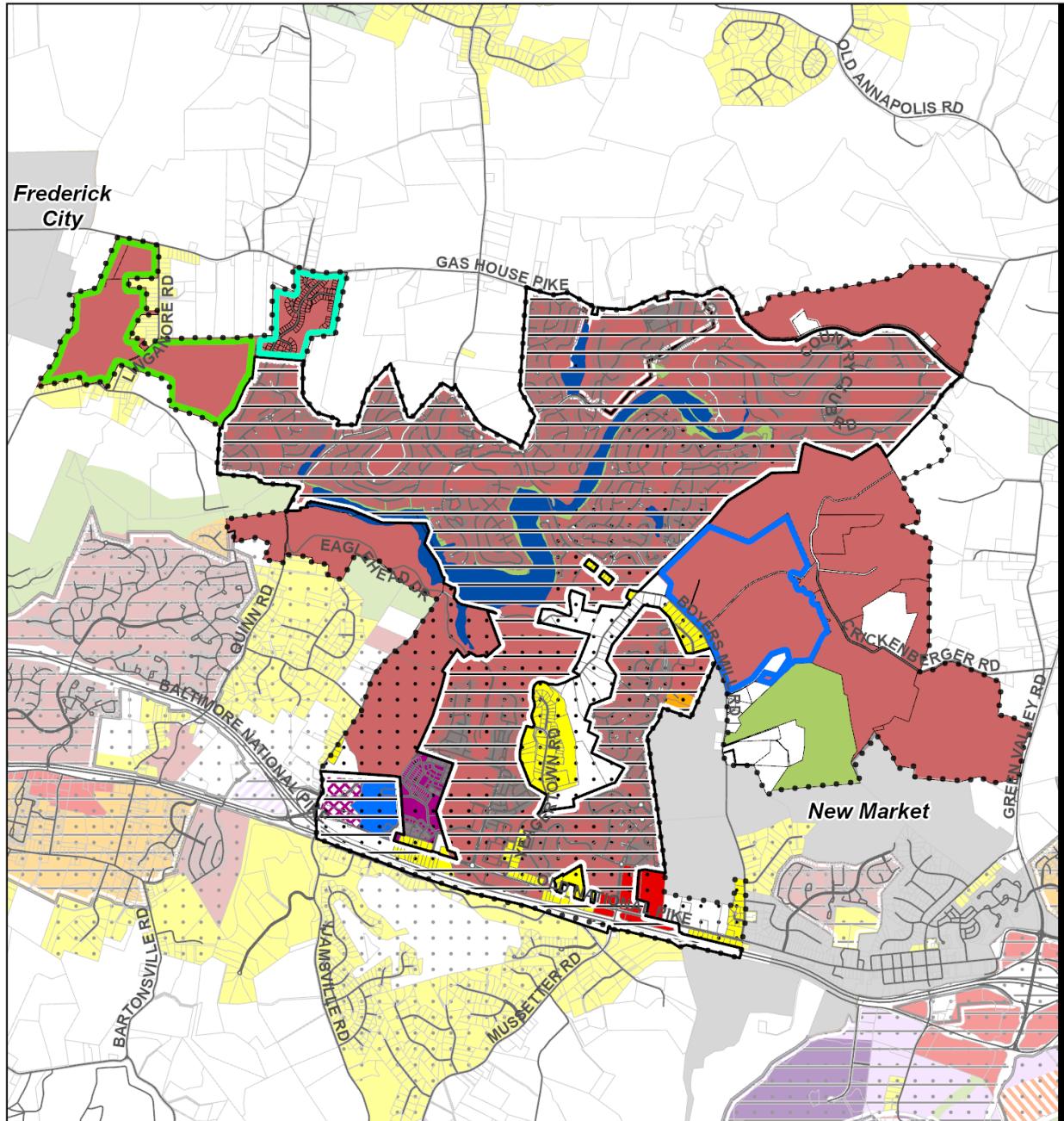
## Land Use

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



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