

Summer 2024 Cycle Water/Sewerage Plan Amendments

WS-24-03 Core 5 at I-70 LLC (Core 5 at I-70)

Reclassification of 87.7-acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev

11575 and 11585 Baldwin Road

WS-24-04 Antietam Ridge LLC (4336 Old National Pike)

Reclassification of 0.46 acres from S-5/Dev to S-3/Dev

4336 Old National Pike



Division of
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Frederick County
Government Maryland

Summer 2024 Cycle Water/Sewerage Plan Amendments

WS-24-05 Faith Reformed Presbyterian Church, PCA (Faith Reformed Presbyterian Church)

Reclassification of 3.0 acres from NPS (water) and PS (sewer) to
W-4/Dev, S-4/Dev

8158 Yellow Springs Road

WS-24-06 Colin W. Lingg and Paula A. Lingg

Reclassification of 0.57 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev

6024 Linganore Road



Summer 2024 Cycle Water/Sewerage Plan Amendments

**WS-24-07 Linda Barrick Lebherz, Paul W. Barrick, Mark W. Barrick, and
Oakhurst Inc. (Sycamore Springs)**

Reclassification of 76.55 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev
1200 Rocky Springs Road and one unaddressed parcel between Kemp Lane and Rocky
Springs Road, south of Cohasset Court in the City of Frederick

WS-24-07 Bloomfields, LLC (Bloomfields, Section II)

Reclassification of 127.3 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev
9102 Catoctin Mountain Highway and one parcel to the immediate south and west, with no
assigned address, on Willowbrook Drive in the City of Frederick



Summer 2024 Cycle Water/Sewerage Plan Amendments

WS-24-09 Ryan Trust Development LLC and DR Acquisitions LLC (England Woods)

Reclassification of 91.69 acres from Planned Service (water and sewer) to

W-3/Dev, S-3/Dev

Two adjacent parcels off Old National Pike, east of Morning Gate Lane, in the Town of New Market

WS-24-10 International Church of the Foursquare Gospel (New Life Church)

Reclassification of 21.10 acres from Multi-Use (water) to W-4/Dev

5913 Jefferson Pike



WS-24-03

Core Industrial Partners, LLC



CASE: WS-24-03

APPLICANT: Core 5 at I-70 LLC (Core 5 at I-70)

REQUEST: Reclassification of 87.7 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev

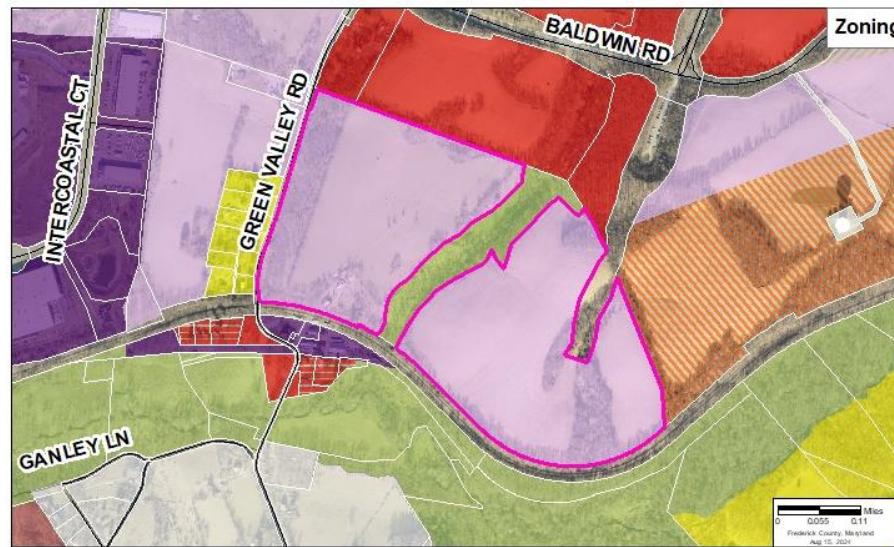
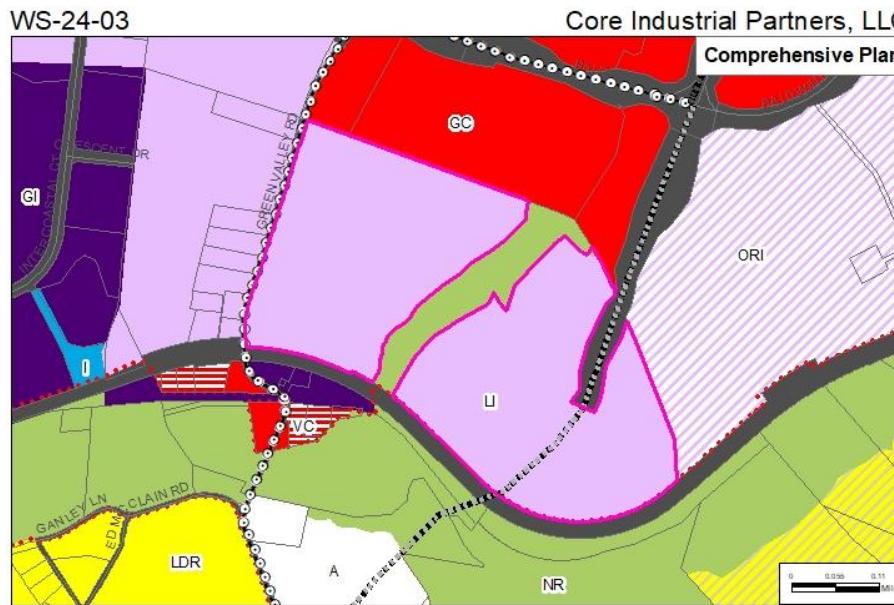
LOCATION: 11575 and 11585 Baldwin Road



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Frederick County
Government Maryland

WS-24-03



CASE: WS-24-03

APPLICANT: Core 5 at I-70 LLC (Core 5 at I-70)

REQUEST: Reclassification of 87.7 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev

