

**RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND**

**RESOLUTION NO. 25-23**

**RE: SPRING 2025 CYCLE WATER AND SEWER AMENDMENTS – CASE WS-25-06**

Applicant: Frederick County Division of Planning & Permitting

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-25-06 proposes the reclassification of 60 properties in the vicinity of Buckeystown Pike, Lime Kiln Road, New Design Road, and English Muffin Way, from No Planned Service (water and sewer) to Planned Service (water and sewer) and of a portion of one property from W-1/S-1 to No Planned Service (water and sewer) and a text amendment to Chapter 1, Policies and Procedures.

A list of specific properties with land use and zoning designations is included below. The properties are located within the Ballenger Creek Community Growth Area.

Premises Address	Tax Account	Current Sewer	Prop. Sewer	Current Water	Prop. Water	Land Use	Zoning
4310 Buckeystown Pk	01-032674	NPS	PS	NPS	PS	RurR	R1
4213 Lime Kiln Rd	01-001981	NPS	PS	NPS	PS	RurR	R1
4314 Buckeystown Pk	01-004654	NPS	PS	NPS	PS	RurR	R1
4210 Lime Kiln Rd	01-001965	NPS	PS	NPS	PS	RurR	R1
4224 Lime Kiln Rd	01-001817	NPS	PS	NPS	PS	RurR	R1
4219 A Lime Kiln Rd	01-001973	NPS	PS	NPS	PS	RurR	R1
4219 B Lime Kiln Rd							
4205 Lime Kiln Rd	01-009346	NPS	PS	NPS	PS	RurR	R1
4202 Lime Kiln Rd	01-004069	NPS	PS	NPS	PS	RurR	R1
4100 Buckeystown Pk	01-013130	NPS	PS	NPS	PS	RurR	R1
4042 Buckeystown Pk	01-007688	NPS	PS	NPS	PS	RurR	R1
4034 Buckeystown Pk	01-002392	NPS	PS	NPS	PS	RurR	R1
4326 Buckeystown Pk	01-002686	NPS	PS	NPS	PS	RurR	R1
4028 Buckeystown Pk	01-014714	NPS	PS	NPS	PS	RurR	R1
4318 Buckeystown Pk	01-012371	NPS	PS	NPS	PS	RurR	R1
4328 Buckeystown Pk	01-014749	NPS	PS	NPS	PS	RurR	R1
4228 Buckeystown Pk	01-005561	NPS	PS	NPS	PS	RurR	R1
Lime Kiln Rd	01-009532	NPS	PS	NPS	PS	RurR	R1
4216 Lime Kiln Rd	01-012959	NPS	PS	NPS	PS	RurR	R1
4200 Lime Kiln Rd	01-013912	NPS	PS	NPS	PS	RurR	R1

Premises Address	Tax Account	Current Sewer	Prop. Sewer	Current Water	Prop. Water	Land Use	Zoning
4218 Buckeystown Pk	01-004956	NPS	PS	NPS	PS	RurR	R1
4130 Buckeystown Pk	01-012029	NPS	PS	NPS	PS	RurR	R1
4306 Buckeystown Pk	01-008234	NPS	PS	NPS	PS	RurR	R1
4201 Lime Kiln Rd	01-009443	NPS	PS	NPS	PS	RurR	R1
4330 Buckeystown Pk	01-014757	NPS	PS	NPS	PS	RurR	R1
4302 Buckeystown Pk	01-009915	NPS	PS	NPS	PS	RurR	R1
4210 Lime Kiln Rd	01-001965	NPS	PS	NPS	PS	RurR	R1
Buckeystown Pike	01-010247	NPS	PS	NPS	PS	RurR	R1
4204 Lime Kiln Rd	01-013181	NPS	PS	NPS	PS	RurR	R1
4322 Buckeystown Pk	01-004948	NPS	PS	NPS	PS	RurR	R1
4209 Lime Kiln Rd	01-006959	NPS	PS	NPS	PS	RurR	R1
4324 Buckeystown Pk	01-002694	NPS	PS	NPS	PS	RurR	R1
4136 Buckeystown Pk	01-007343	NPS	PS	NPS	PS	RurR	R1
4220 Lime Kiln Rd	01-015192	NPS	PS	NPS	PS	RurR	R1
4038 Buckeystown Pk	01-007696	NPS	PS	NPS	PS	RurR	R1
4222 Buckeystown Pk	01-013386	NPS	PS	NPS	PS	RurR	R1
4102 Buckeystown Pk	01-002732	NPS	PS	NPS	PS	RurR	R1
4308 Buckeystown Pk	01-032666	NPS	PS	NPS	PS	RurR	R1
4226 Buckeystown Pk	01-007017	NPS	PS	NPS	PS	RurR	R1
Lime Kiln Rd	01-013203	NPS	PS	NPS	PS	RurR	R1
7117 C English Muffin Way	01-007521	NPS	PS	NPS	PS	OS	RC
7117 English Muffin Way	01-008315	NPS	PS	NPS	PS	OS	RC
7117 B English Muffin Way	01-005812	NPS	PS	NPS	PS	OS	RC
English Muffin Way	01-007548	NPS	PS	NPS	PS	OS	RC
7117 E English Muffin Way	01-011839	NPS	PS	NPS	PS	OS	RC
7117 D English Muffin Way	01-005529	NPS	PS	NPS	PS	OS	RC
7117A English Muffin Way	01-006231	NPS	PS	NPS	PS	OS	RC
4317 Buckeystown Pk	01-015605	NPS	PS	NPS	PS	IC, IN	AG
4101 Buckeystown Pk	01-007319	NPS	PS	NPS	PS	IC, IN	AG
4007 Buckeystown Pk	01-013904	NPS	PS	NPS	PS	IN	AG
"E/S Rt 15 S/Lime Kiln Nr. Lime Kiln"	01-000101	NPS	PS: IC, IN NPS: OS	NPS	PS: IC, IN NPS: OS	IC, IN, OS	AG, RC
4001 Buckeystown Pk	01-026313	NPS	PS	NPS	PS	IN	AG

