

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 | 01-000136 | NPS | PS | NPS | PS | MM | MM |
| 4120 B Buckeystown Pk | | | | | | | |
| 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 revisit 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.

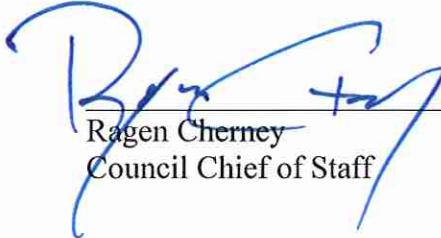
The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on July 15, 2025, at which time the public had the opportunity to comment.

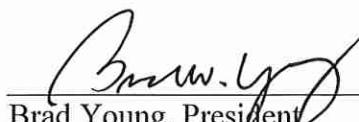
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the W/S Plan amendment requested in Case WS-25-06, reclassification of 60 properties located in the vicinity of Buckeystown Pike, Lime Kiln Road, New Design Road, and English Muffin Way, from No Planned Service (water 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:

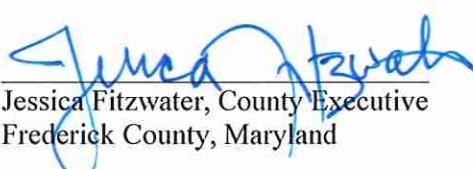
COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND


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