

RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

RESOLUTION NO. 25-21

RE: SPRING 2025 CYCLE WATER AND SEWER AMENDMENTS – CASE WS-25-04

Applicant: SJP Jefferson One 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-25-04 proposes the reclassification of 19.75 acres of land on Tax Map 076F, Parcel 0091, property ID # 23-442809, at 6126 Jefferson Pike, from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev. The property is designated ORI – Office, Research, Industrial and is currently zoned MXD – Mixed Use Development. The property is located within the Ballenger Creek 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 1- to 3-year time period.

An existing 8” water line is located within the right-of-way for Jefferson Pike, MD 180, on the south side of the roadway and an existing 10” sewer line is located in Jefferson Commons Way on the south side of Jefferson Pike, opposite the site. Improvement Plans and cost estimates for the necessary water and sewer infrastructure extensions to provide service to Jefferson Exchange have been approved by the Division of Water and Sewer Utilities.

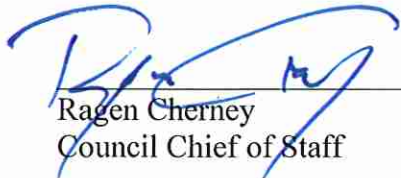
The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on July 15, 2025, at which time the public had the opportunity to comment.

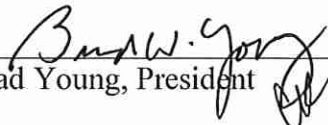
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the W/S Plan amendment requested in Case WS-25-04, reclassification of 19.75 acres of land on Tax Map 076F, Parcel 0091, property ID # 23-442809, at 6126 Jefferson Pike, from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev, is necessary and hereby approved.

The undersigned hereby certifies that the amendment described in this Resolution was approved and adopted (by a vote of 7-0) on July 15, 2025.

ATTEST:

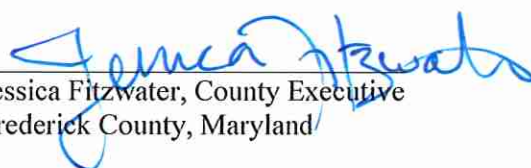
COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND


Ragen Cherney
Council Chief of Staff

By: 
Brad Young, President

Received by the County Executive on July 17, 2025

COUNTY EXECUTIVE ACTION: ☒ Approved ☐ Vetoed ☐ No Action


Jessica Fitzwater, County Executive
Frederick County, Maryland

7/17/25
Date