LOCATION: 11575 and 11585 Baldwin Road

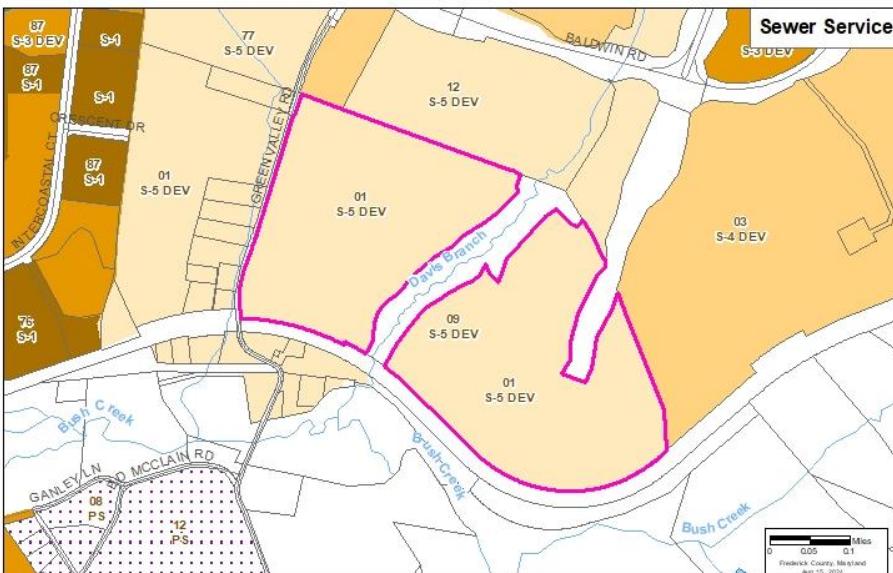
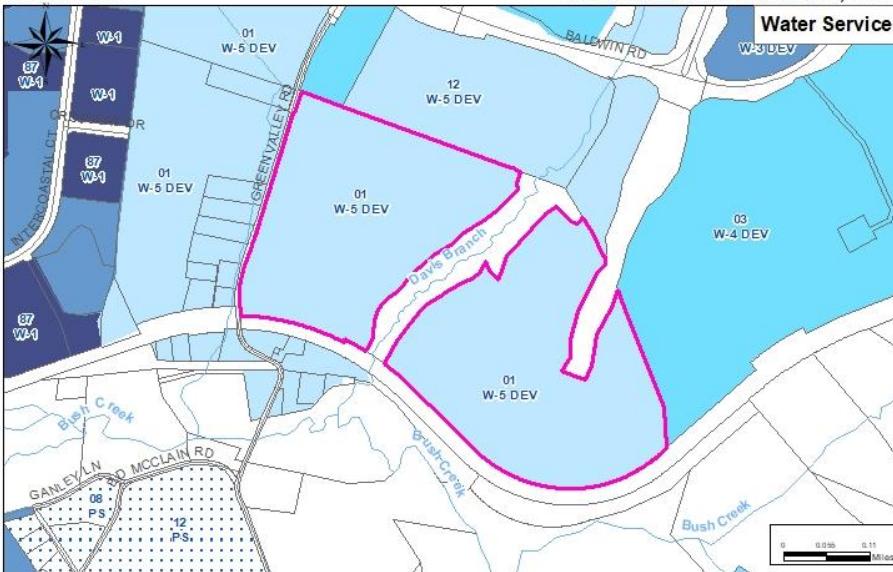


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Frederick County
Government Maryland

WS-24-03

Core Industrial Partners, LLC



CASE: WS-24-03

APPLICANT: Core 5 at I-70 LLC (Core 5 at I-70)

REQUEST: Reclassification of 87.7 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev

LOCATION: 11575 and 11585 Baldwin Road



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Frederick County
Government Maryland

WS-24-04

Antietam Ridge, LLC



CASE: WS-24-04

APPLICANT: Antietam Ridge LLC (4336 Old National Pike)

REQUEST: Reclassification of 0.46 acres from S-5/Dev to S-3/Dev

LOCATION: 4336 Old National Pike

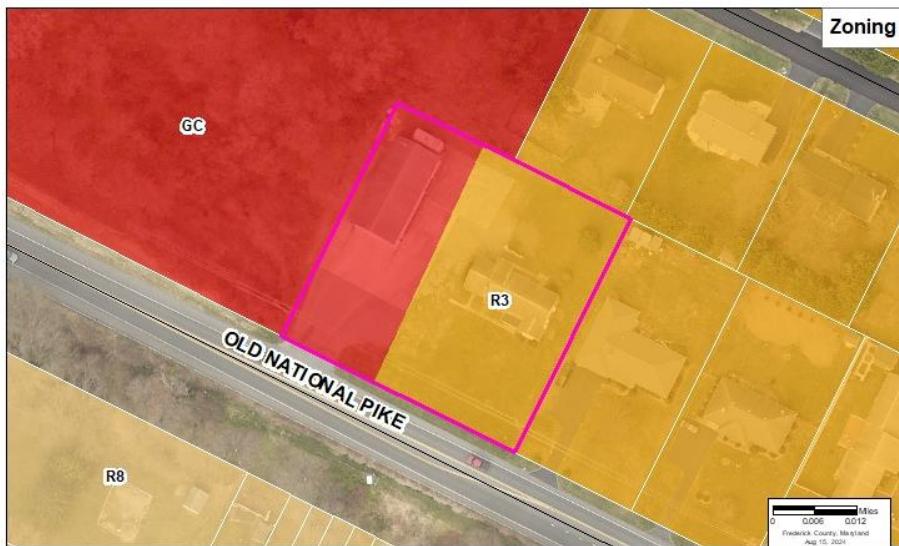
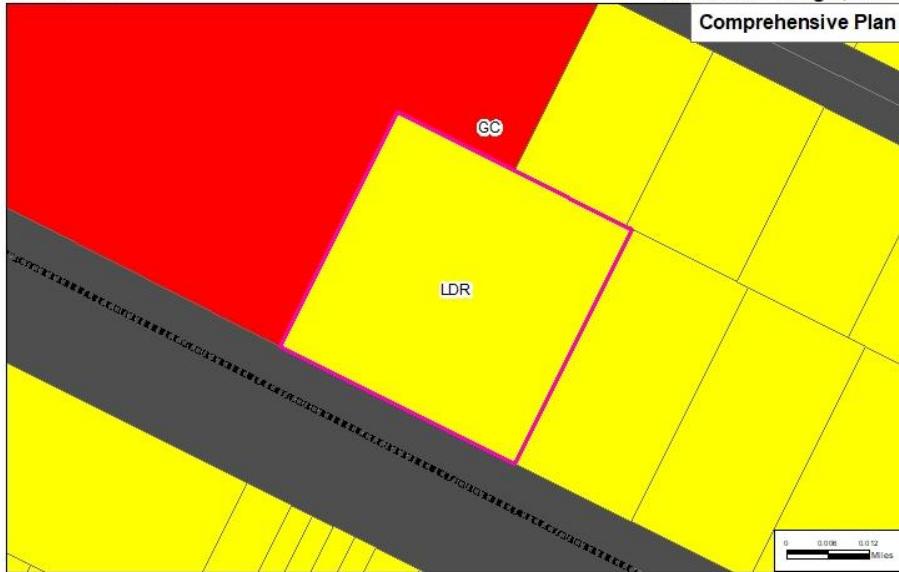


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Frederick County
Government Maryland

WS-24-04

Antietam Ridge, LLC

Comprehensive Plan



CASE: WS-24-04

APPLICANT: Antietam Ridge LLC (4336 Old National Pike)

REQUEST: Reclassification of 0.46 acres from S-5/Dev to S-3/Dev

LOCATION: 4336 Old National Pike



Division of
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Frederick County
Government Maryland



CASE: WS-24-04

APPLICANT: Antietam Ridge LLC (4336 Old National Pike)

