

Fall 2023 Cycle

Water/Sewerage Plan Amendments

WS-23-15 Frederick Wedgewood Minis LLC (YourSpace Self Storage Ballenger Creek)

Reclassification of 1.06 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev
4981 New Design Road

WS-23-17 Weis Markets (75-80 Properties LLC)

Reclassification of 15.45 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev
11210 Fingerboard Road

WS-23-18 DR Acquisitions LLC (Park Place)

Reclassification of 3.27 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev
5344 and 5328 Ballenger Creek Pike and two unaddressed parcels on the west side of Ballenger Creek Pike, 500 feet south of Corporate Drive

WS-23-19 Oakdale Investments LLC (Creekside – Hamptons East)

Reclassification of 181.79 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev
North side of Gas House Pike and west of Central Church Road

Fall 2023 Cycle

Water/Sewerage Plan Amendments

WS-23-20 Cromwell Investments LC (Cromwell)

Reclassification of 148.7 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

6101 Meadow Road and one unaddressed parcel on the east side of Meadow Road, approximately 1,670' north of Hall Road

WS-23-21 6218 Yeagertown Road LLC (Bell Farm)

Reclassification of 75.49 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev

6218 Yeagertown Road

WS-23-22 C.E. Rensberger & Family LLC (Chris Matthews)

Reclassification of 0.69 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev

Southeast side of Old New Market Road, approximately 900' southwest of MD-75/Green Valley Road

WS-23-23 New Market 279 (DC) ASLI VIII LLC (Gordon Mill)

Reclassification of 279 acres from Planned Service (water and sewer), W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev and depiction of a sewage pumping station on Parcel 2

6300 and 6311 Boyers Mill Road

Fall 2023 Cycle

Water/Sewerage Plan Amendments

WS-23-24 Natelli Communities LLC (Cooper Property)

Reclassification of 124.23 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev in the City of Brunswick plus the depiction of a water tank symbol and a pumping station symbol
1530 Souder Road in the City of Brunswick

WS-23-25 Edward and Brenda Lupcho (Grove Hill)

Reclassification of 8.52 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev in the City of Frederick
6218 Yeagertown Road

WS-23-26 DR Acquisitions LLC (East Main Street New Market)

Reclassification of 5.42 acres from W-5/Dev to W-3/Dev
South side of East Main Street near Marley Street in the Town of New Market

WS-23-15

Frederick Wedgewood Minis, LLC



CASE:

WS-23-15

APPLICANT:

**Frederick Wedgewood Minis
LLC (YourSpace Self Storage
Ballenger Creek)**

REQUEST:

**Reclassification of 1.06
acres from W-5/Dev, S-5/Dev
to W-3/Dev, S-3/Dev**

LOCATION:

4981 New Design Road

WS-23-15



CASE:

WS-23-15

APPLICANT:

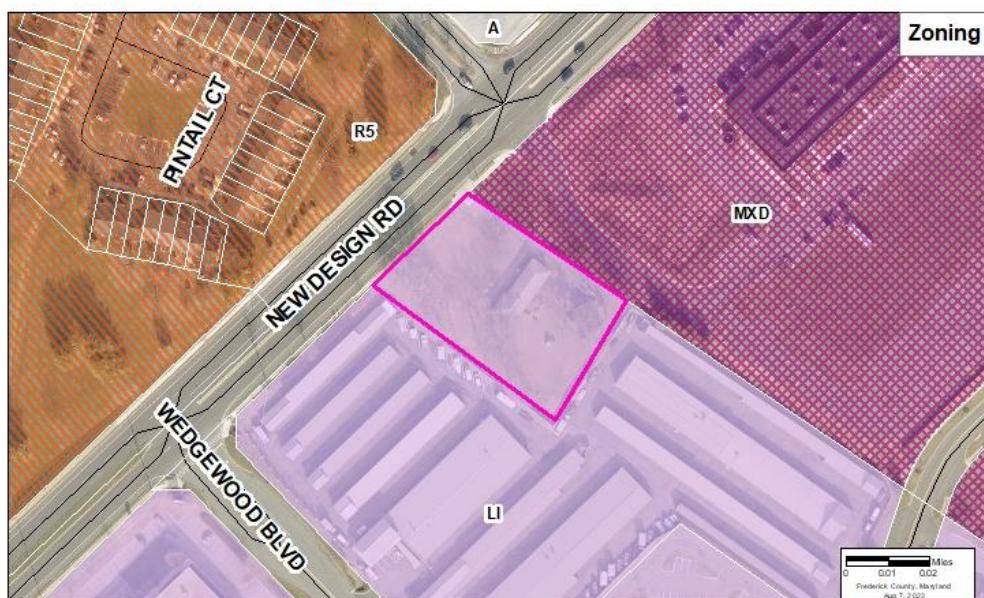
**Frederick Wedgewood Minis
LLC (YourSpace Self Storage
Ballenger Creek)**

REQUEST:

**Reclassification of 1.06
acres from W-5/Dev, S-5/Dev
to W-3/Dev, S-3/Dev**

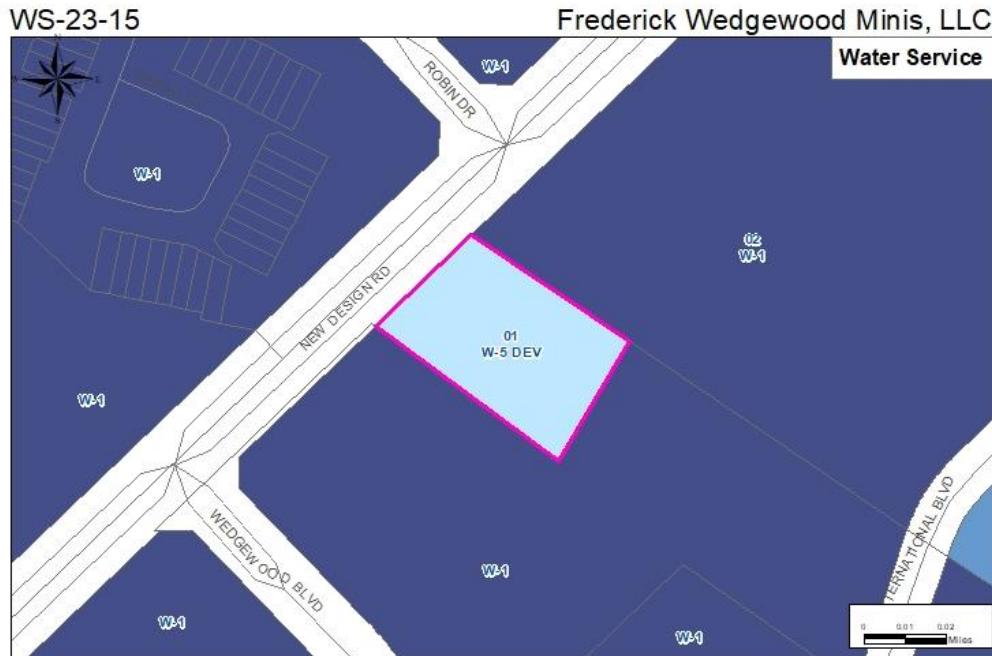
LOCATION:

4981 New Design Road



LIVABLE FREDERICK
PLANNING & DESIGN OFFICE

WS-23-15



CASE:

WS-23-15

APPLICANT:

**Frederick Wedgewood Minis
LLC (YourSpace Self Storage
Ballenger Creek)**

REQUEST:

**Reclassification of 1.06
acres from W-5/Dev, S-5/Dev
to W-3/Dev, S-3/Dev**

LOCATION:

4981 New Design Road



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-17



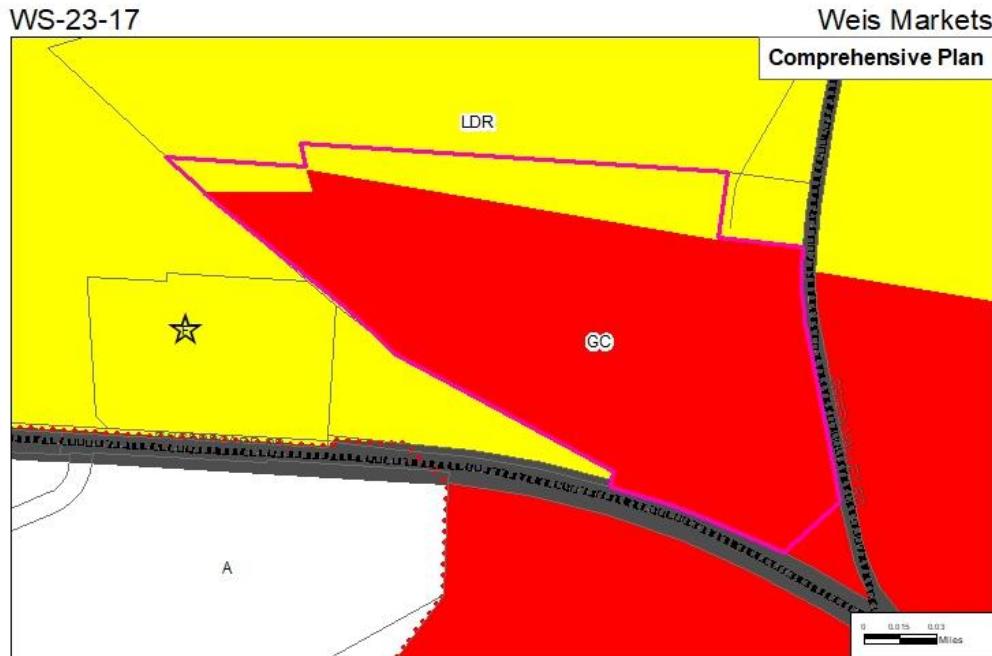
CASE: **WS-23-17**

APPLICANT: **Weis Markets (75-80
Properties LLC)**

REQUEST: **Reclassification of 15.45
acres from W-5/Dev, S-5/Dev
to W-4/Dev, S-4/Dev**

LOCATION: **11210 Fingerboard Road**

WS-23-17



CASE:

WS-23-17

APPLICANT:

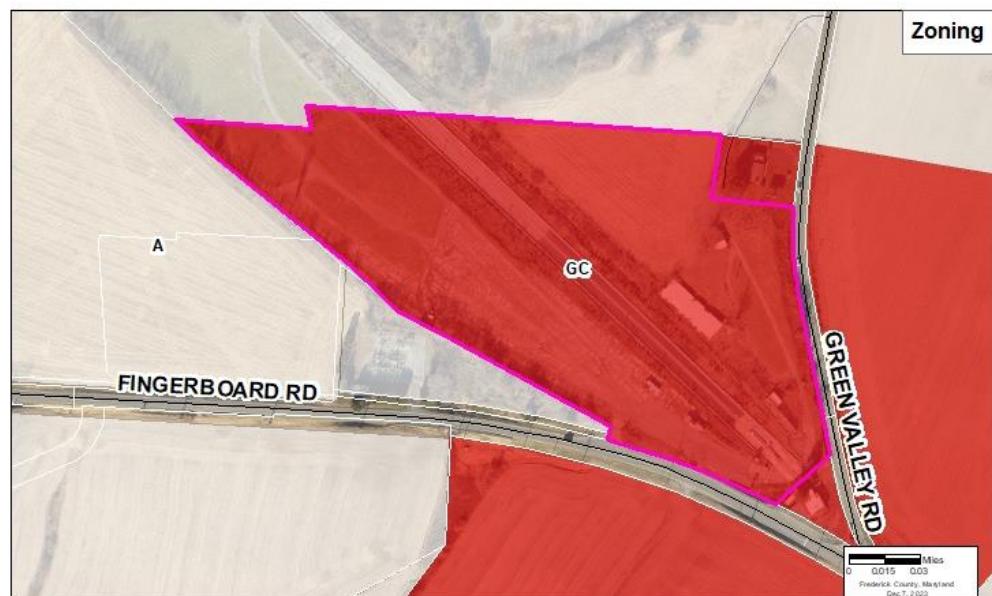
**Weis Markets (75-80
Properties LLC)**

REQUEST:

**Reclassification of 15.45
acres from W-5/Dev, S-5/Dev
to W-4/Dev, S-4/Dev**

LOCATION:

11210 Fingerboard Road



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

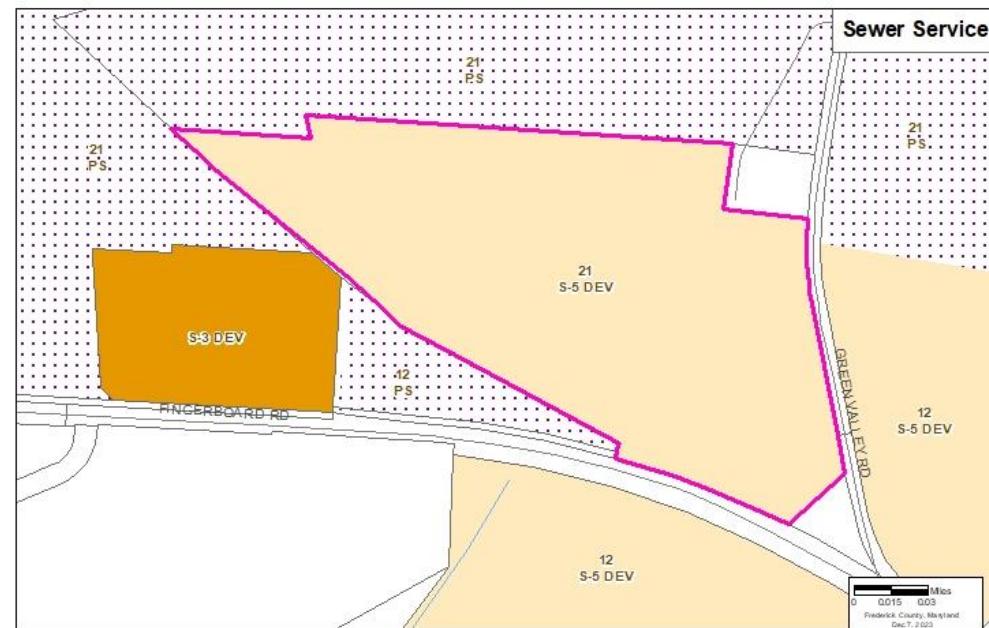


CASE: **WS-23-17**

APPLICANT: **Weis Markets (75-80 Properties LLC)**

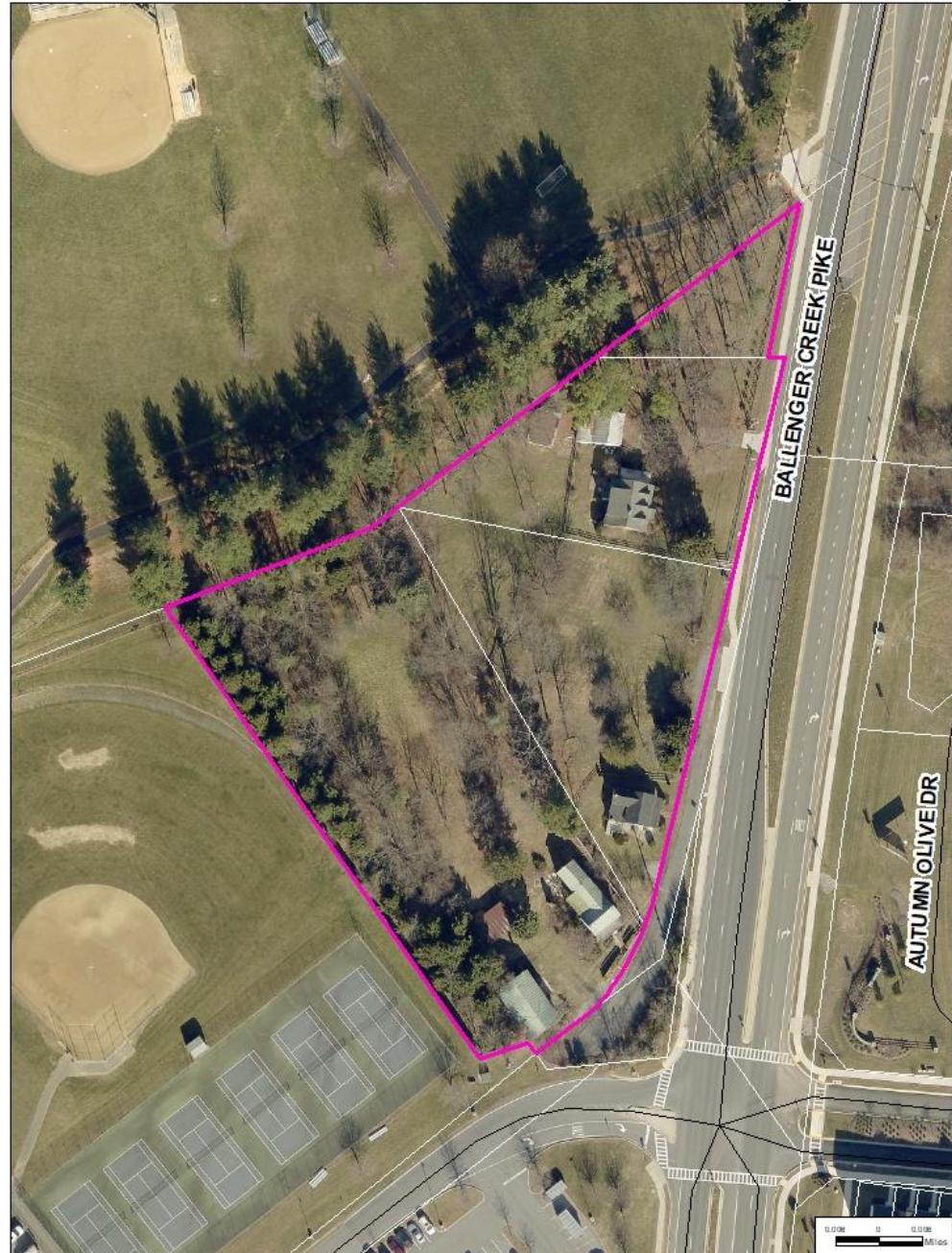
REQUEST: **Reclassification of 15.45 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev**

LOCATION: **11210 Fingerboard Road**



WS-23-18

DR Acquisitions LLC



CASE:

WS-23-18

APPLICANT:

DR Acquisitions LLC (Park Place)

REQUEST:

Reclassification of 3.27 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

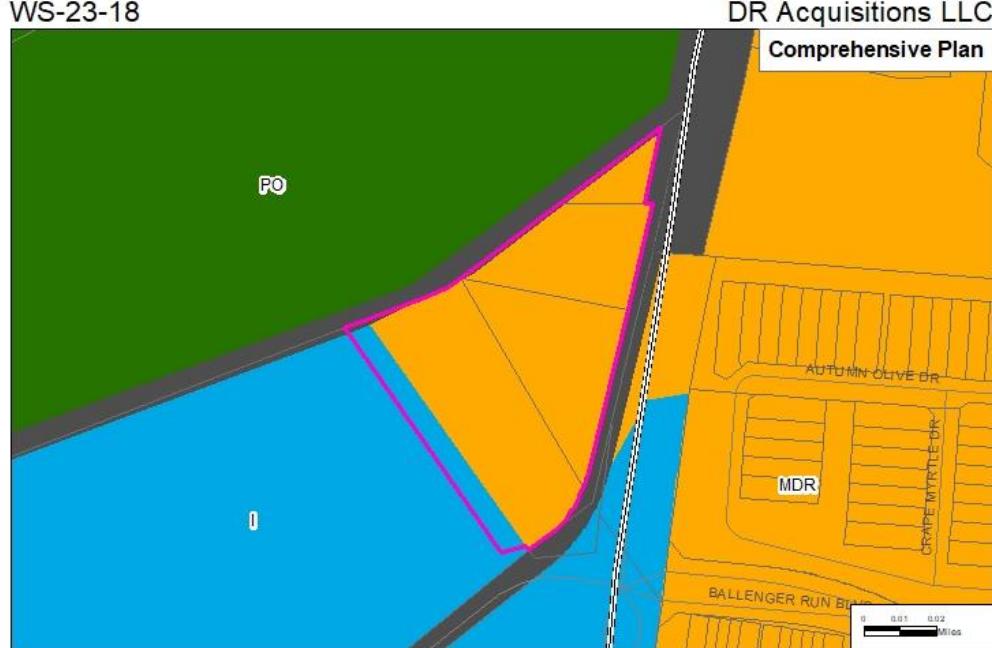
LOCATION:

5344 and 5328 Ballenger Creek Pike and two unaddressed parcels on the west side of Ballenger Creek Pike, 500 feet south of Corporate Drive.



LIVABLE FREDERICK
PLANNING & DESIGN OFFICE

WS-23-18



CASE:

WS-23-18

APPLICANT:

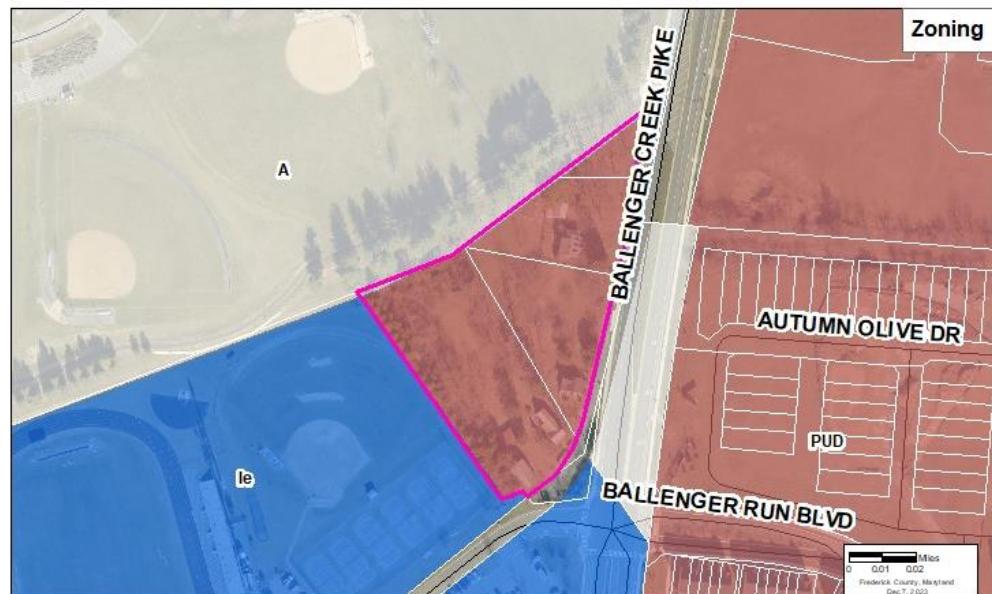
DR Acquisitions LLC (Park Place)

REQUEST:

Reclassification of 3.27 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

LOCATION:

5344 and 5328 Ballenger Creek Pike and two unaddressed parcels on the west side of Ballenger Creek Pike, 500 feet south of Corporate Drive.



LIVABLE FREDERICK
PLANNING & DESIGN OFFICE

WS-23-18



CASE:

WS-23-18

APPLICANT:

DR Acquisitions LLC (Park Place)

REQUEST:

Reclassification of 3.27 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

LOCATION:

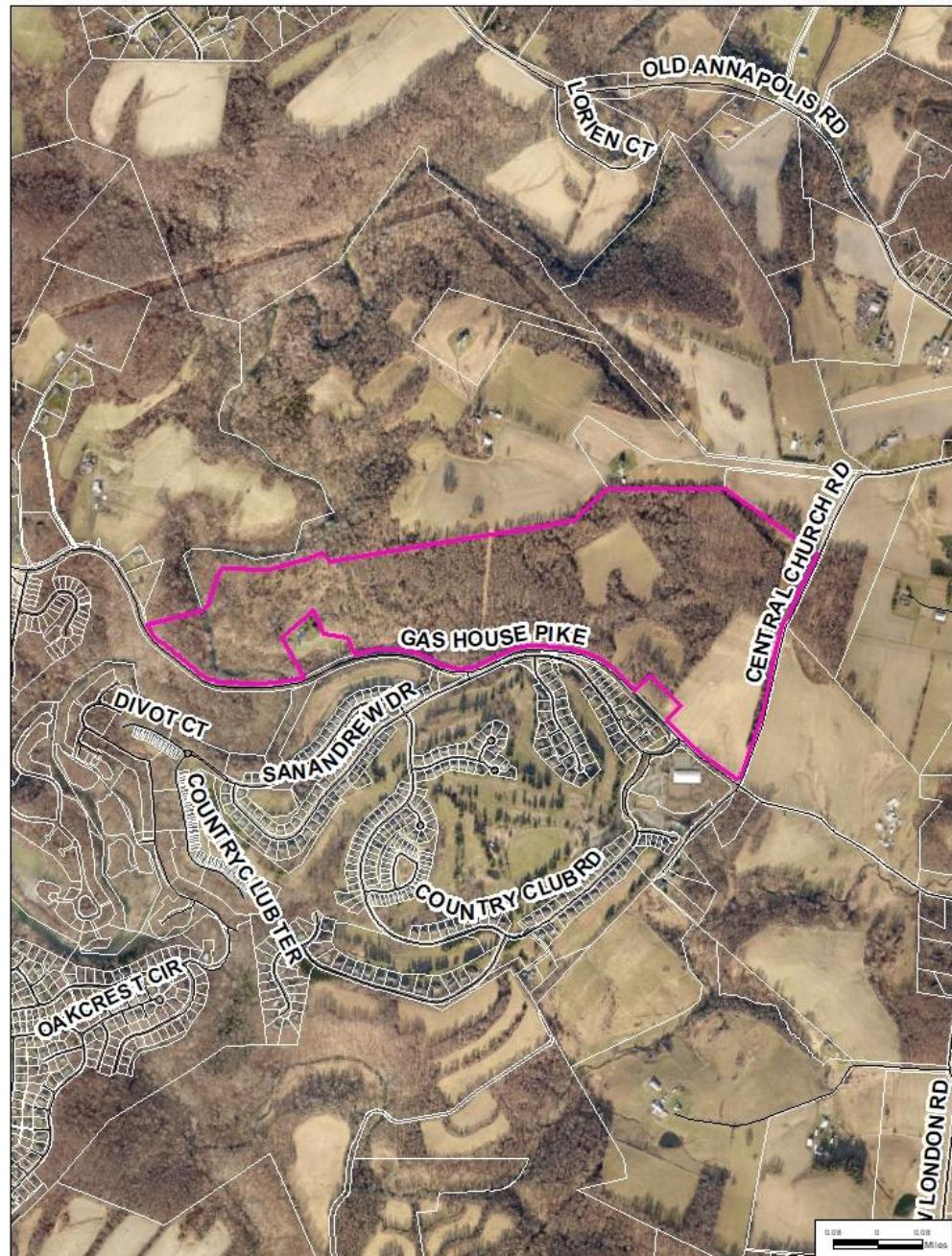
5344 and 5328 Ballenger Creek Pike and two unaddressed parcels on the west side of Ballenger Creek Pike, 500 feet south of Corporate Drive.