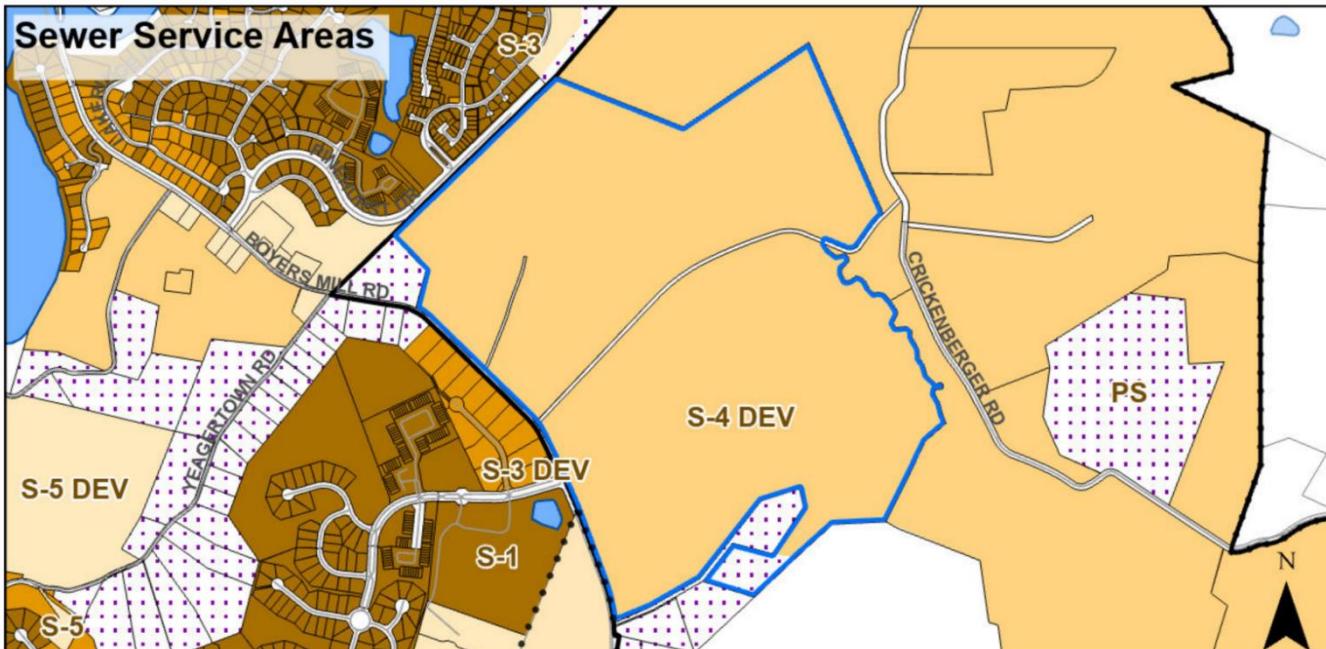
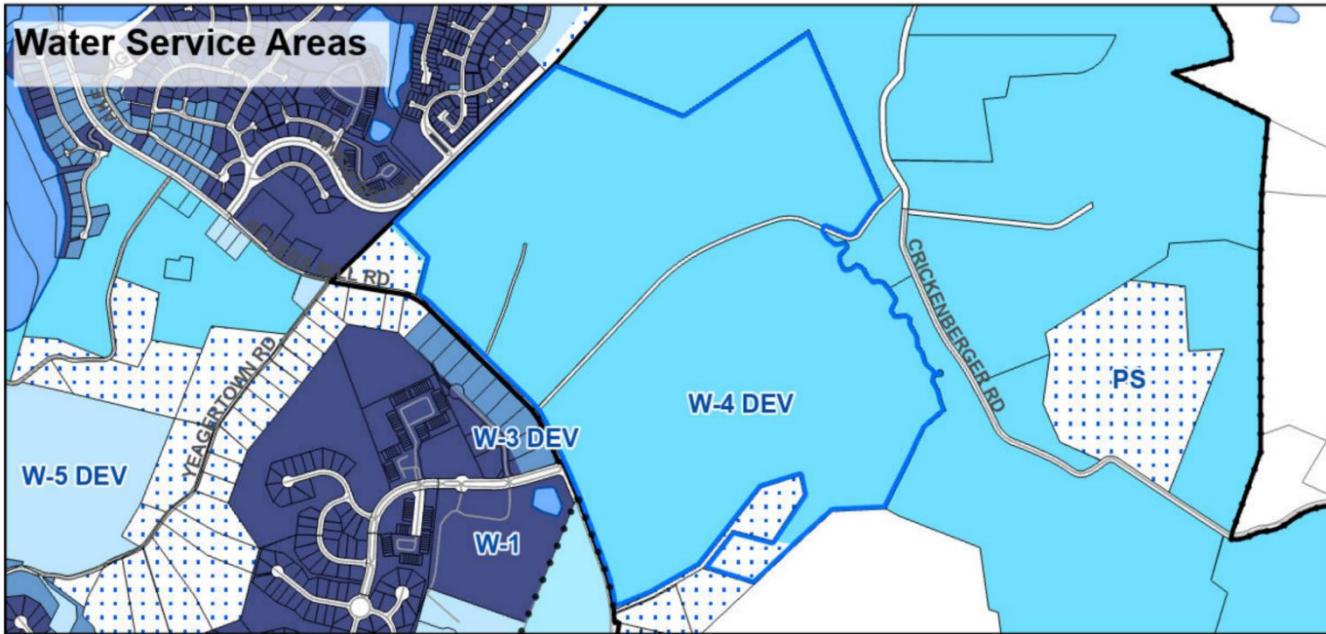
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## Zoning