REQUEST: Reclassification of 0.46 acres **from S-5/Dev to S-3/Dev**

LOCATION: 4336 Old National Pike

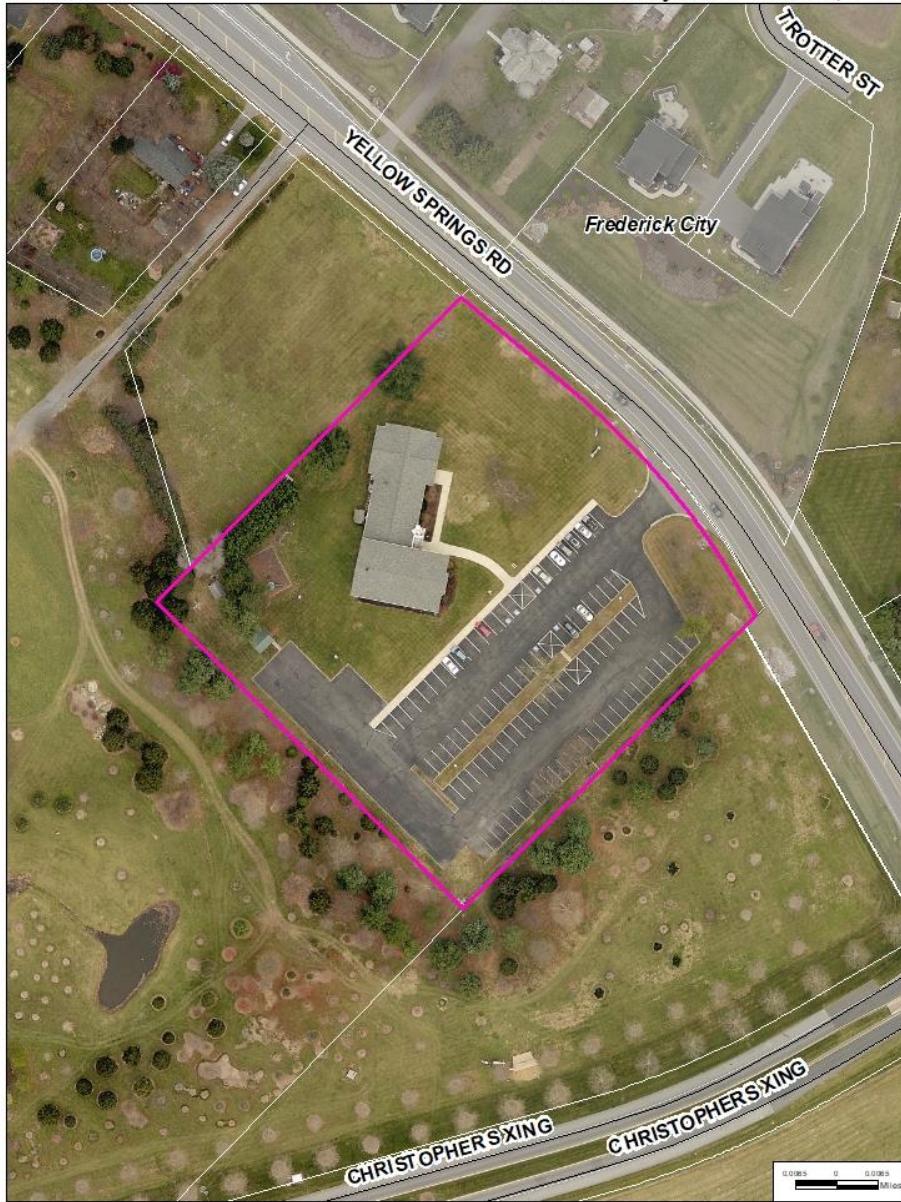


Division of
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Frederick County
Government *Maryland*

WS-24-05

Faith Reformed Presbyterian Church, PCA



CASE: WS-24-05

APPLICANT: Faith Reformed Presbyterian Church, PCA (Faith Reformed Presbyterian Church)

REQUEST: Reclassification of 3.0 acres from NPS (water) and PS (sewer) to W-4/Dev, S-4/Dev

LOCATION: 8158 Yellow Springs Road



Division of
Planning and Permitting

Frederick County
Government Maryland

WS-24-05

Faith Reformed Presbyterian Church, PCA

Comprehensive Plan

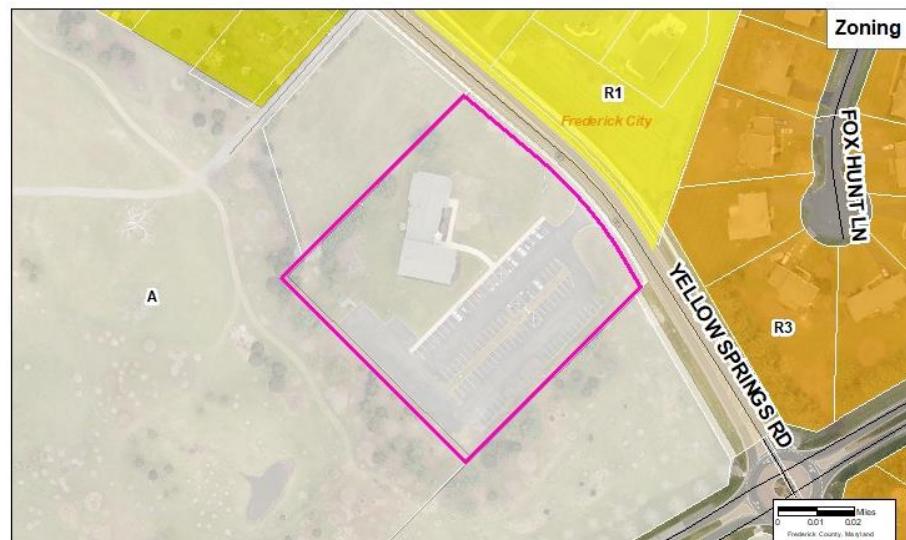


CASE: WS-24-05

APPLICANT: Faith Reformed Presbyterian Church, PCA (Faith Reformed Presbyterian Church)

REQUEST: Reclassification of 3.0 acres from NPS (water) and PS (sewer) to W-4/Dev, S-4/Dev

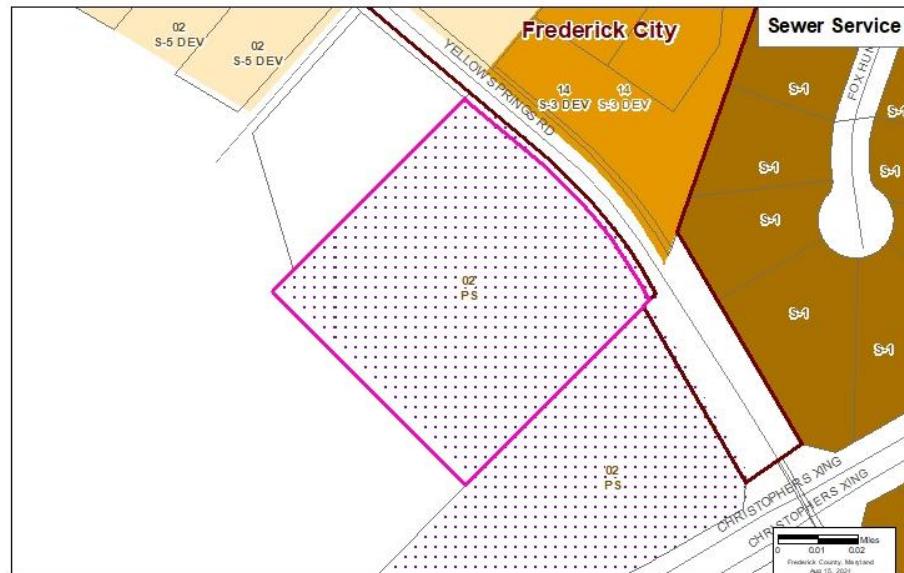
LOCATION: 8158 Yellow Springs Road



Division of
Planning and Permitting
Frederick County
Government Maryland

WS-24-05

Faith Reformed Presbyterian Church, PCA



CASE: WS-24-05

APPLICANT: Faith Reformed Presbyterian Church, PCA (Faith Reformed Presbyterian Church)

