

RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

RESOLUTION NO. 25-12

RE: FALL 2024 CYCLE WATER AND SEWER AMENDMENTS – CASE WS-24-13

Applicant: Natelli Communities 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-24-13 proposes the reclassification of 23.98-acres of land on Tax Map 092D, Parcels 0121 & 0315, property IDs #12-295308 & 12-295316, two unaddressed parcels located directly adjacent to the northwest of 1530 Souder Road, from No Planned Service (water and sewer) to W-4/Dev, S-4/Dev. The property is designated Mixed Use Center in the City of Brunswick’s comprehensive plan and is pending annexation into the City of Brunswick with a zoning designation of PUD, Planned Unit Development. The property is located within the City of Brunswick’s Growth Area as shown on the City’s Comprehensive Plan, Brunswick Forward. The annexation was approved by the Brunswick City Council on February 25, 2025.

The W-4, S-4 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 4-6-year time period.

The applicant will undertake additional analysis in preparation to refine the needed improvements to water and wastewater systems for the preliminary plan and associated Adequate Public Facilities Ordinance (APFO) review by the City of Brunswick. At this time, the applicant is proposing 8-inch water lines and 10-inch sewer lines. The City of Brunswick provided a letter of support with the water and sewer amendment application.

The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on March 18, 2025, at which time the public had the opportunity to comment.

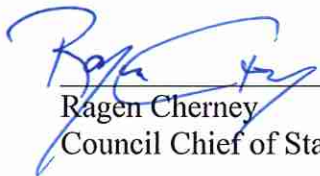
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the W/S Plan amendment requested in Case WS-24-13, reclassification of 23.98-acres of land on Tax Map 092D, Parcels 0121 & 0315, property IDs #12-295308 & 12-295316, two

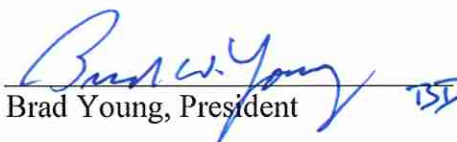
unaddressed parcels located directly adjacent to the northwest of 1530 Souder Road, from No Planned Service (water and sewer) to W-4/Dev, S-4/Dev, is necessary and hereby approved.

The undersigned hereby certifies that the amendment described in this Resolution was approved and adopted (by a vote of 7-0) 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