### 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

## Water & Sewer Gordon Mill:

### Water:

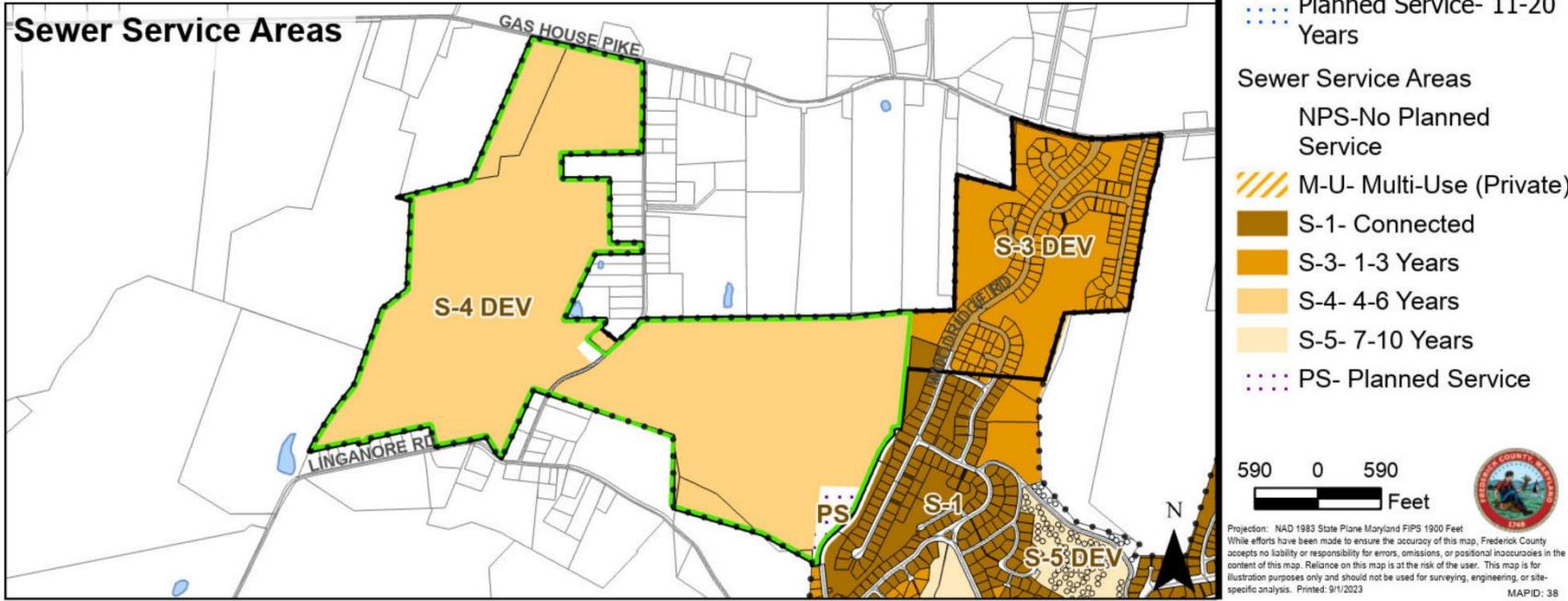
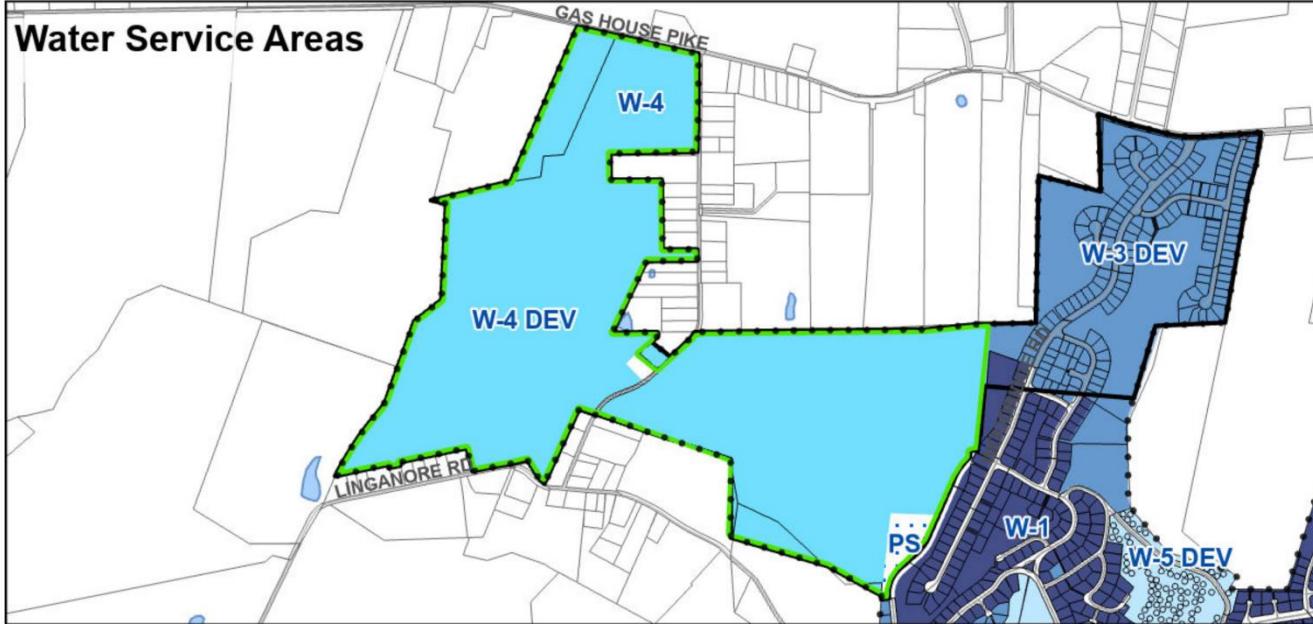
- W-4/Dev
- Planned Service