REQUEST: Reclassification of 3.0 acres from NPS (water) and PS (sewer) to W-4/Dev, S-4/Dev

LOCATION: 8158 Yellow Springs Road



Division of
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Frederick County
Government Maryland

WS-24-06

Colin W. Lingg & Paula A. Lingg



CASE: WS-24-06

APPLICANT: Colin W. Lingg and Paula A. Lingg

REQUEST: Reclassification of 0.57 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev

LOCATION: 6024 Linganore Road



Division of
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Frederick County
Government Maryland

WS-24-06

Colin W. Lingg & Paula A. Lingg

Comprehensive Plan



CASE: WS-24-06

APPLICANT: Colin W. Lingg and Paula A. Lingg

REQUEST: Reclassification of 0.57 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev

LOCATION: 6024 Linganore Road



Division of
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Frederick County
Government Maryland

WS-24-06

Colin W. Lingg & Paula A. Lingg



CASE: WS-24-06

APPLICANT: Colin W. Lingg and Paula A. Lingg

REQUEST: Reclassification of 0.57 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev

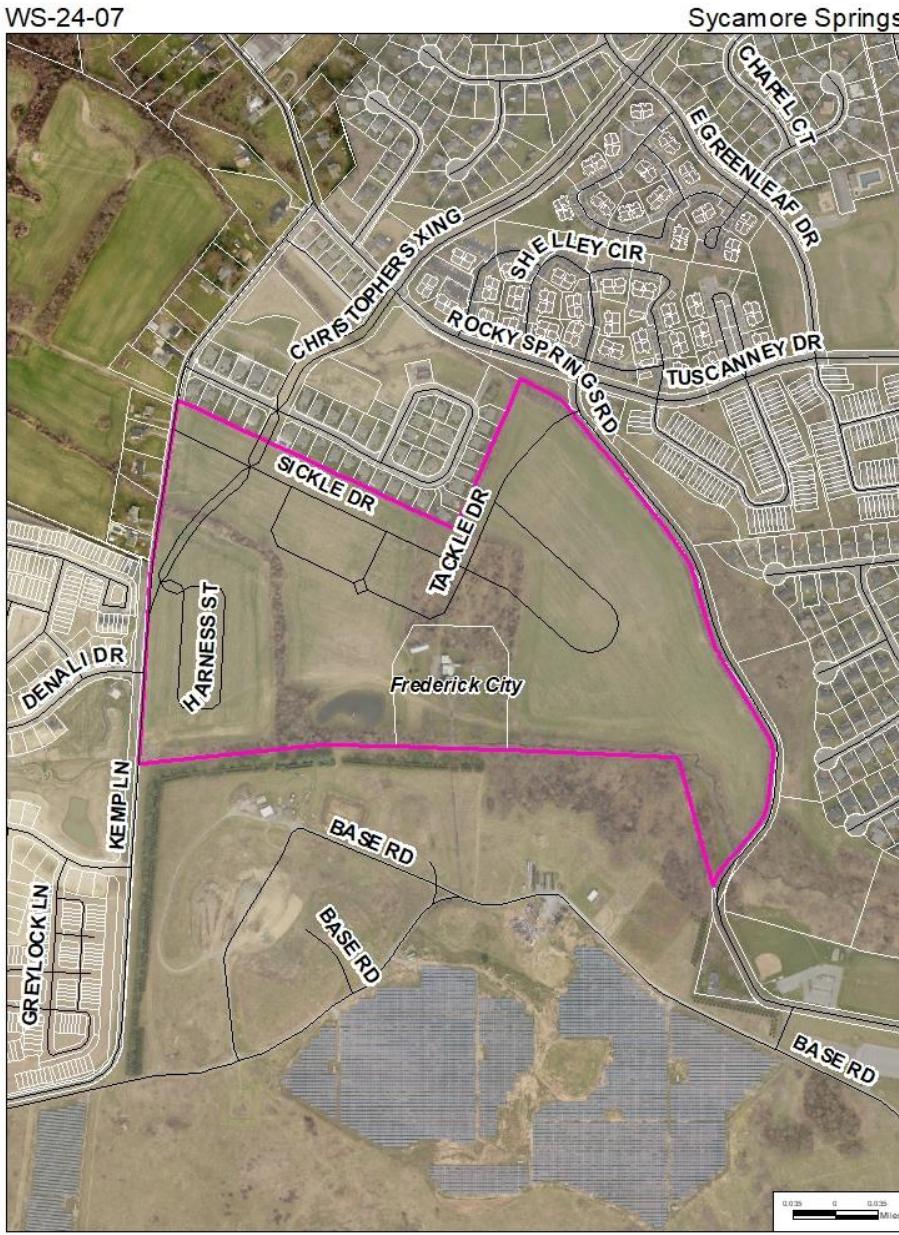
LOCATION: 6024 Linganore Road



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Frederick County
Government Maryland

WS-24-07



CASE: WS-24-07

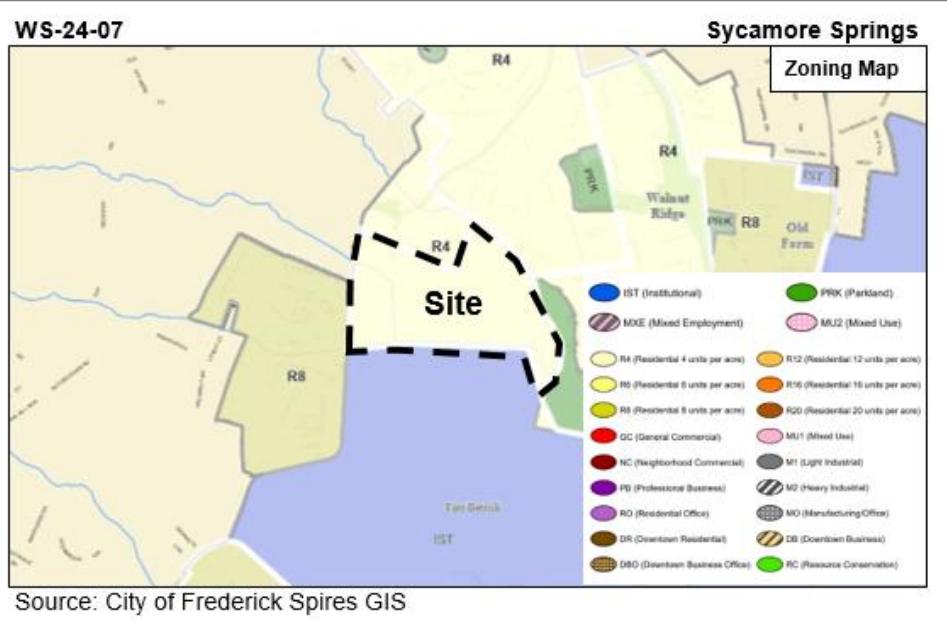
APPLICANT: Linda Barrick Lebherz, Paul W. Barrick, Mark W. Barrick, and Oakhurst Inc. (Sycamore Springs)