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-19

Oakdale Investments LLC



CASE:

WS-23-19

APPLICANT:

**Oakdale Investments LLC
(Creekside – Hamptons East)**

REQUEST:

**Reclassification of 181.79
acres from W-4/Dev, S-4/Dev
to W-3/Dev, S-3/Dev**

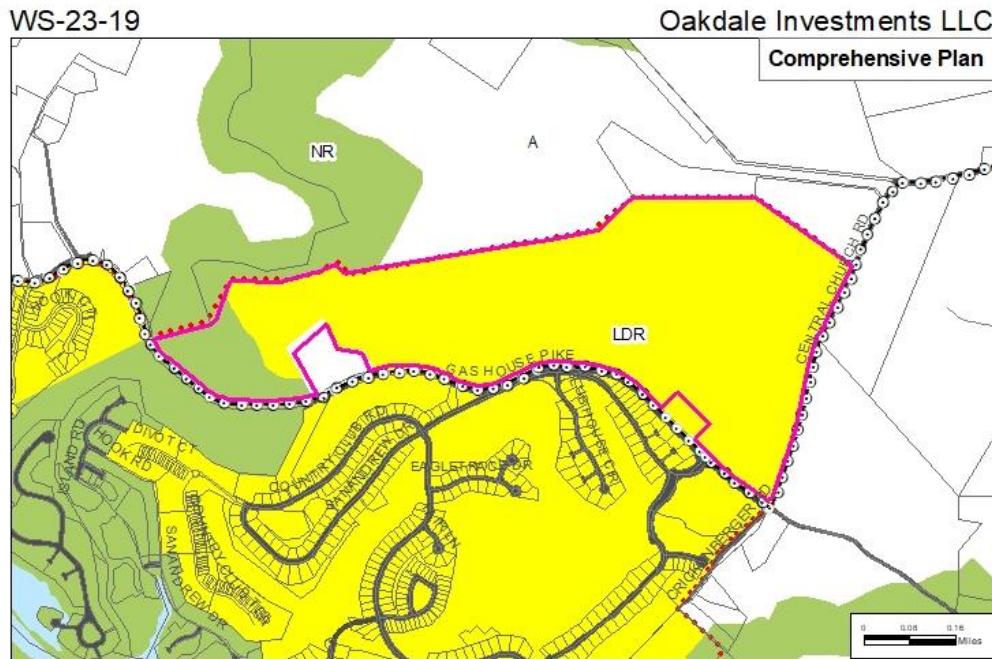
LOCATION:

**North side of Gas House Pike
and West of Central Church
Road**



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-19



CASE:

WS-23-19

APPLICANT:

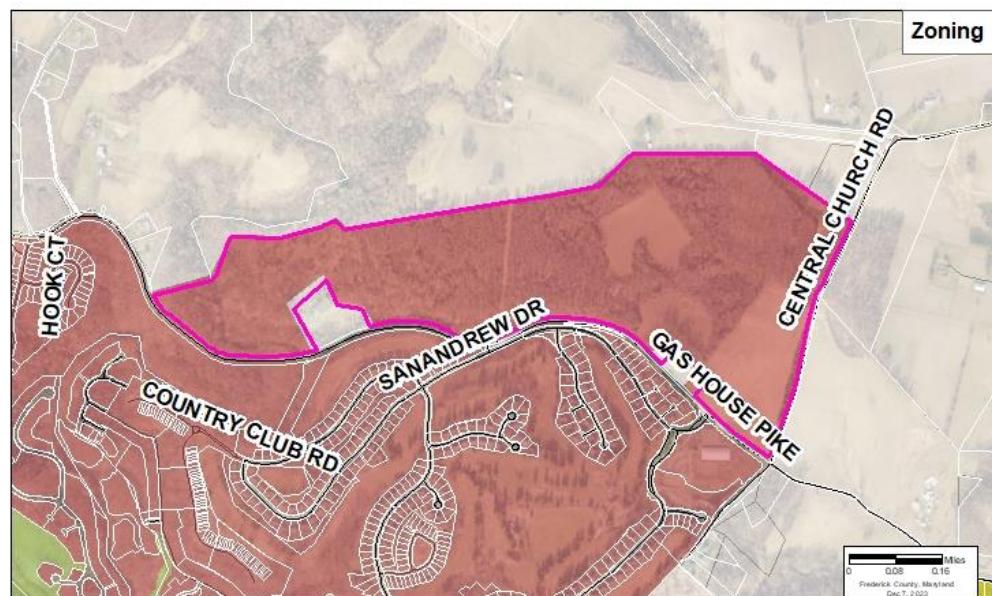
**Oakdale Investments LLC
(Creekside – Hamptons East)**

REQUEST:

**Reclassification of 181.79
acres from W-4/Dev, S-4/Dev
to W-3/Dev, S-3/Dev**

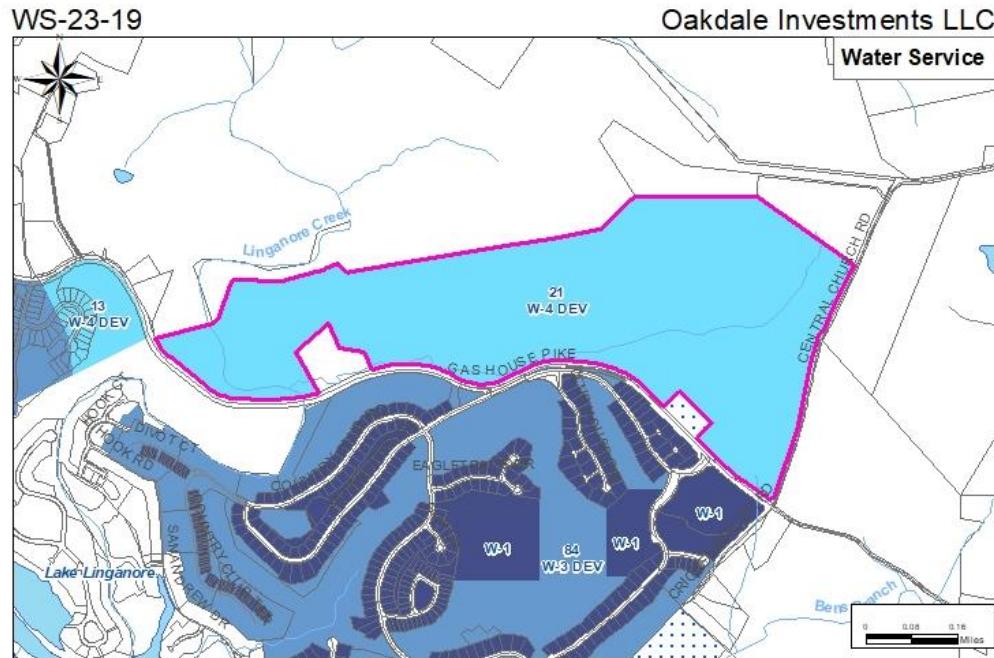
LOCATION:

**North side of Gas House Pike
and West of Central Church
Road**



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-19



CASE:

WS-23-19

APPLICANT:

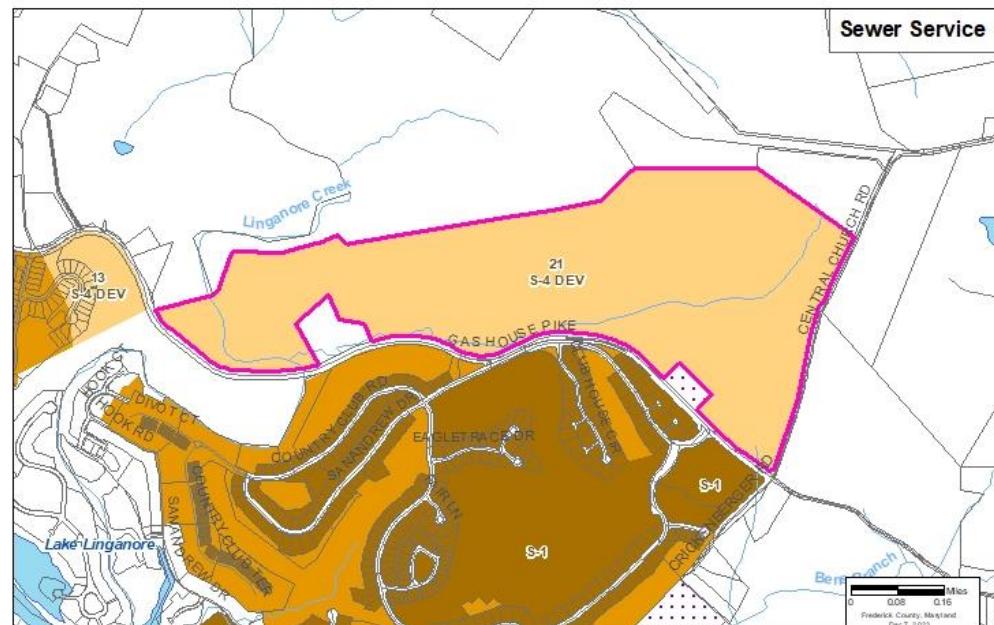
**Oakdale Investments LLC
(Creekside – Hamptons East)**

REQUEST:

**Reclassification of 181.79
acres from W-4/Dev, S-4/Dev
to W-3/Dev, S-3/Dev**

LOCATION:

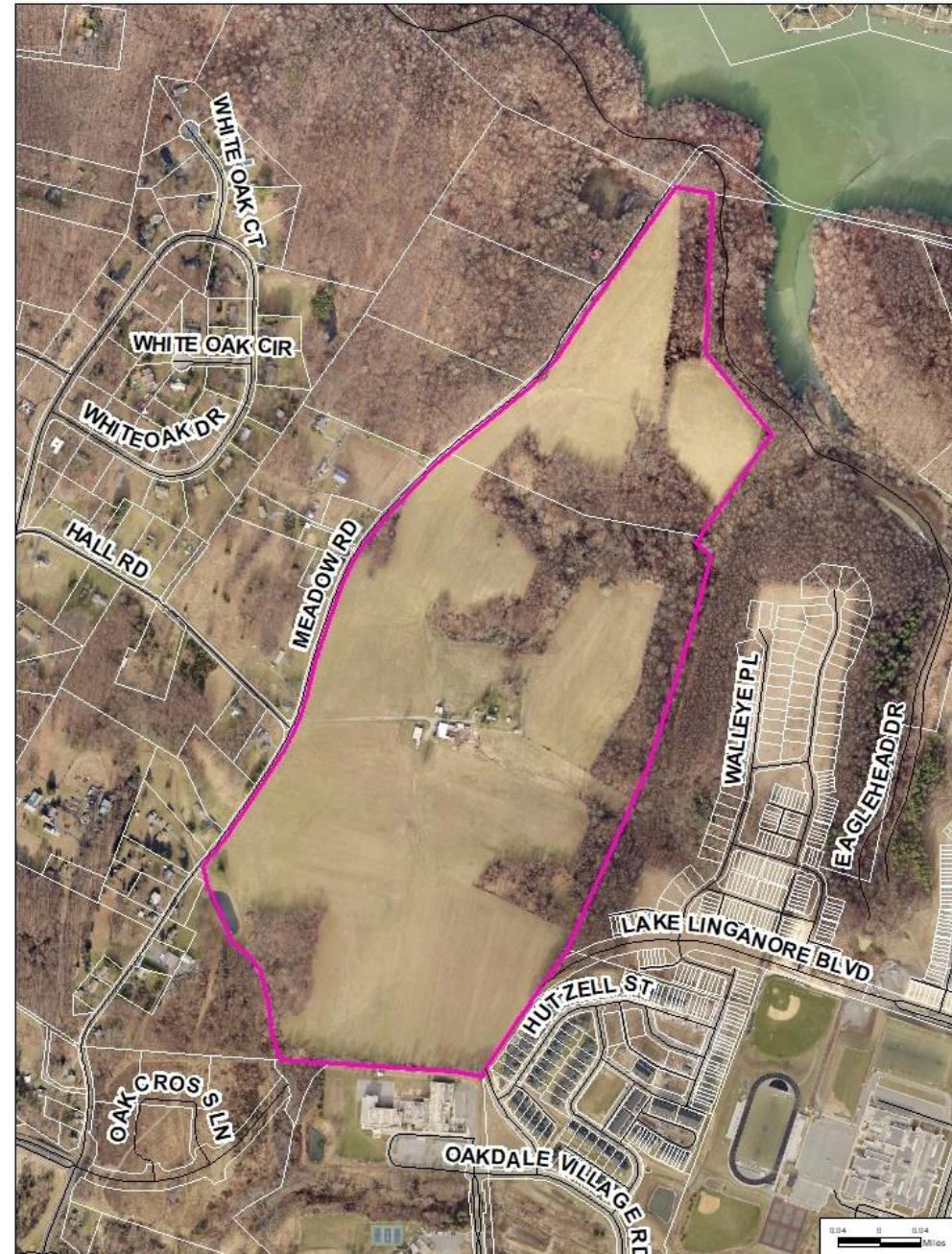
**North side of Gas House Pike
and West of Central Church
Road**



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-20

Cromwell Investments LLC



CASE:

WS-23-20

APPLICANT:

**Cromwell Investments LC
(Cromwell)**

REQUEST:

**Reclassification of 148.7
acres from W-4/Dev, S-4/Dev
to W-3/Dev, S-3/Dev**

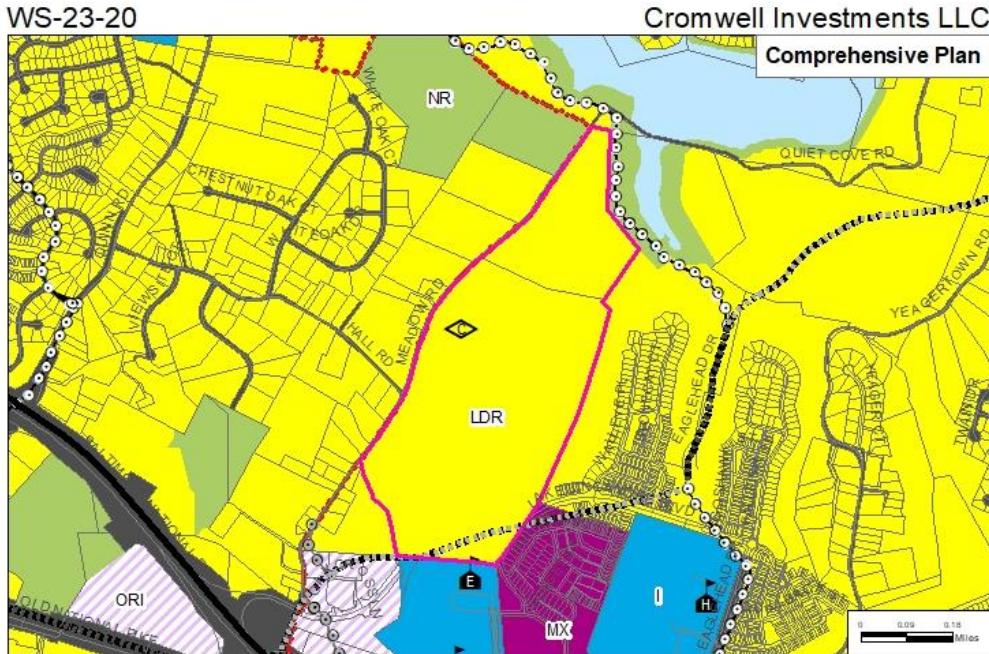
LOCATION:

**6101 Meadow Road and one
unaddressed parcel on the
east side of Meadow Road,
approximately 1,670' north of
Hall Road**



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-20



CASE:

WS-23-20

APPLICANT:

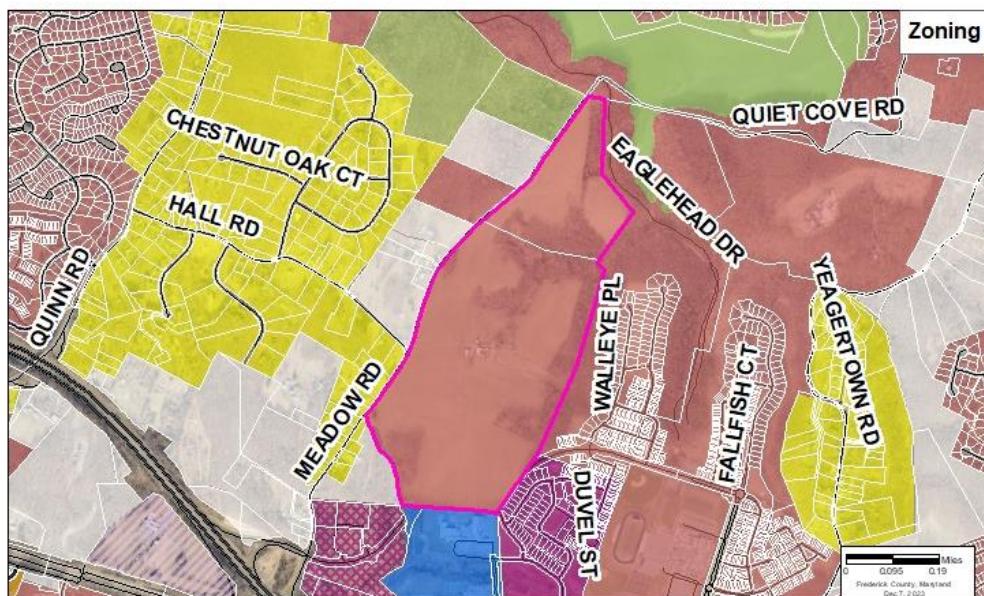
**Cromwell Investments LC
(Cromwell)**

REQUEST:

**Reclassification of 148.7
acres from W-4/Dev, S-4/Dev
to W-3/Dev, S-3/Dev**

LOCATION:

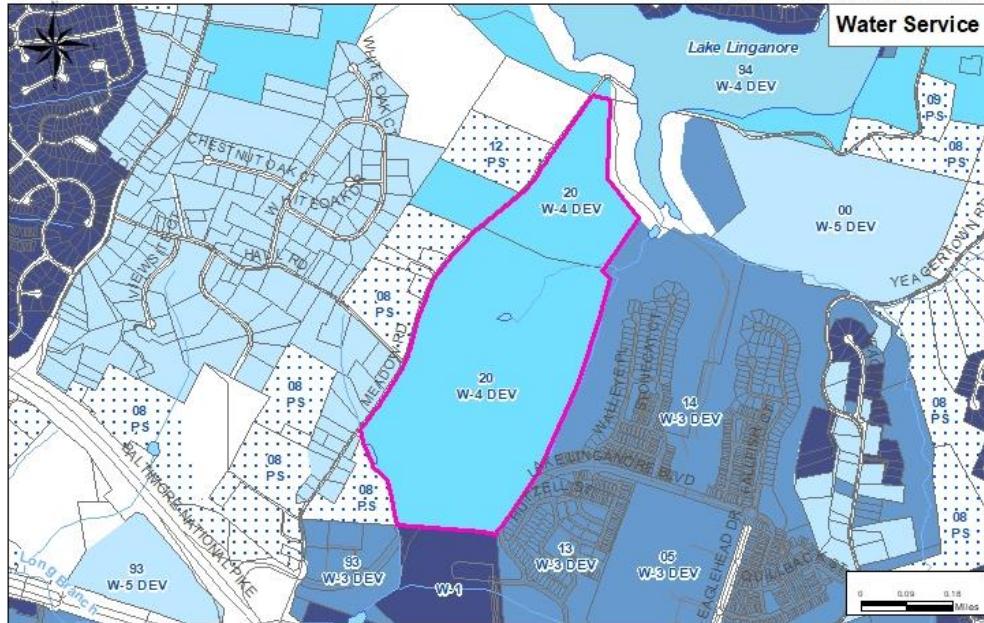
**6101 Meadow Road and one
unaddressed parcel on the
east side of Meadow Road,
approximately 1,670' north of
Hall Road**



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-20

Cromwell Investments LLC



CASE:

WS-23-20

APPLICANT:

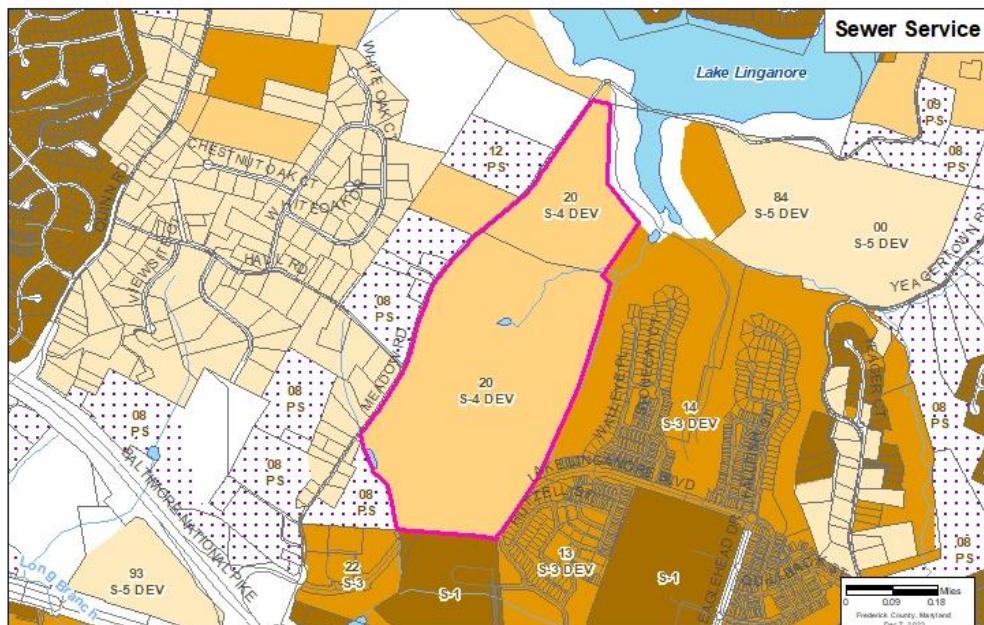
Cromwell Investments LC (Cromwell)

REQUEST:

Reclassification of 148.7 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

LOCATION:

6101 Meadow Road and one unaddressed parcel on the east side of Meadow Road, approximately 1,670' north of Hall Road



LIVABLE FREDERICK PLANNING & DESIGN OFFICE

WS-23-21



Yeagertown Road LLC

CASE:

WS-23-21

APPLICANT:

**6218 Yeagertown Road LLC
(Bell Farm)**

REQUEST:

**Reclassification of 75.49
acres from W-5/Dev, S-5/Dev
to W-4/Dev, S-4/Dev**

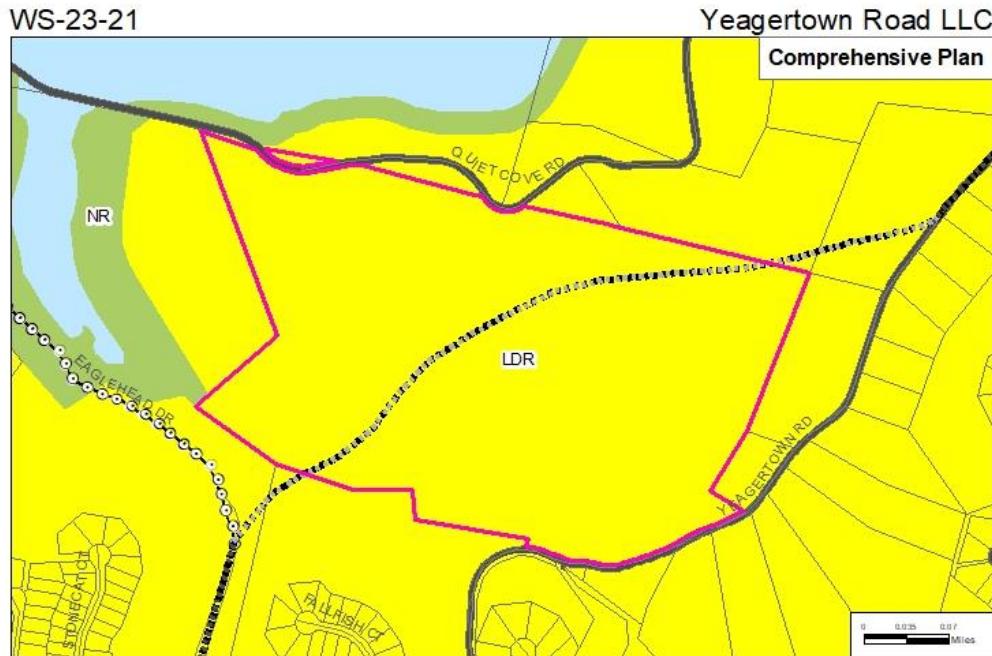
LOCATION:

6218 Yeagertown Road



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-21



CASE:

WS-23-21

APPLICANT:

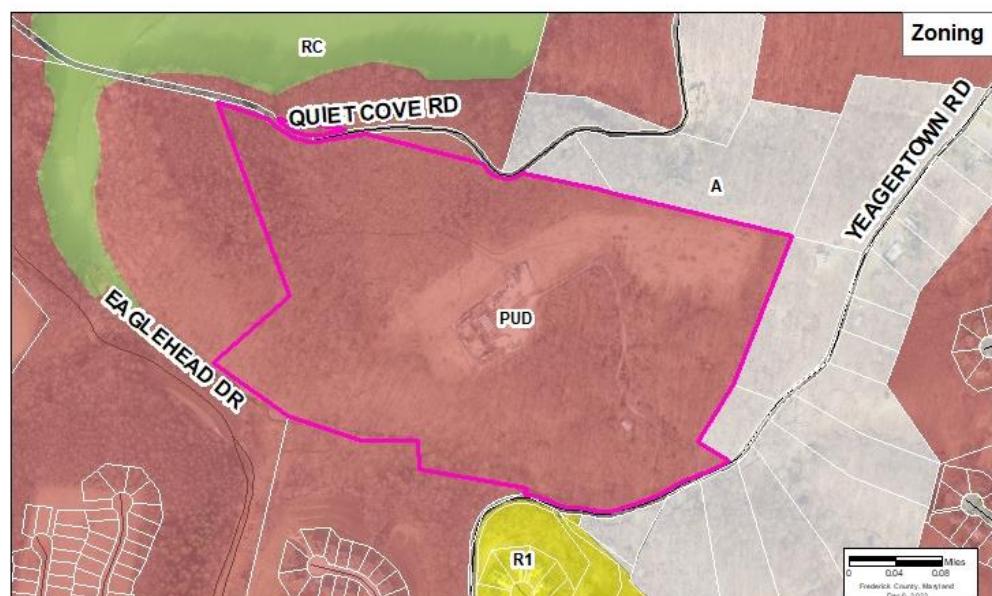
**6218 Yeagertown Road LLC
(Bell Farm)**

REQUEST:

**Reclassification of 75.49
acres from W-5/Dev, S-5/Dev
to W-4/Dev, S-4/Dev**

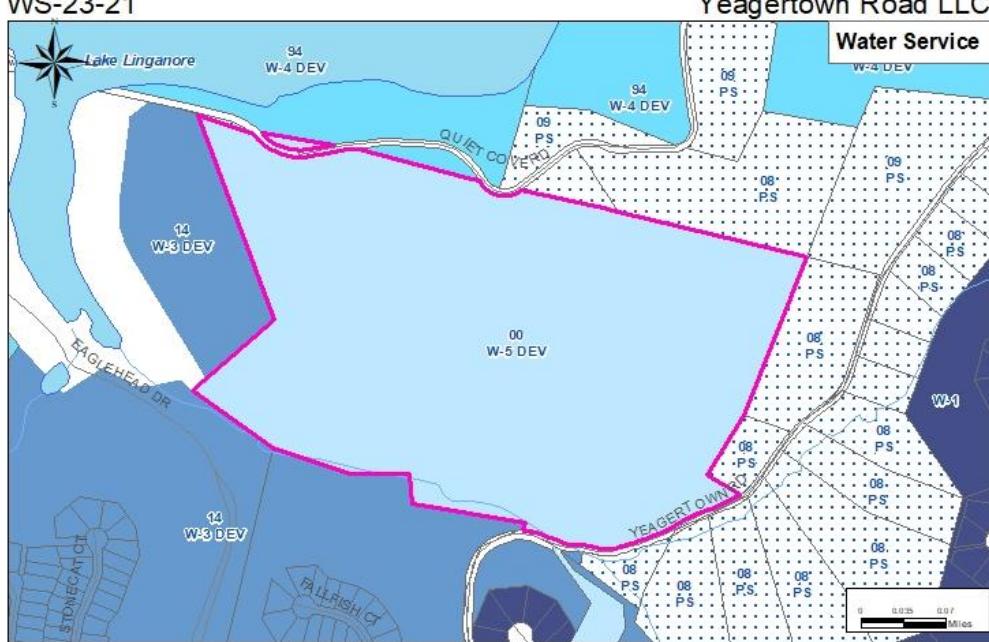
LOCATION:

6218 Yeagertown Road



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-21



CASE:

WS-23-21

APPLICANT:

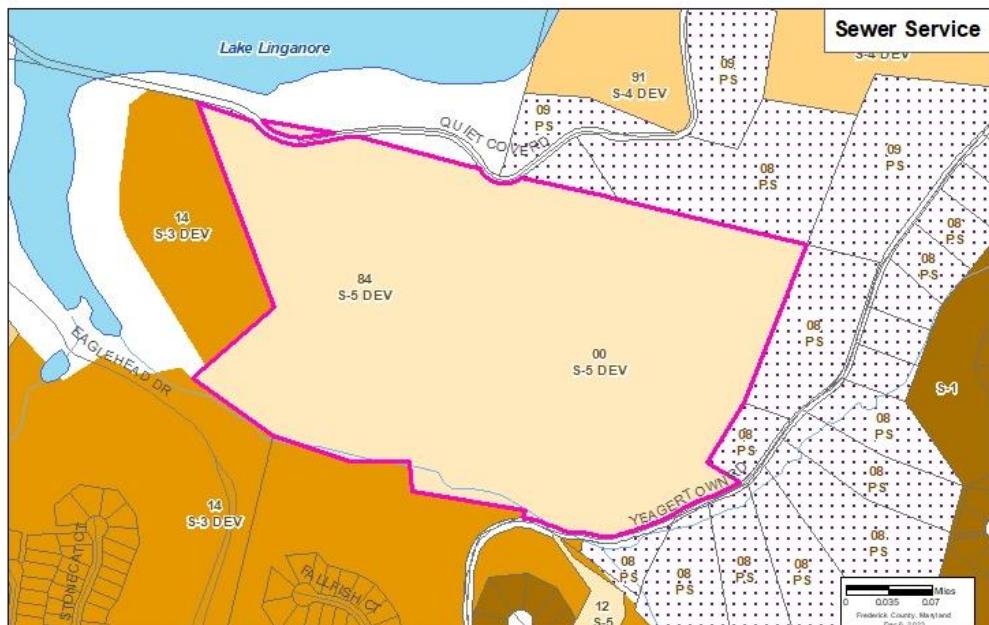
**6218 Yeagertown Road LLC
(Bell Farm)**

REQUEST:

**Reclassification of 75.49
acres from W-5/Dev, S-5/Dev
to W-4/Dev, S-4/Dev**

LOCATION:

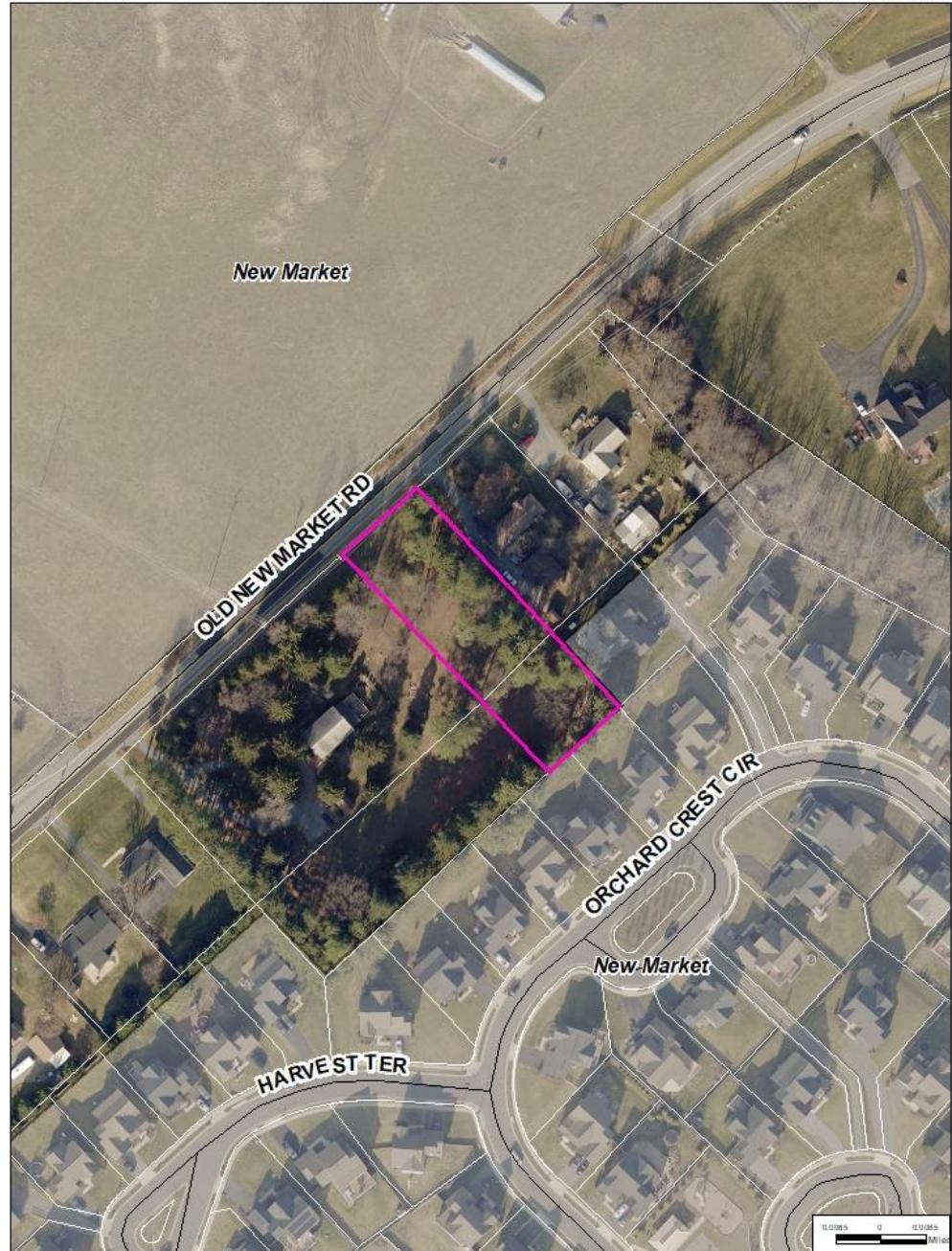
6218 Yeagertown Road



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-22

Chris Matthews



CASE:

WS-23-22

APPLICANT:

**C.E. Rensberger & Family LLC
(Chris Matthews)**

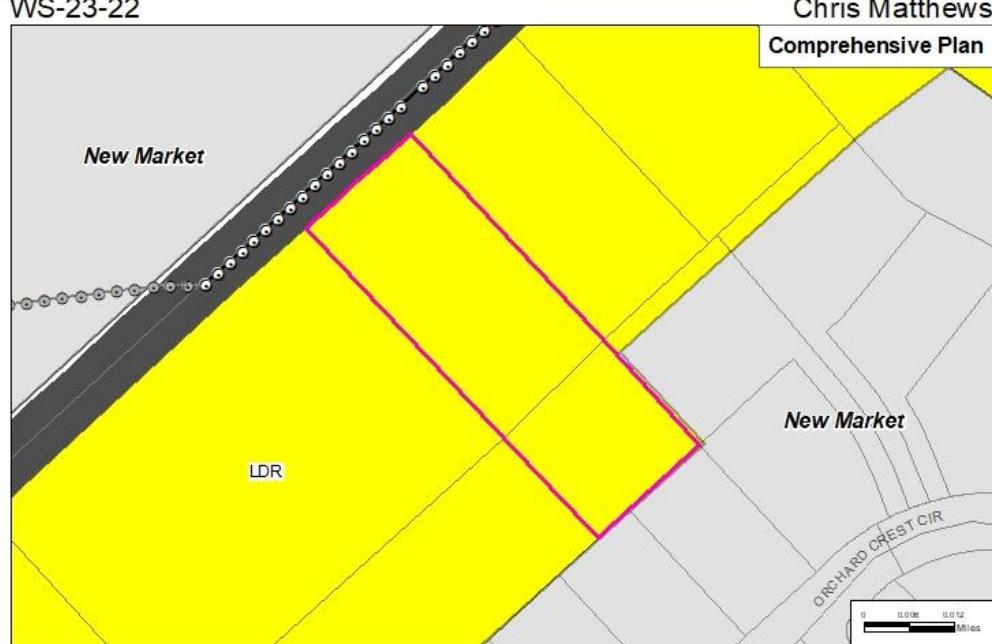
REQUEST:

**Reclassification of 0.69
acres from W-5/Dev, S-5/Dev
to W-4/Dev, S-4/Dev**

LOCATION:

**Southeast side of Old New
Market Road, approximately
900' southwest of MD-
75/Green Valley Road**

WS-23-22



CASE:

WS-23-22

APPLICANT:

**C.E. Rensberger & Family LLC
(Chris Matthews)**

REQUEST:

**Reclassification of 0.69
acres from W-5/Dev, S-5/Dev
to W-4/Dev, S-4/Dev**

LOCATION:

**Southeast side of Old New
Market Road, approximately
900' southwest of MD-
75/Green Valley Road**



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-22



CASE:

WS-23-22

APPLICANT:

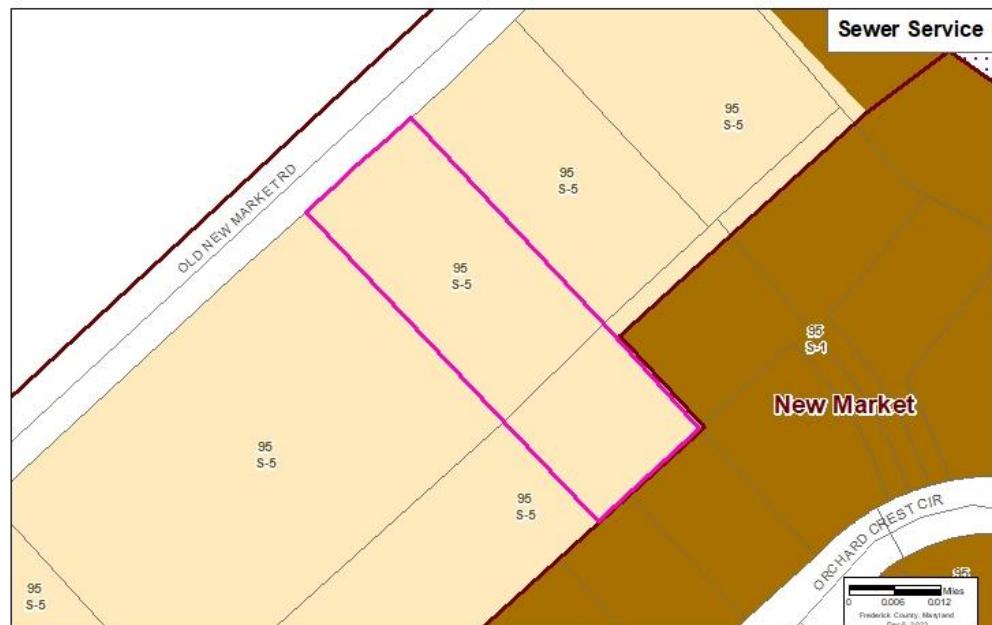
**C.E. Rensberger & Family LLC
(Chris Matthews)**

REQUEST:

**Reclassification of 0.69
acres from W-5/Dev, S-5/Dev
to W-4/Dev, S-4/Dev**

LOCATION:

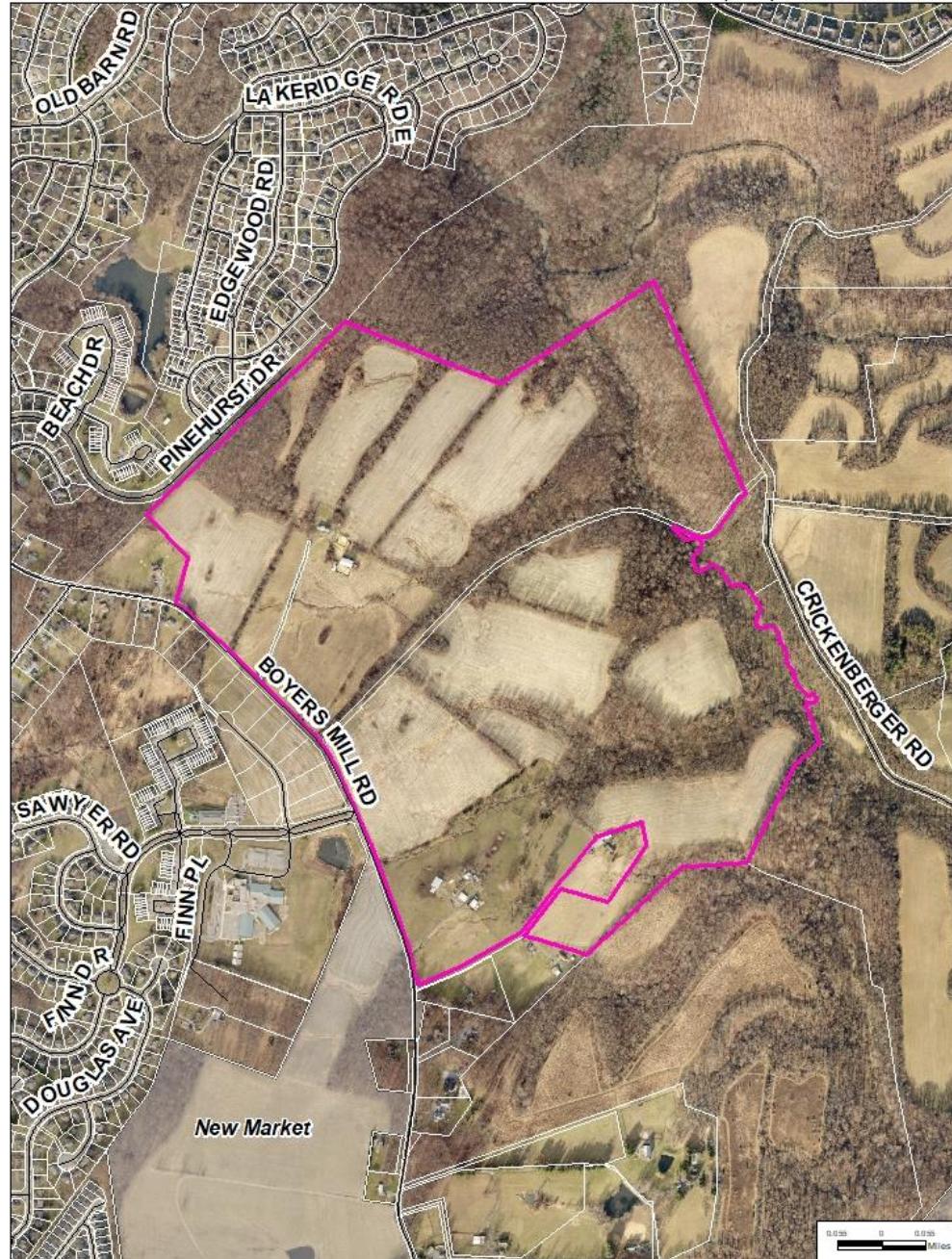
**Southeast side of Old New
Market Road, approximately
900' southwest of MD-
75/Green Valley Road**