### 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

## Water & Sewer Westridge:

### Water:

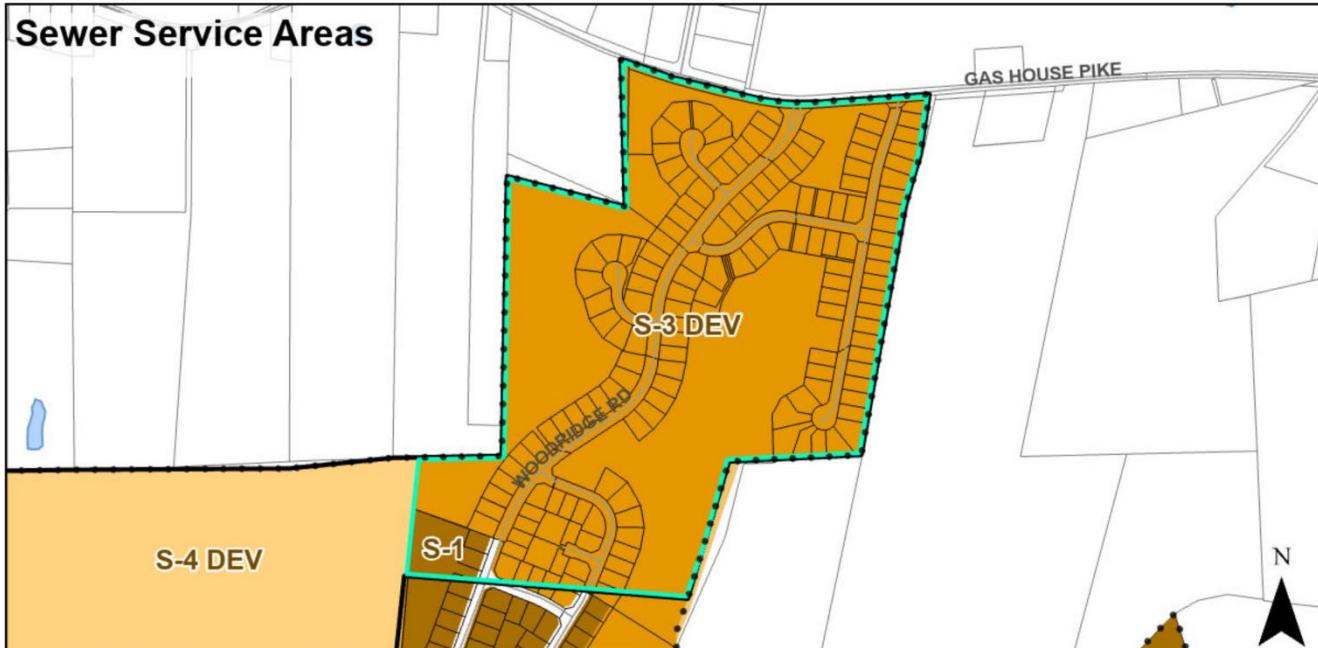
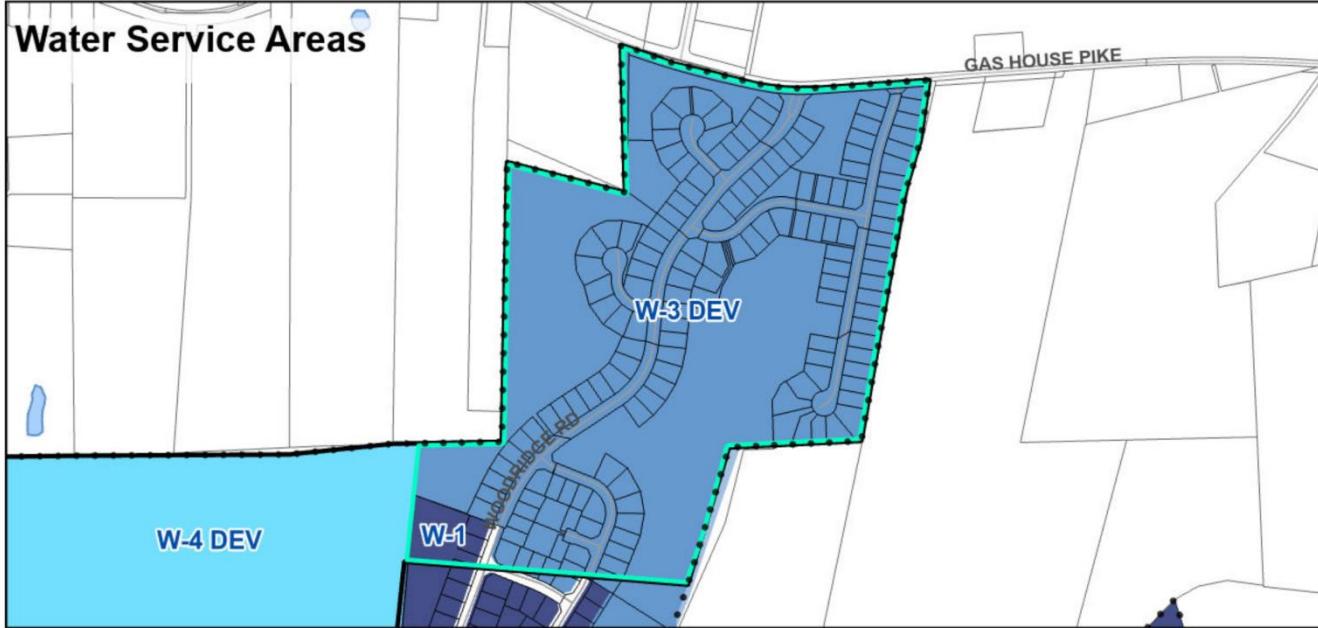
- W-4/Dev
- Planned Service
- No Planned Service

