

RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

RESOLUTION NO. 25-10

RE: FALL 2024 CYCLE WATER AND SEWER AMENDMENTS – CASE WS-24-09

Applicant: Ryan Trust Development LLC and DR Acquisitions 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-24-09 proposes the reclassification of 91.69 -acres of land on Tax Map 80, Parcels 206 and 9, property IDs #09-322779 and #09-225382, two adjacent parcels located off of Old National Pike, east of Morning Gate Lane, in the Town of New Market, from Planned Service (water and sewer) to W-3/Dev, S-3/Dev. The property is designated Economic Development Flex and Low-Density Residential and is currently zoned Planned Development District in the Town of New Market. The property is located within the New Market Community Growth Area.

The W-3, S-3 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 a 3-year time period.

The applicant has proposed that the property would connect to an existing 12-inch water line and an existing 8-inch sanitary sewer, both in Old National Pike, as well as to existing 8-inch water and 8-inch sanitary sewer lines in Well Spring Way. An Infrastructure Agreement describes required improvements to the off-site sanitary sewer system. Generally, these improvements include upgrading the pipe size and material to 12- and 15-inch PVC as well as improvements to pipe slope and alignment in multiple locations.

The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on Marh 18, 2025, 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 W/S Plan amendment requested in Case WS-24-09, reclassification of 91.69 -acres of land on Tax Map 80, Parcels 206 and 9, property IDs #09-322779 and #09-225382, two

adjacent parcels located off of Old National Pike, east of Morning Gate Lane, in the Town of New Market, from Planned Service (water and sewer) to W-3/Dev, S-3/Dev, is necessary and hereby approved.

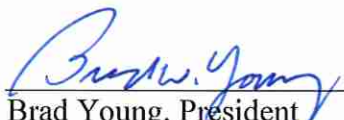
The undersigned hereby certifies that the amendment described in this Resolution was approved and adopted (by a vote of 6 - 1) on March 18, 2025.

ATTEST:

COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND




Ragen Cherney
Council Chief of Staff

By:  _____
Brad Young, President

Received by the County Executive on 3/20/2025

COUNTY EXECUTIVE ACTION: ✓ Approved _____ Vetoed _____ No Action



Jessica Fitzwater, County Executive
Frederick County, Maryland

3/20/25

Date