Premises Address	Tax Account	Current Sewer	Prop. Sewer	Current Water	Prop. Water	Land Use	Zoning
4317 Buckeystown Pk	01-001906	NPS	PS: IC, IN NPS: OS	NPS	PS: IC, IN NPS: OS	IC, IN, OS	AG, RC
4005 Buckeystown Pk	01-045954	NPS	PS	NPS	PS	IN	AG
Catoctin Mountain Highway	01-001876	NPS	PS	NPS	PS	IC, IN	AG
4423B Buckeystown Pk (Outlot for Parkland)	01-005030	S-1, NPS	NPS	W-1, NPS	NPS	IC, OS	RC
4120 Buckeystown Pk 4120 B Buckeystown Pk	01-000136	NPS	PS	NPS	PS	MM	MM
4126 Buckeystown Pk	01-000128	NPS	PS	NPS	PS	MM, RurR	AG, MM
4105 New Design Rd	01-021508	NPS	PS	NPS	PS	LI, MM	AG, MM
New Design Road	01-046071	NPS	PS	NPS	PS	MM	MM
3760 Buckeystown Pk (E/S Buckeystown Pike N/S Buckeystown Pike)	01-045709	NPS	PS	NPS	PS	LI, RurR	AG
No Address	N/A	NPS	PS	NPS	PS	MM	ROW

Land Use Categories: IC = Industrial Center (Form Designation); IN = Industrial Neighborhood (Form Designation); LI = Limited Industrial; MM = Mineral Mining; OS = Open Space (Form Designation); RurR = Rural Residential  
Zoning: A = Agricultural; R-1 = Low Density Residential; MM = Mineral Mining; RC = Resource Conservation; ROW = Right-of-Way

The Planned Service 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 11 to 20-year time period.

The South Frederick Corridors Plan was developed to examine an existing economic center in Frederick County to the immediate south of the City of Frederick, to develop goals to reinforce the existing economic strengths and assets therein, to support existing businesses and industries, and to help foster innovation and opportunity in the County. The Ballenger Creek Community Growth Area was expanded under the South Frederick Corridors Plan to include the properties identified in this amendment

request and certain properties received new land use classifications or “form designations” on the County Comprehensive Plan Map concurrent with the adoption of the South Frederick Corridors Plan. These changes to the Ballenger Creek Community Growth Area and Comprehensive Plan Map were made in anticipation of the adoption of future code and zoning changes that will help facilitate the types of development that are consistent with the goals of the South Frederick Corridors Plan. Such changes have also facilitated a revisitation of the water and sewer service designations of properties located within the South Frederick Corridors Planning Area.

Case WS-25-06 is a Staff-Initiated Amendment, and it is permitted by the Classification System outlined in Section IV(B) on Page 1-24 of the Water and Sewerage Plan as the amendment is proposed to further implement the County’s Comprehensive Plan. The amendment will also include certain “problem areas” for well and septic systems within the newly expanded Ballenger Creek Community Growth Area.

Text changes to Chapter 1 of the Water and Sewerage Plan, Policies and Procedures, are also proposed to reflect the addition of “form designations” to the County Comprehensive Plan that occurred with the adoption of the South Frederick Corridors Plan.

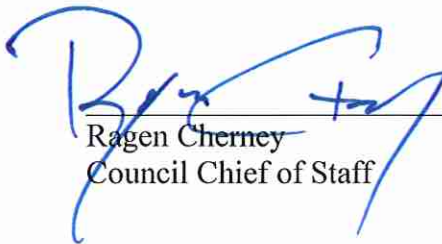
The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on July 15, 2025, at which time the public had the opportunity to comment.

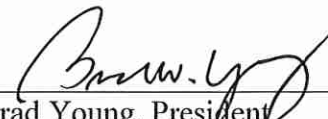

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the W/S Plan amendment requested in Case WS-25-06, reclassification of 60 properties located in the vicinity of Buckeystown Pike, Lime Kiln Road, New Design Road, and English Muffin Way, from No Planned Service (water and sewer) to Planned Service (water and sewer) and a portion of one property from W-1/S-1 to No Planned Service (water and sewer) and a text amendment to Chapter 1, Policies and Procedures, are 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:

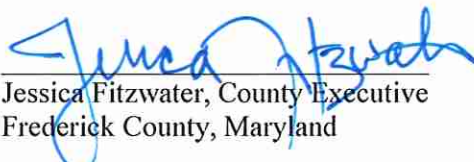
COUNTY COUNCIL OF  
FREDERICK COUNTY, MARYLAND

  
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

Date 7/17/25