### 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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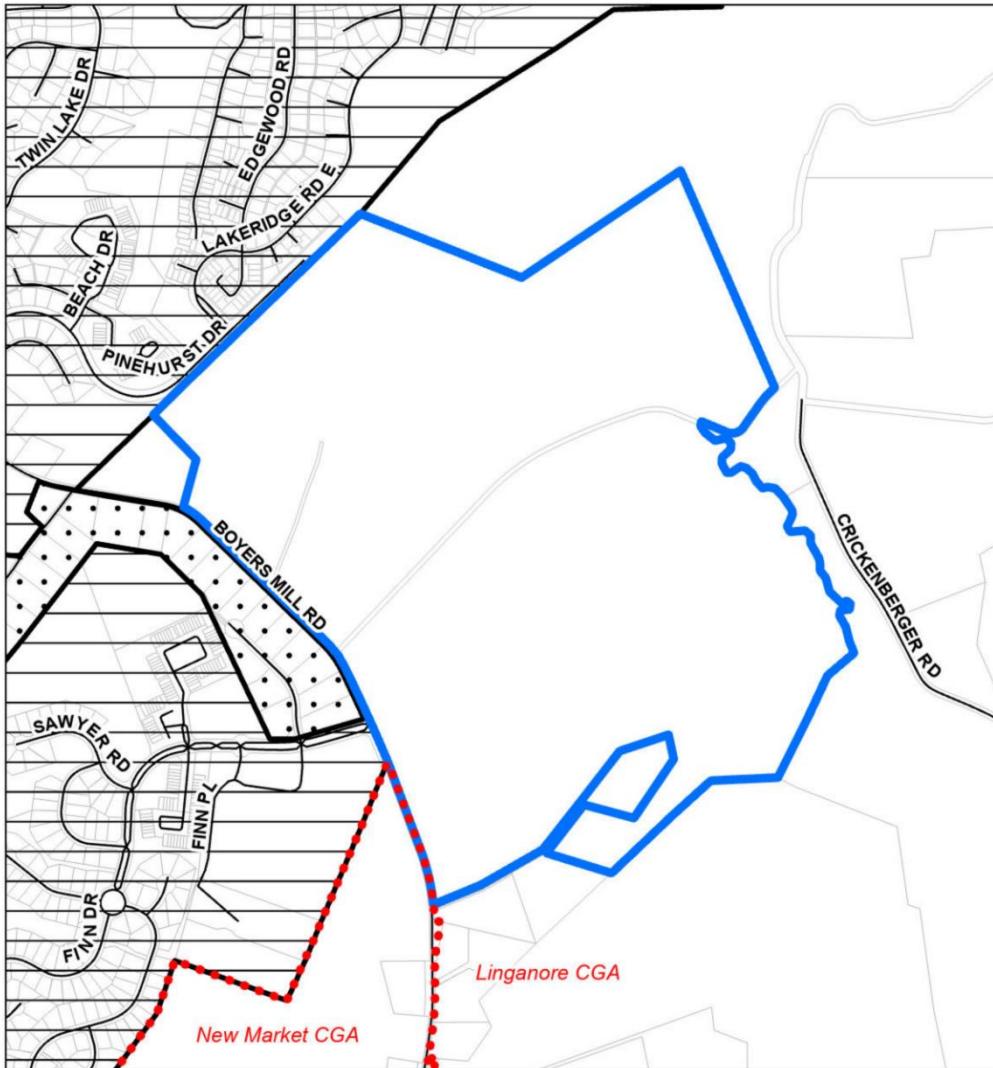
# *Process*