REQUEST: Reclassification of 76.55 +/- acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

LOCATION: 1200 Rocky Springs Road and one unaddressed parcel between Kemp Lane and Rocky Springs Road, south of Cohasset Court in the City of Frederick



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CASE: WS-24-07

APPLICANT: Linda Barrick Lebherz, Paul W. Barrick, Mark W. Barrick, and Oakhurst Inc. (Sycamore Springs)

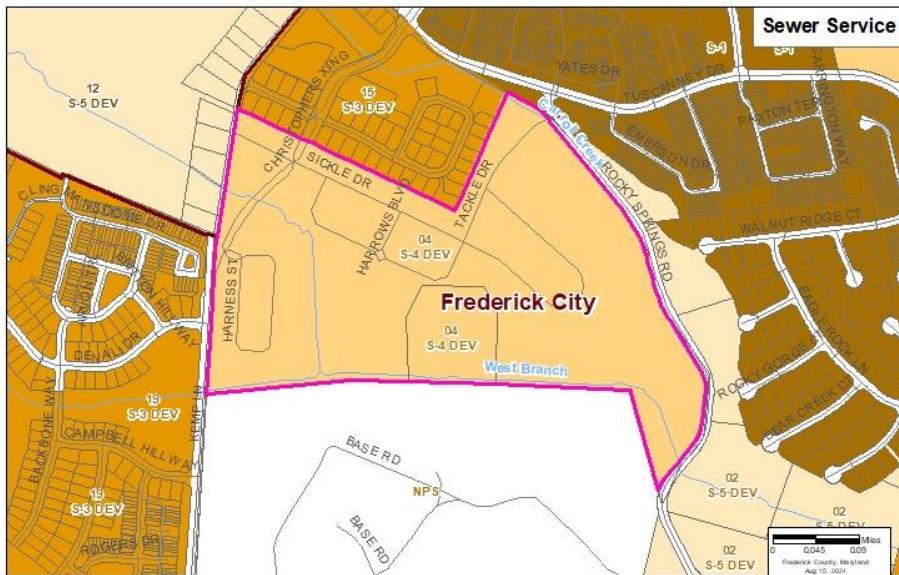
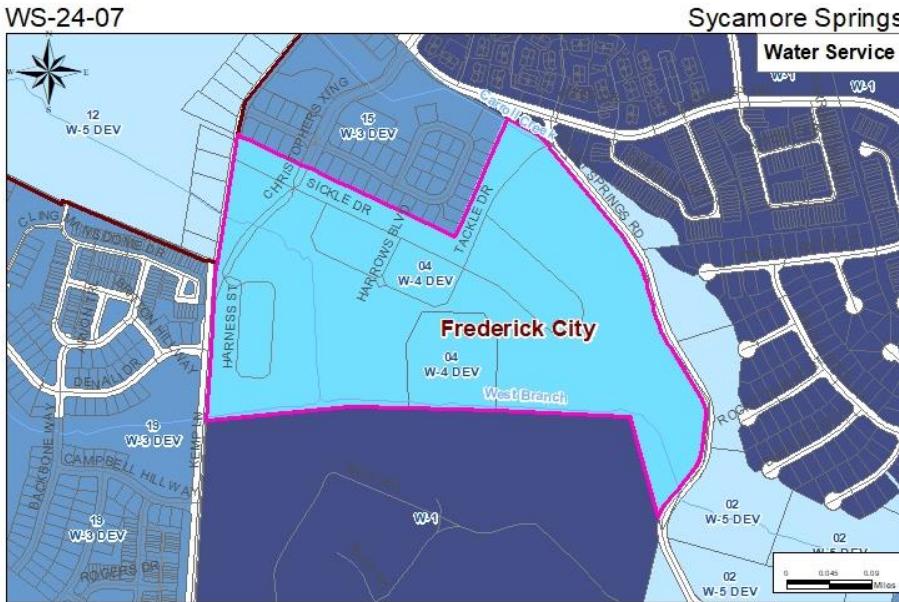
REQUEST: Reclassification of 76.55 +/- acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

LOCATION: 1200 Rocky Springs Road and one unaddressed parcel between Kemp Lane and Rocky Springs Road, south of Cohasset Court in the City of Frederick



Division of
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Frederick County
Government Maryland

WS-24-07



CASE: WS-24-07

APPLICANT: Linda Barrick Lebherz, Paul W. Barrick, Mark W. Barrick, and Oakhurst Inc. (Sycamore Springs)

REQUEST: Reclassification of 76.55 +/- acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

LOCATION: 1200 Rocky Springs Road and one unaddressed parcel between Kemp Lane and Rocky Springs Road, south of Cohasset Court in the City of Frederick



Division of
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Frederick County
Government Maryland

WS-24-08

Bloomfields, LLC



CASE: WS-24-08

APPLICANT: Bloomfields, LLC (Bloomfields, Section II)

REQUEST: Reclassification of 127.3 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

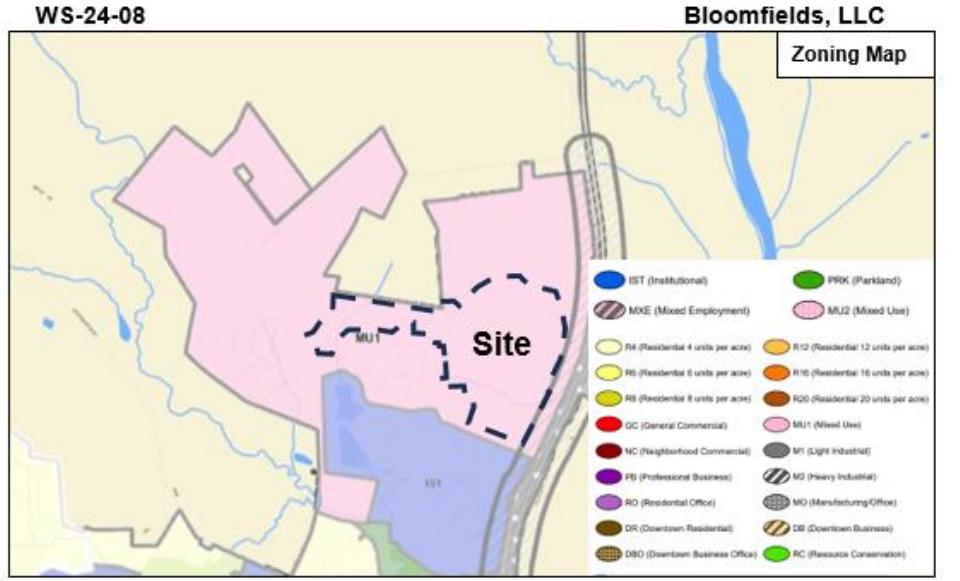
LOCATION: 9102 Catoctin Mountain Highway and one parcel to the immediate south and west, with no assigned address, on Willowbrook Drive in the City of Frederick