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-23

New Market 279 (DC) ASLI VIII LLC



CASE:

WS-23-23

APPLICANT:

New Market 279 (DC) ASLI VIII LLC (Gordon Mill)

REQUEST:

Reclassification of 279 acres from Planned Service (water and sewer) and W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev and depiction of a sewage pumping station on Parcel 2

LOCATION:

6300 and 6311 Boyers Mill Road



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-23



CASE:

WS-23-23

APPLICANT:

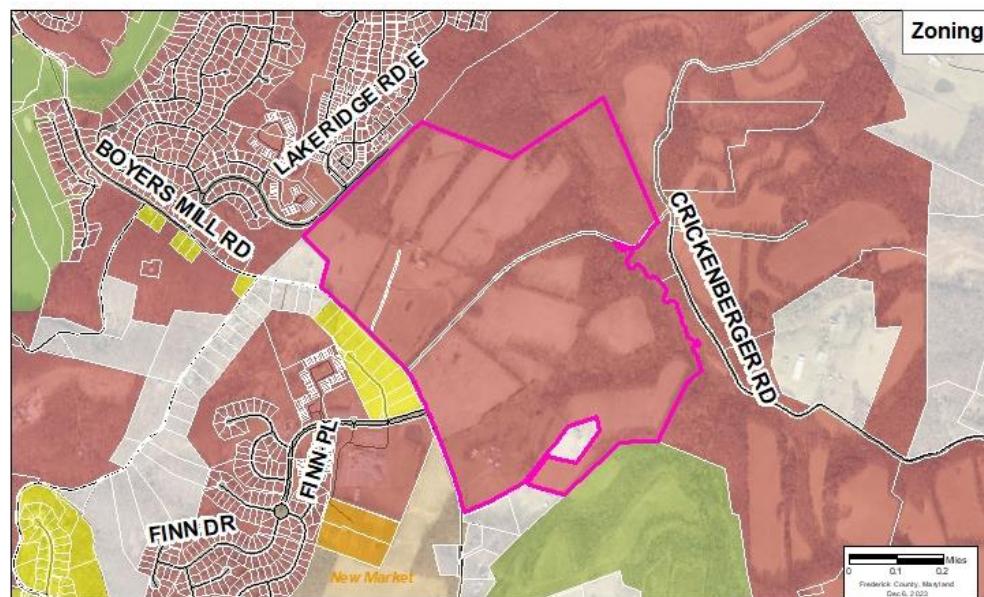
New Market 279 (DC) ASLI VIII LLC (Gordon Mill)

REQUEST:

Reclassification of 279 acres from Planned Service (water and sewer) and W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev and depiction of a sewage pumping station on Parcel 2

LOCATION:

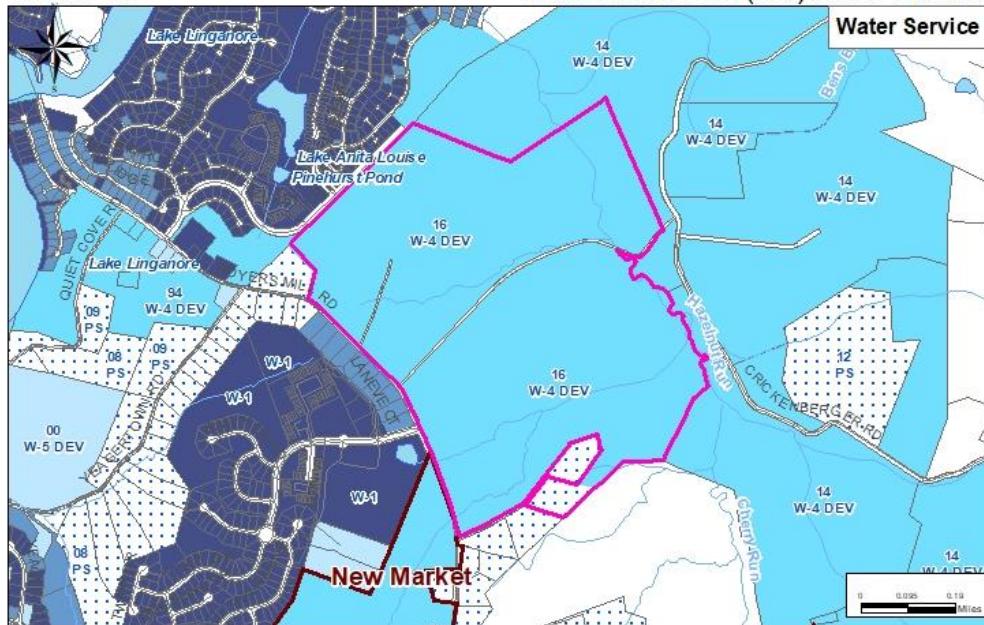
6300 and 6311 Boyers Mill Road



LIVABLE FREDERICK
PLANNING & DESIGN OFFICE

WS-23-23

New Market 279 (DC) ASLI VIII LLC



CASE:

WS-23-23

APPLICANT:

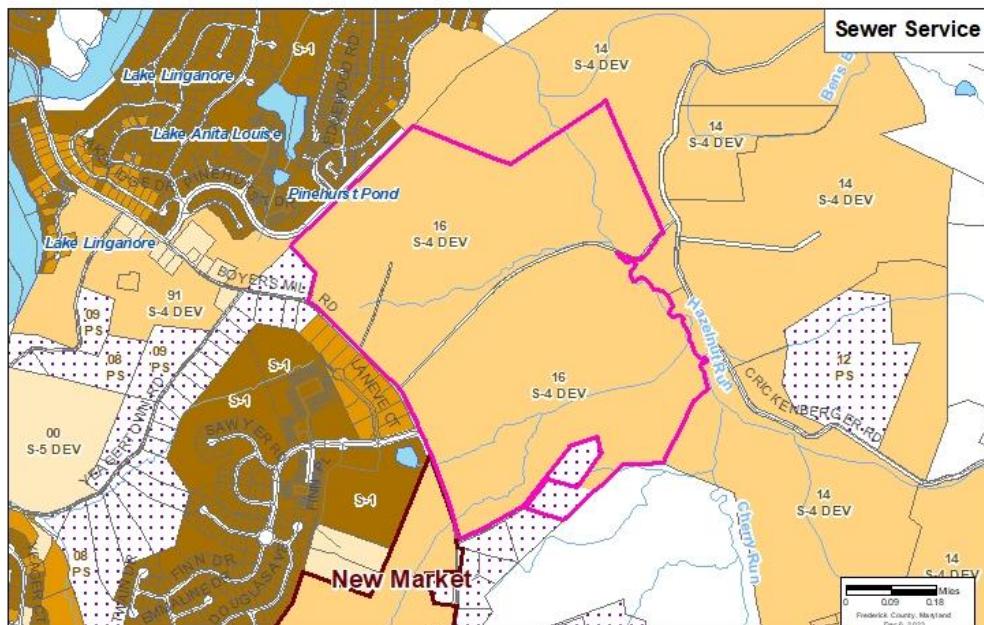
New Market 279 (DC) ASLI VIII LLC (Gordon Mill)

REQUEST:

Reclassification of 279 acres from Planned Service (water and sewer) and W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev and depiction of a sewage pumping station on Parcel 2

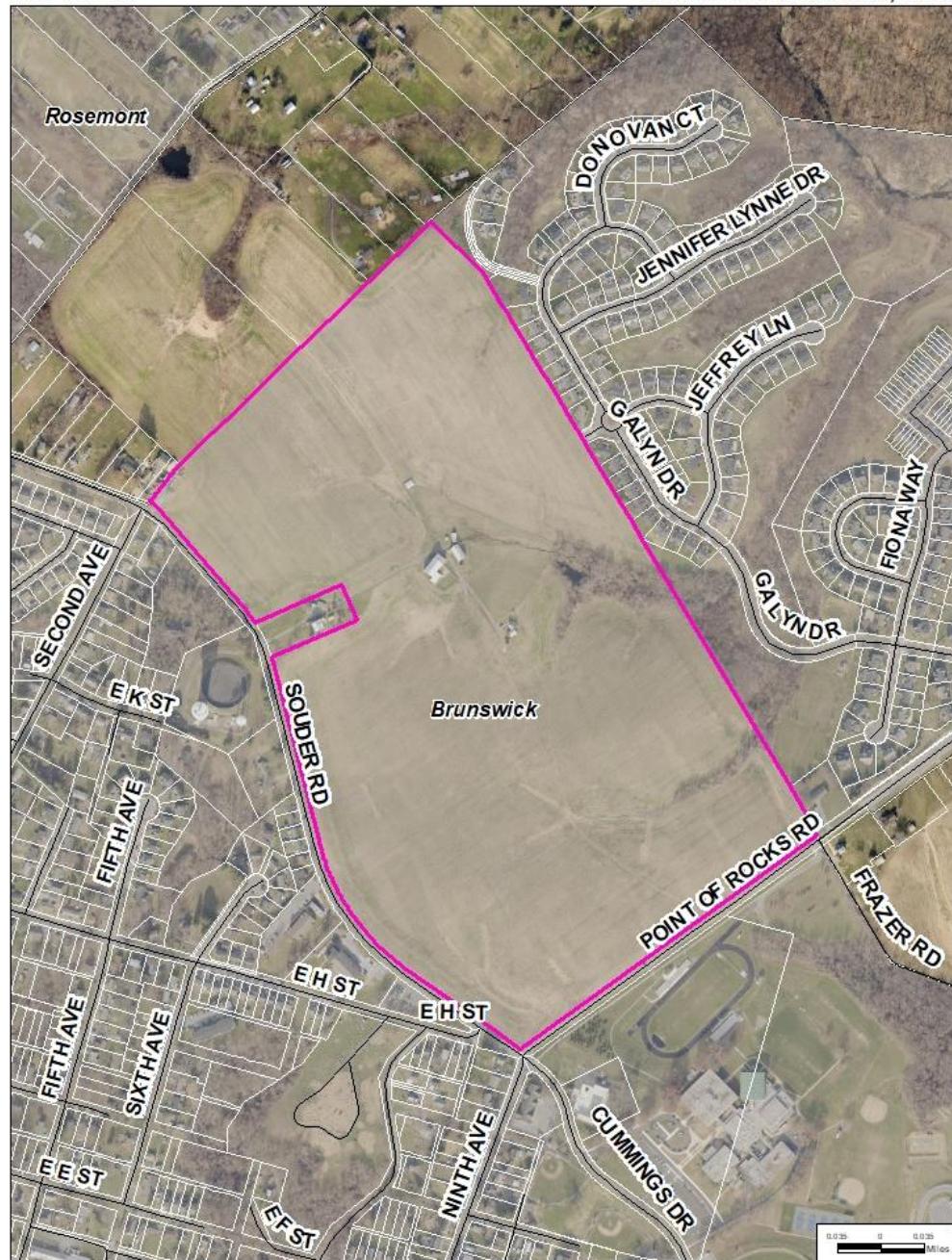
LOCATION:

6300 and 6311 Boyers Mill Road



WS-23-24

Natelli Communities, LLC



CASE:

WS-23-24

APPLICANT:

**Natelli Communities LLC
(Cooper Property)**

REQUEST:

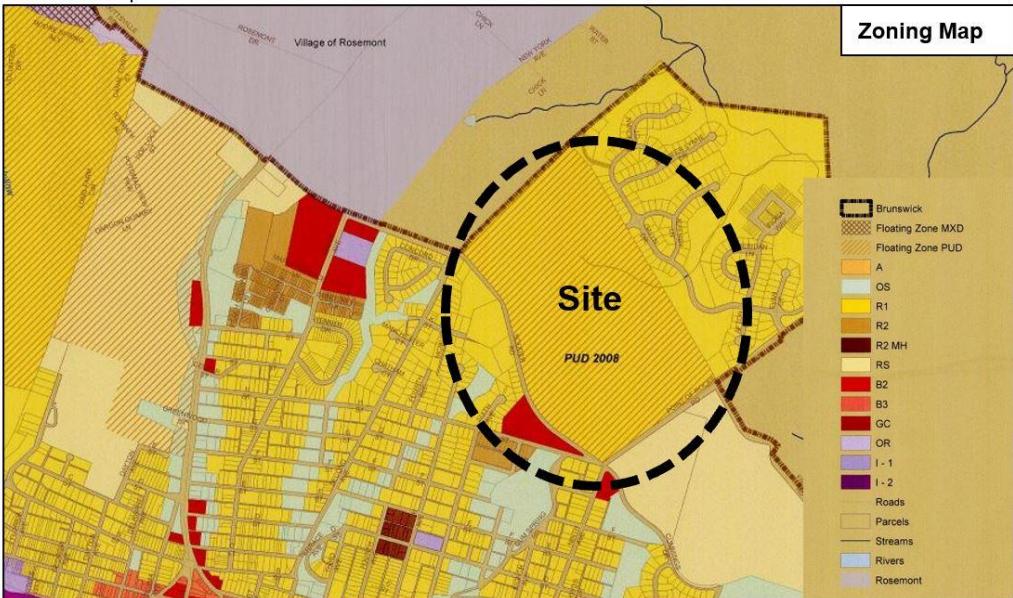
Reclassification of 124.23 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev plus the depiction of a water tank symbol and sewage pumping station symbol

LOCATION:

1530 Souder Road in the City of Brunswick



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**



CASE:

WS-23-24

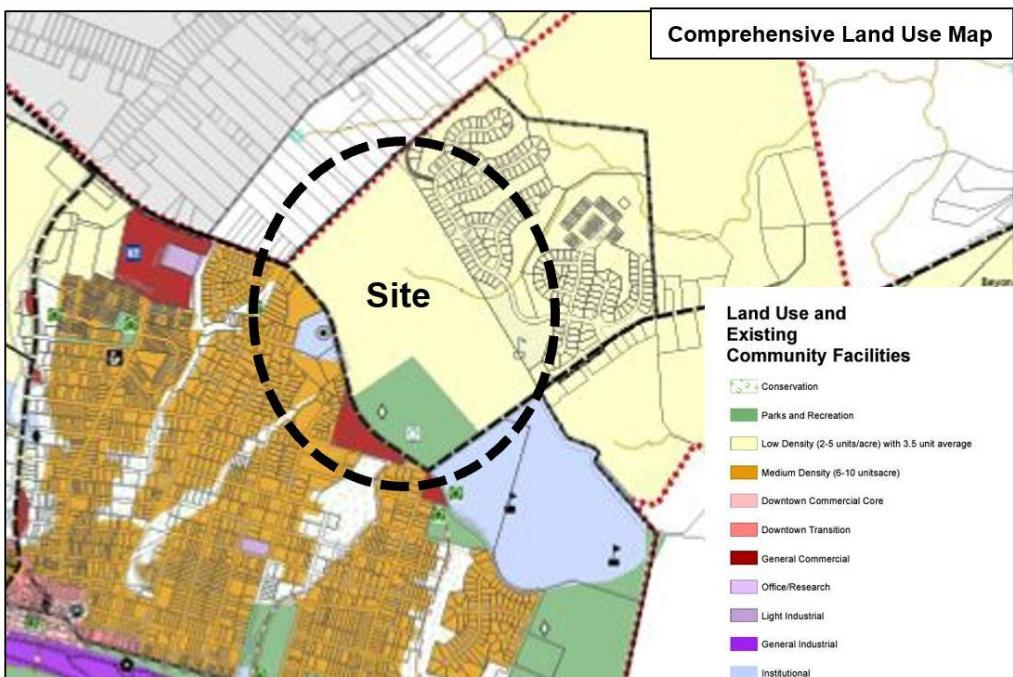
APPLICANT:

**Natelli Communities LLC
(Cooper Property)**

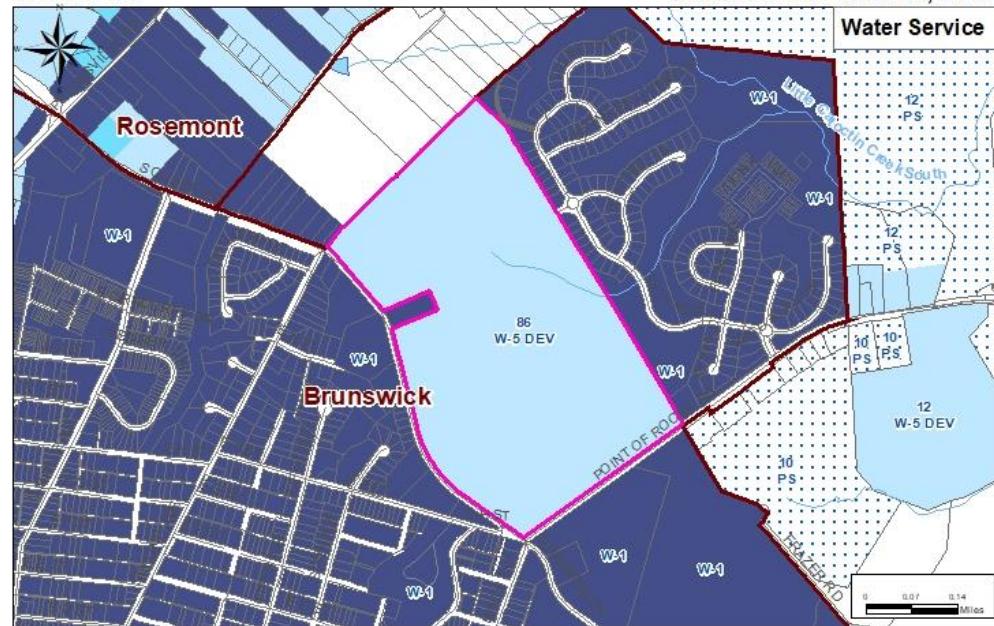
REQUEST:

Reclassification of 124.23 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev plus the depiction of a water tank symbol and sewage pumping station symbol

LOCATION:

1530 Souder Road in the City of Brunswick**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-24



CASE:

WS-23-24

APPLICANT:

Natelli Communities LLC (Cooper Property)

REQUEST:

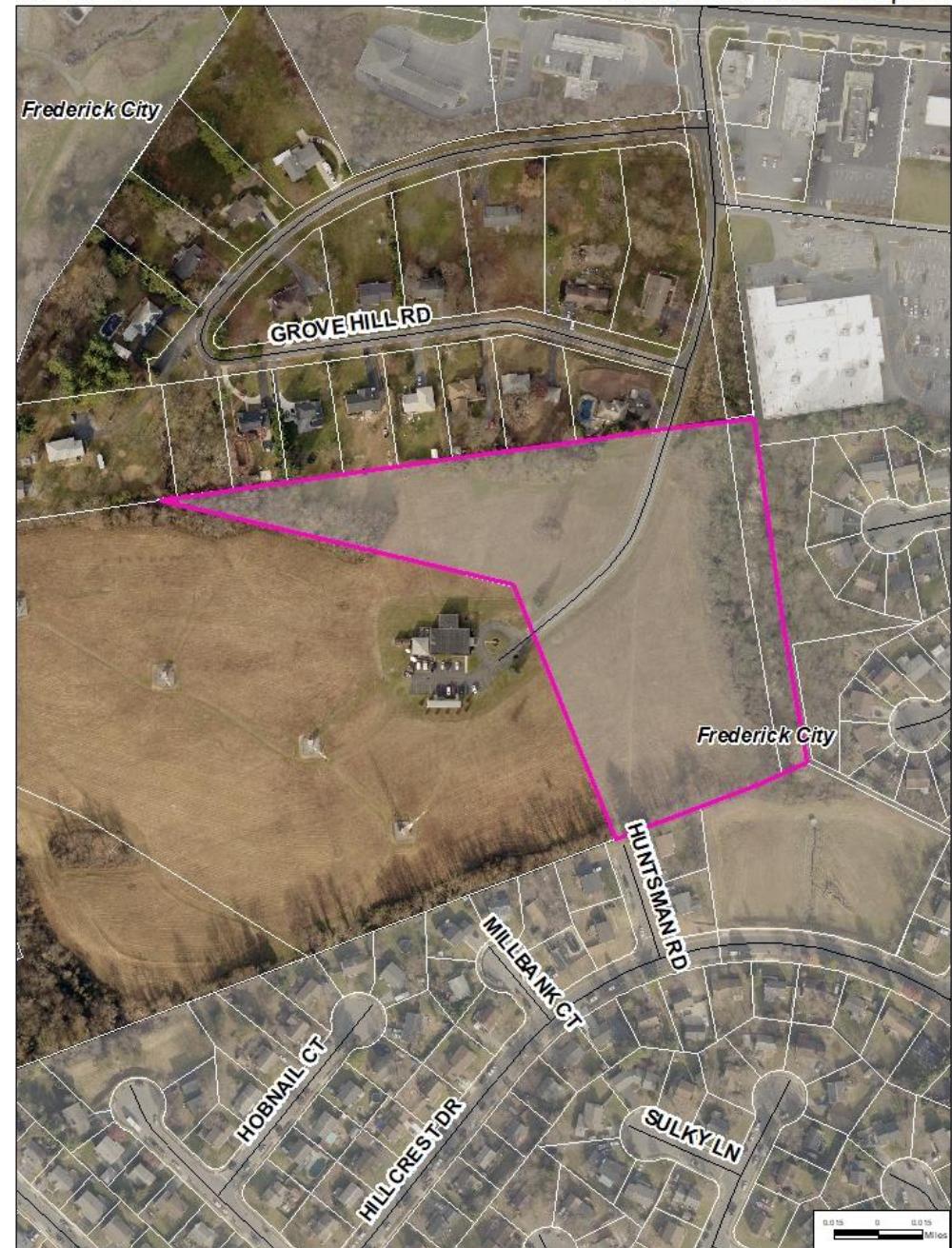
**Reclassification of 124.23
acres from W-5/Dev, S-5/Dev
to W-4/Dev, S-4/Dev plus the
depiction of a water tank
symbol and sewage pumping
station symbol**

LOCATION:

1530 Souder Road in the City of Brunswick

WS-23-25

Edward and Brenda Lupcho



CASE:

WS-23-25

APPLICANT:

**Edward & Brenda Lupcho
(Grove Hill)**

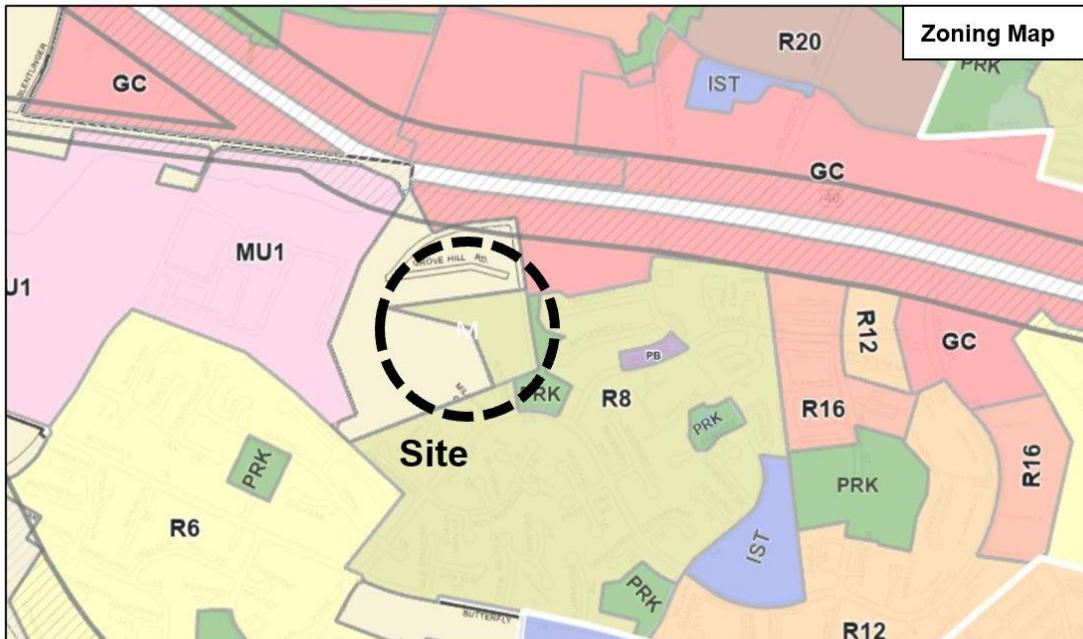
REQUEST:

**Reclassification of 8.52
acres from W-5/Dev, S-5/Dev
to W-3/Dev, S-3/Dev**

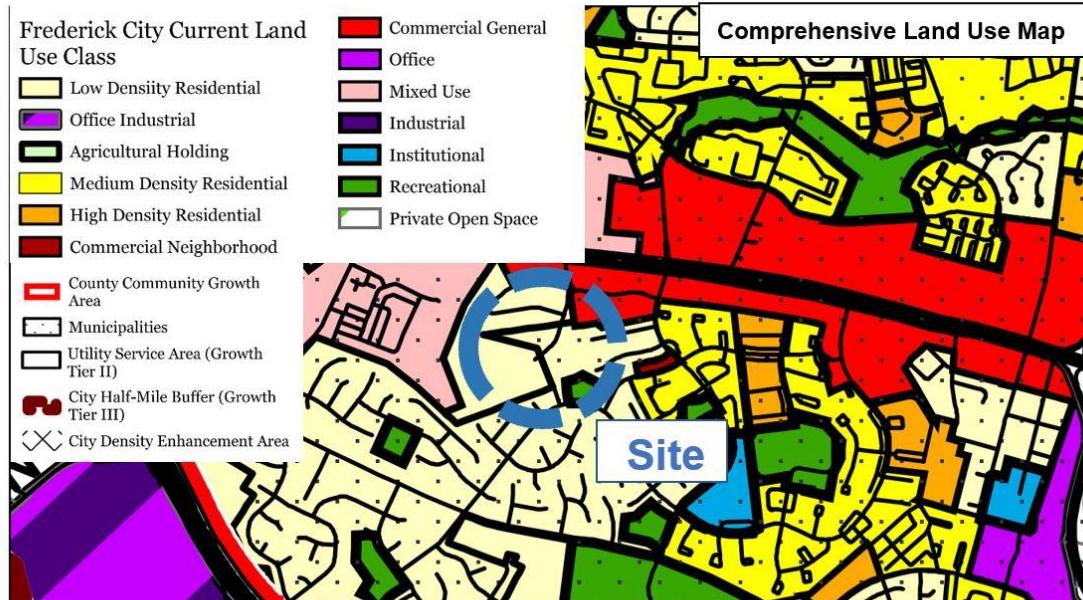
LOCATION:

**5966 Grove Hill Road in the
City of Frederick**

WS-23-25



Source: City of Frederick (Spires GIS)



Source: City of Frederick (2020)

CASE:

WS-23-25

APPLICANT:

**Edward & Brenda Lupcho
(Grove Hill)**

REQUEST:

**Reclassification of 8.52
acres from W-5/Dev, S-5/Dev
to W-3/Dev, S-3/Dev**

LOCATION:

**5966 Grove Hill Road in the
City of Frederick**



**LIVABLE FREDERICK
PLANNING & DESIGN OFFICE**

WS-23-25



CASE:

WS-23-25

APPLICANT:

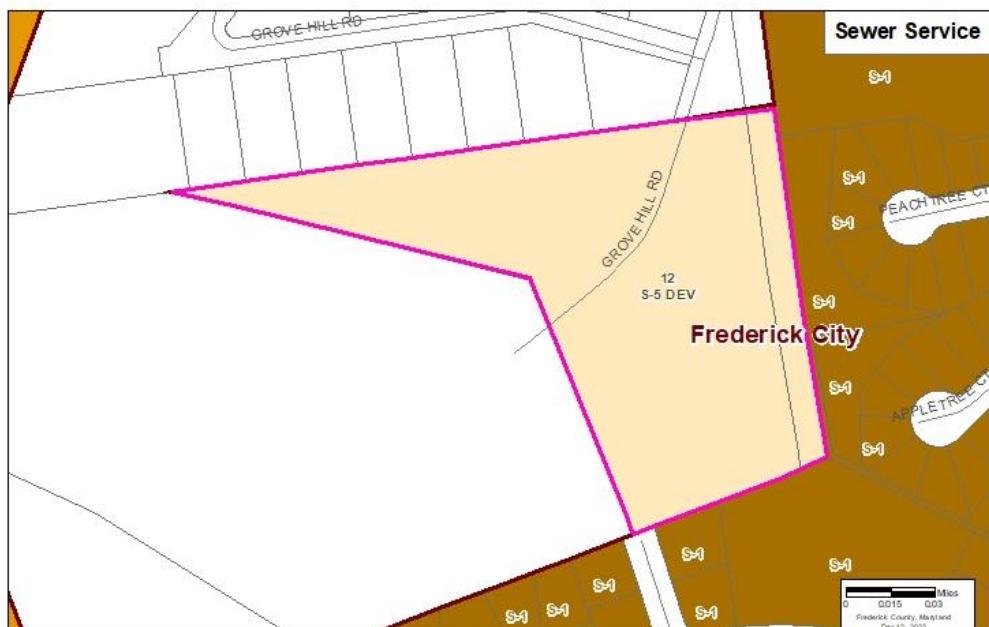
Edward & Brenda Lupcho (Grove Hill)

REQUEST:

Reclassification of 8.52 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev

LOCATION:

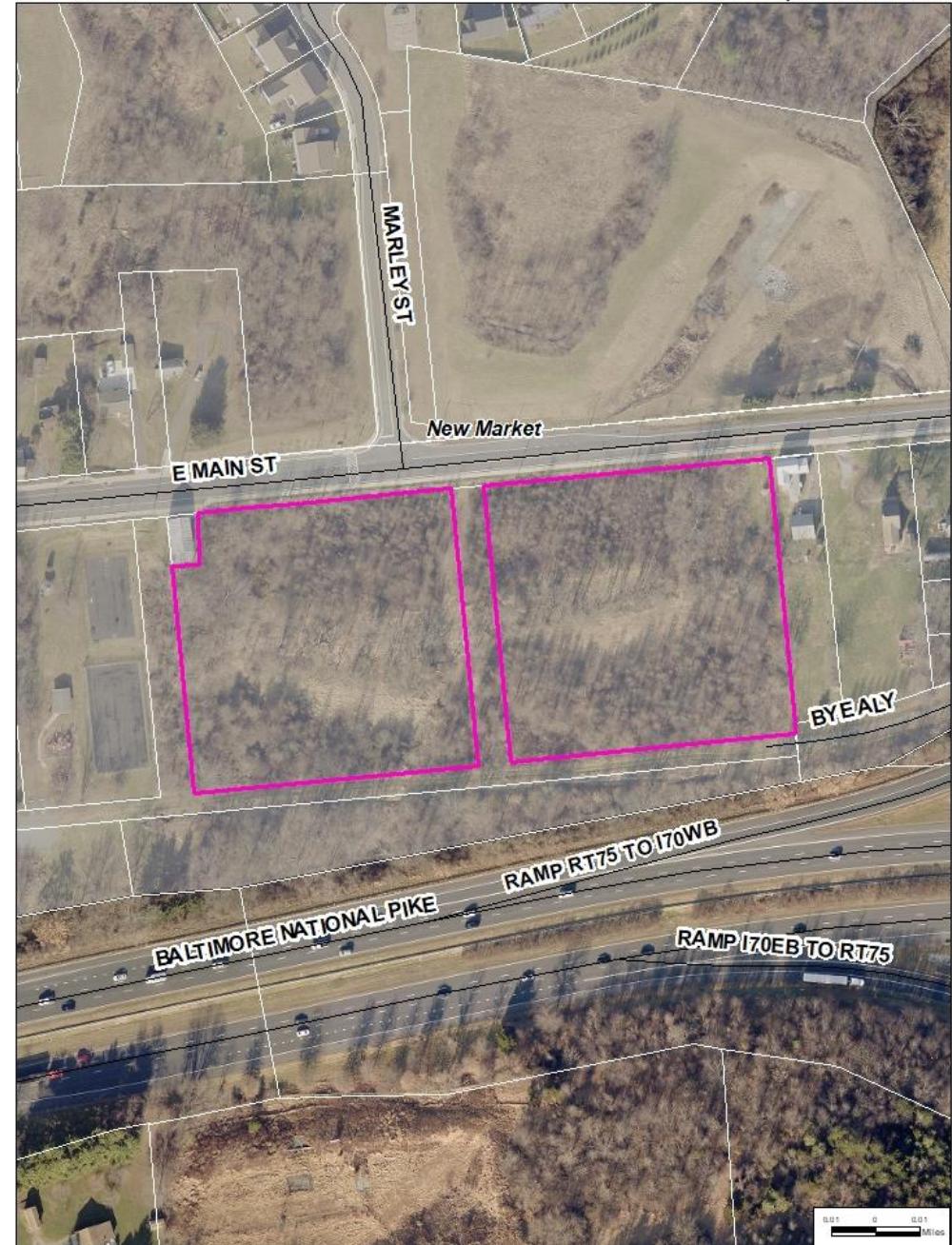
5966 Grove Hill Road in the City of Frederick



LIVABLE FREDERICK PLANNING & DESIGN OFFICE

WS-23-26

DR Acquisitions LLC



CASE:

WS-23-26

APPLICANT:

DR Acquisitions LLC (East Main Street New Market)

REQUEST:

Reclassification of 5.42 acres from W-5/Dev to W-3/Dev

LOCATION:

South side of East Main Street near Marley Street in the Town of New Market



LIVABLE FREDERICK
PLANNING & DESIGN OFFICE

THE MAYOR AND COUNCIL OF
THE TOWN OF NEW MARKET
EAST MAIN ST. REZONING
ORDINANCE NO. 2023-09

AN ORDINANCE TO AMEND THE ZONING MAP

The Mayor and Council of The Town of New Market adopt the Findings of Fact and Analysis incorporated into this Ordinance by reference and appended hereto as an attachment.

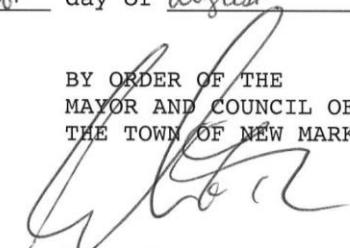
IT IS ORDAINED by the Mayor and Council of The Town of New Market that, for the reasons set forth in the adopted Findings of Fact and Analysis, the lands described therein comprised of 5.41 acres on the south side of East Main Street that includes Frederick County Tax Assessment Map 79 Parcels 3812 and Parcel 3813 totaling 5.17 acres and the abandoned 0.25 acre unimproved Tenth Alley ROW are rezoned from Residential Merchant District(RM) and Historic District (HD) to Town Residential/Commercial Mixed Use District (TRC) and Historic District (HD).

AND IT IS FURTHER ORDAINED, that this Ordinance shall become effective on the 30th day of August, 2023.

ATTEST:

BY ORDER OF THE
MAYOR AND COUNCIL OF
THE TOWN OF NEW MARKET

Michele Nichols
Town Clerk


Winslow F. Burhans III, Mayor

Council Members:


Shannon Rossman, Council Member

CASE:

WS-23-26

APPLICANT:

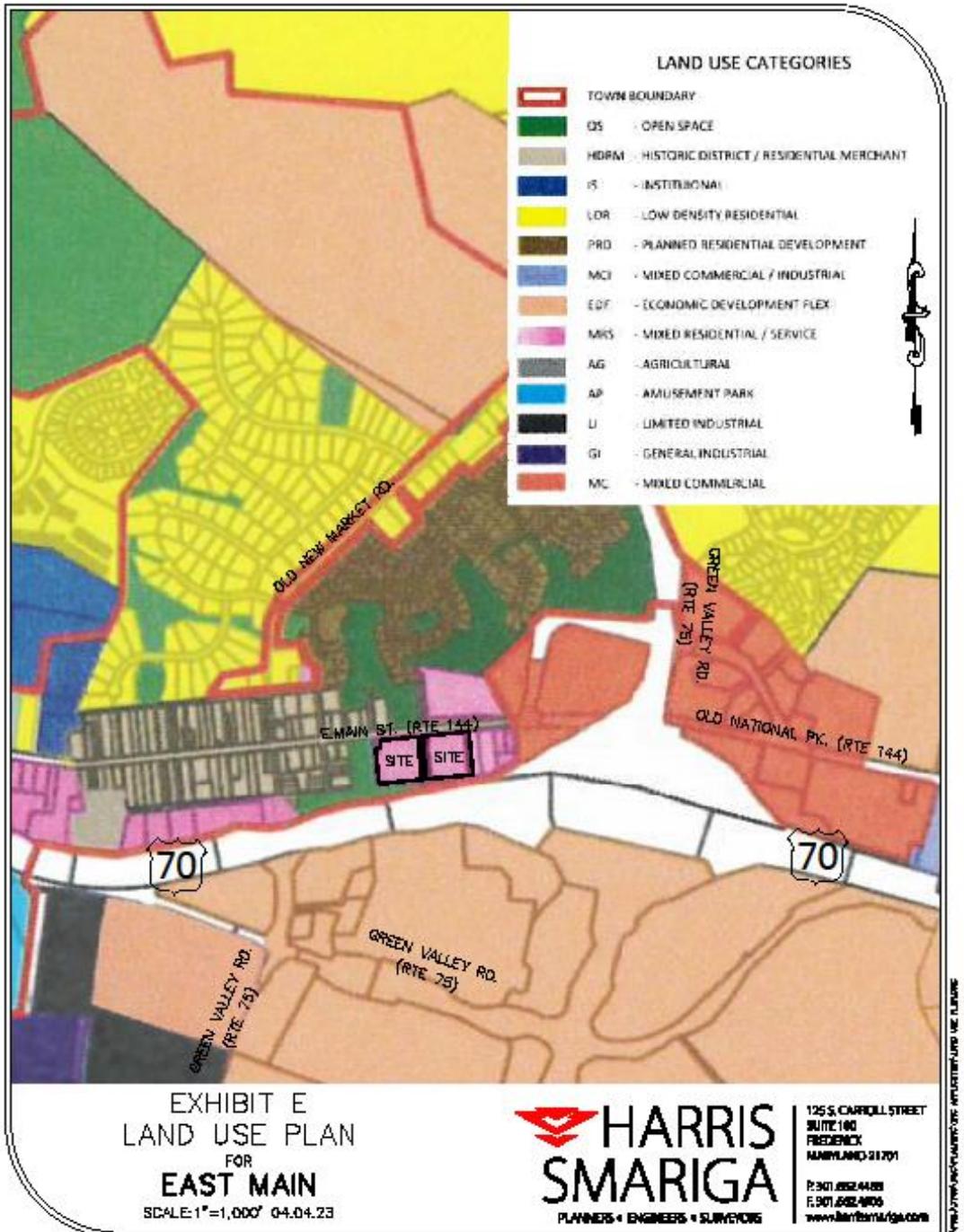
DR Acquisitions LLC (East Main Street New Market)

REQUEST:

Reclassification of 5.42 acres from W-5/Dev to W-3/Dev

LOCATION:

South side of East Main Street near Marley Street in the Town of New Market



CASE: **WS-23-26**

APPLICANT: **DR Acquisitions LLC (East Main Street New Market)**

REQUEST: **Reclassification of 5.42 acres from W-5/Dev to W-3/Dev**

LOCATION: **South side of East Main Street near Marley Street in the Town of New Market**

WS-23-26



CASE:

WS-23-26

APPLICANT:

DR Acquisitions LLC (East Main Street New Market)

REQUEST:

Reclassification of 5.42 acres from W-5/Dev to W-3/Dev

LOCATION:

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LIVABLE FREDERICK PLANNING & DESIGN OFFICE