- 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

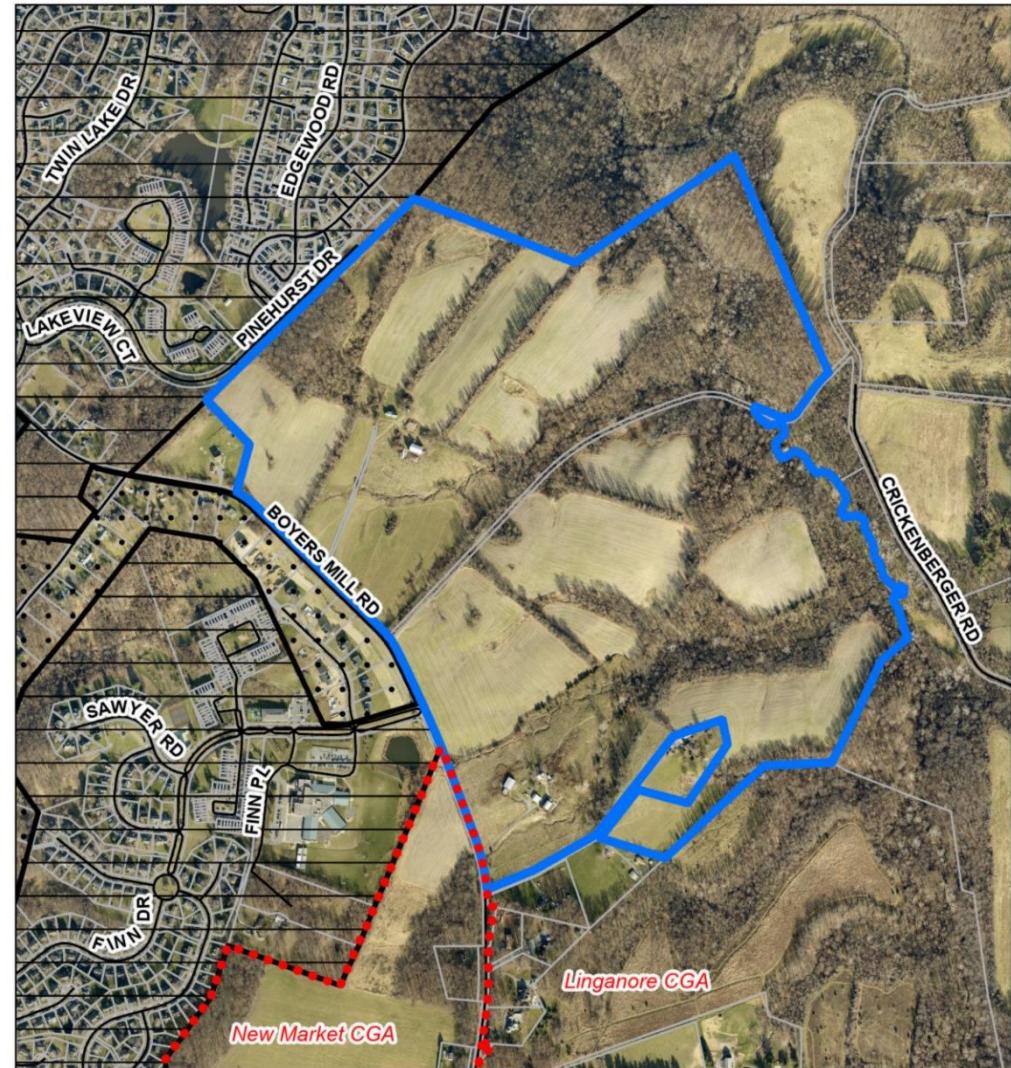


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Division of Planning and Permitting

0 0.1 0.2 0.4 Miles

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- Community Growth Area
- Proposed PFA  
Addition- Gordon Mill
- PFA
- Heritage Area in Locally  
Designated Growth  
Areas



## 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
- Proposed PFA  
Addition- Gordon Mill
- PFA
- Heritage Area in Locally  
Designated Growth  
Areas