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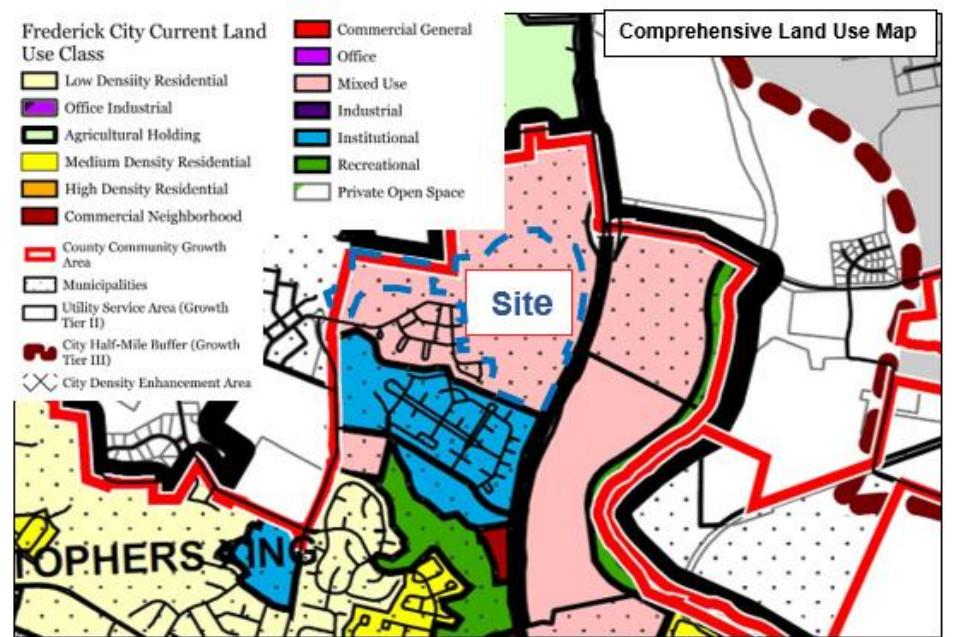
WS-24-08



Frederick City Current Land Use Class

Commercial General
Low Density Residential
Office Industrial
Agricultural Holding
Medium Density Residential
High Density Residential
Commercial Neighborhood
County Community Growth Area
Municipalities
Utility Service Area (Growth Tier II)
City Half-Mile Buffer (Growth Tier III)
City Density Enhancement Area

Source: City of Frederick (2020) as compiled by Frederick County GIS.



CASE: WS-24-08

APPLICANT: Bloomfields, LLC (Bloomfields, Section II)

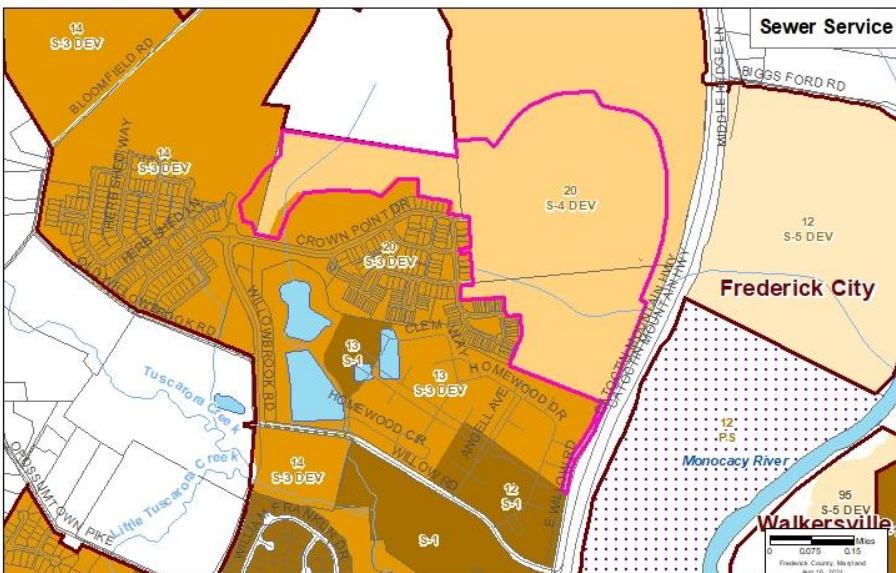
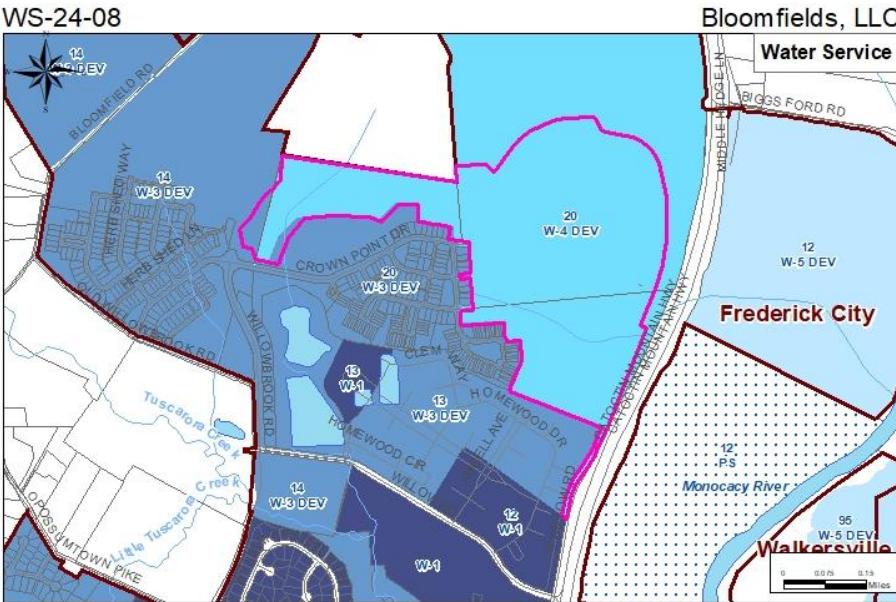
REQUEST: Reclassification of 127.3 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

LOCATION: 9102 Catoctin Mountain Highway and one parcel to the immediate south and west, with no assigned address, on Willowbrook Drive in the City of Frederick



Division of
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Frederick County
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WS-24-08



CASE: WS-24-08

APPLICANT: Bloomfields, LLC (Bloomfields, Section II)

REQUEST: Reclassification of 127.3 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev

LOCATION: 9102 Catoctin Mountain Highway and one parcel to the immediate south and west, with no assigned address, on Willowbrook Drive in the City of Frederick



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WS-24-09

Ryan Trust Development LLC and DR Acquisitions LLC



CASE: WS-24-09

APPLICANT: Ryan Trust Development LLC and DR Acquisitions LLC (England Woods)

REQUEST: Reclassification of 91.69 acres from Planned Service (water and sewer) to W-3/Dev, S-3/Dev

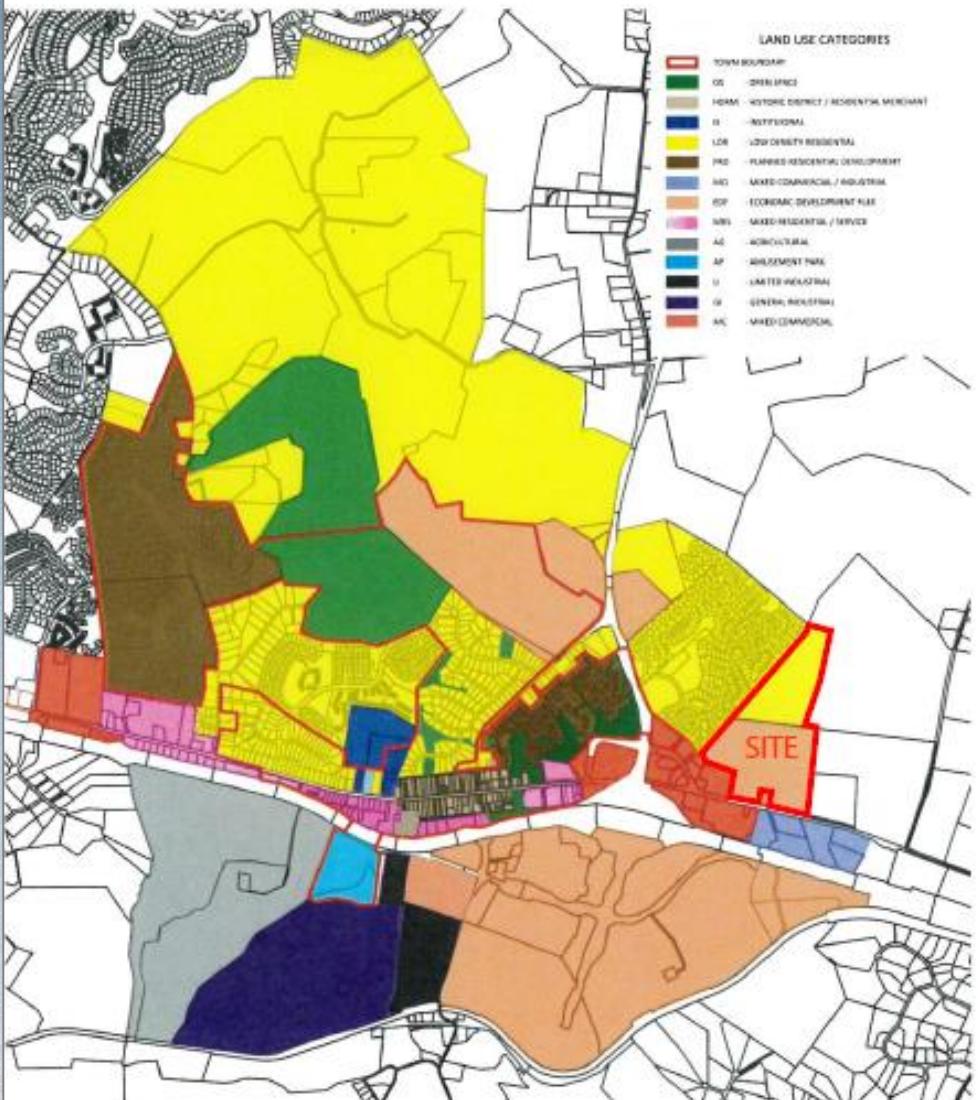
LOCATION: Two adjacent parcels off Old National Pike, east of Morning Gate Lane, in the Town of New Market



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EXHIBIT A



CASE: WS-24-09

APPLICANT: Ryan Trust Development LLC and DR Acquisitions LLC (England Woods)

REQUEST: Reclassification of 91.69 acres from Planned Service (water and sewer) to W-3/Dev, S-3/Dev

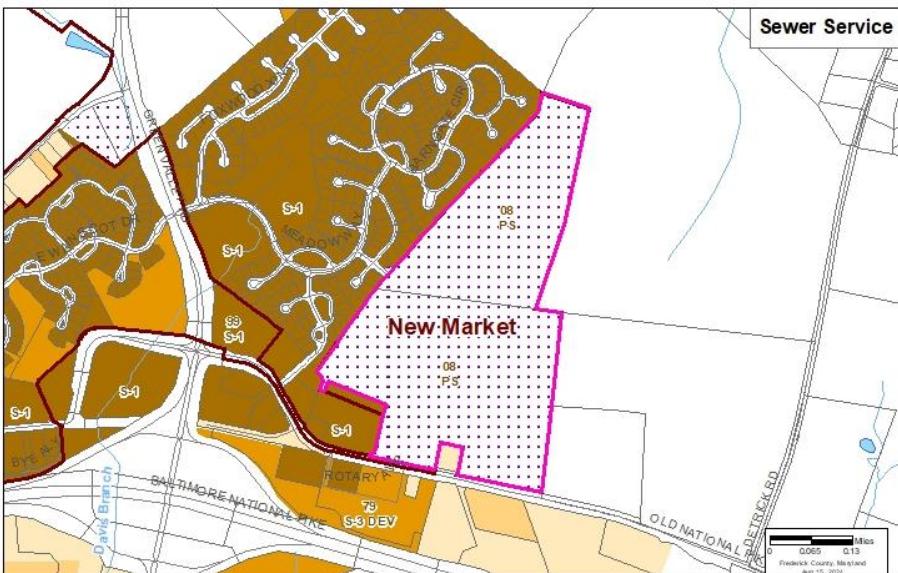
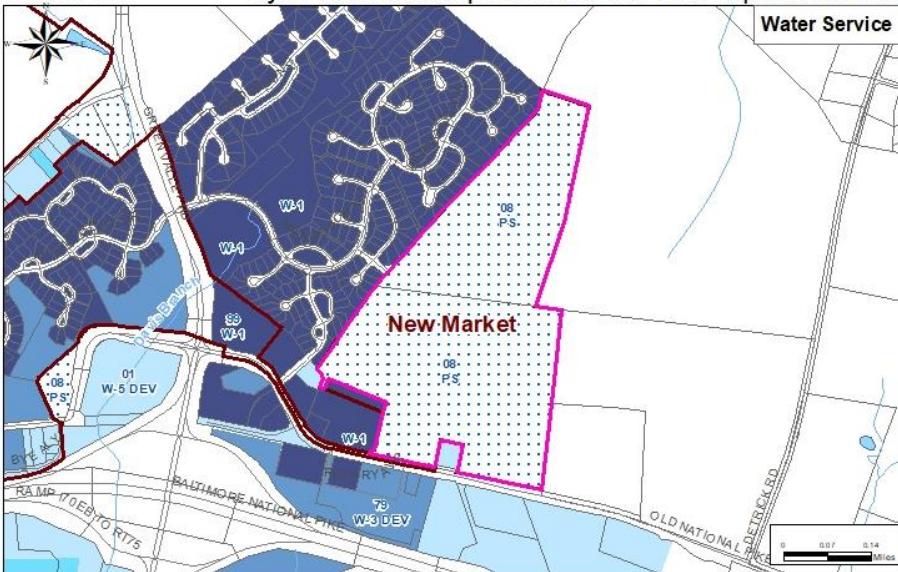
LOCATION: Two adjacent parcels off Old National Pike, east of Morning Gate Lane, in the Town of New Market