## Priority Funding Areas



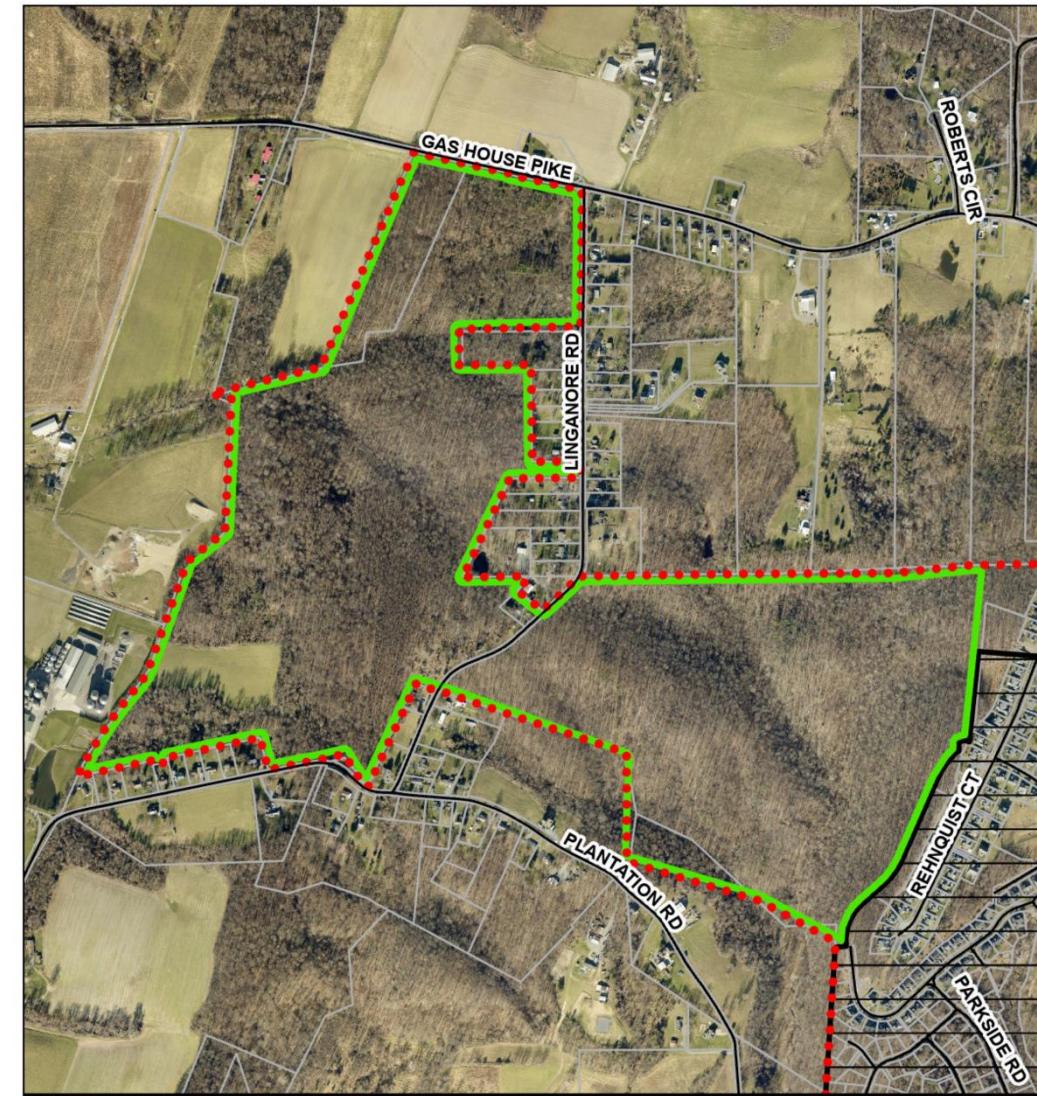
Frederick County, Maryland  
Division of Planning and Permitting

0 0.1 0.2 0.4 Miles

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Community Growth Area  PFA

Proposed PFA  
Addition- Westridge



## 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  PFA

Proposed PFA  
Addition- Westridge