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WS-24-09

Ryan Trust Development LLC and DR Acquisitions LLC



CASE: WS-24-09

APPLICANT: Ryan Trust Development LLC and DR Acquisitions LLC (England Woods)

REQUEST: Reclassification of 91.69 acres from Planned Service (water and sewer) to W-3/Dev, S-3/Dev

LOCATION: Two adjacent parcels off Old National Pike, east of Morning Gate Lane, in the Town of New Market



Division of
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WS-24-10 New Life Church International Church of the Four Square Gospel



CASE: WS-24-10

APPLICANT: International Church of the Foursquare Gospel (New Life Church)

REQUEST: Reclassification of 21.10 acres from Multi-Use (water) to W-4/Dev

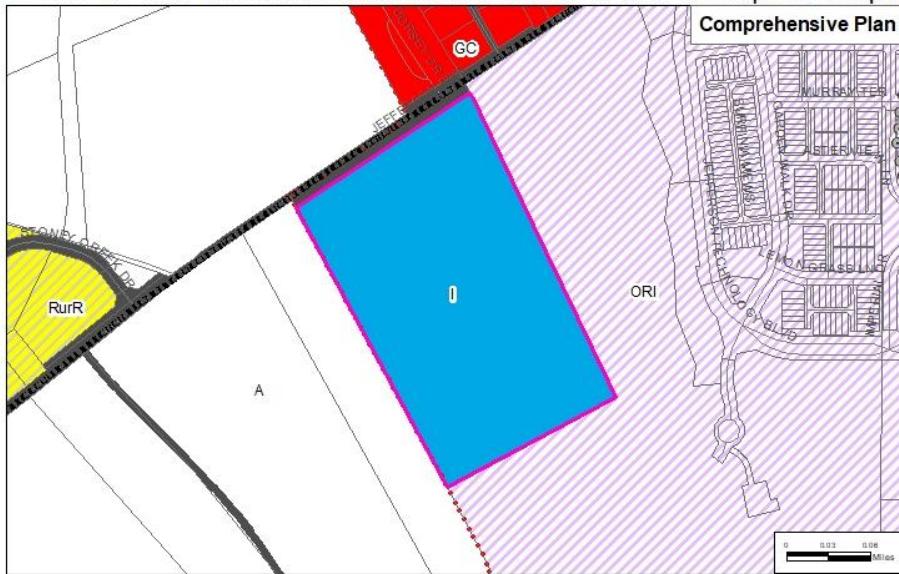
LOCATION: 5913 Jefferson Pike



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WS-24-10 New Life Church International Church of the Four Square Gospel



CASE: WS-24-10

APPLICANT: International Church of the Foursquare Gospel (New Life Church)

REQUEST: Reclassification of 21.10 acres from Multi-Use (water) to W-4/Dev

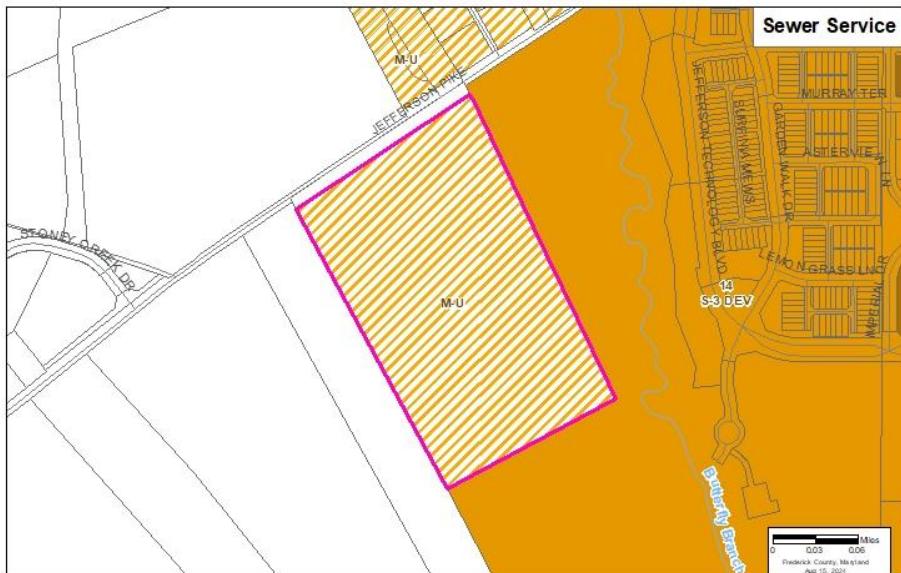
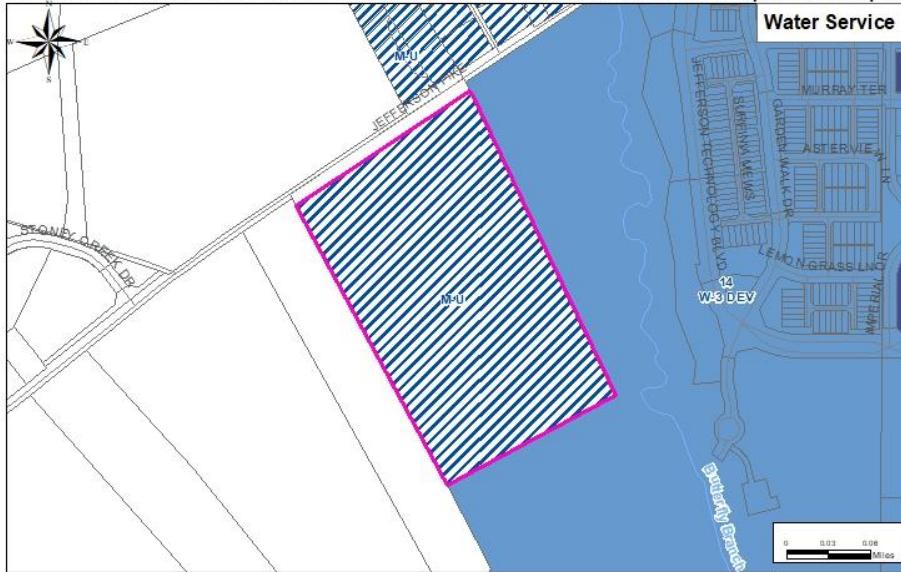
LOCATION: 5913 Jefferson Pike



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WS-24-10 New Life Church International Church of the Four Square Gospel



CASE: WS-24-10

APPLICANT: International Church of the Foursquare Gospel (New Life Church)

REQUEST: Reclassification of 21.10 acres from Multi-Use (water) to W-4/Dev

LOCATION: 5913 Jefferson Pike



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