

Summer 2025 Cycle Water/Sewerage Plan Amendments

WS-25-10 Pat & Ty Quynn

Reclassification of 0.57 acres from Planned Service (sewer) to S-3/Dev
7131 Fish Hatchery Road

WS-25-11 Better World Builders LLC (Dwight R Tousignant Bypass Trust)

Reclassification of 23.47 acres from Planned Service (sewer) to S-4/Dev
6233 Yeagertown Road and four adjacent unaddressed parcels located along
Yeagertown Road



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Summer 2025 Cycle Water/Sewerage Plan Amendments

WS-25-14 James and Nancy Lilly

Reclassification of 0.51 acres from W-5/Dev to W-3/Dev
17 E. Main Street (Town of New Market)

WS-25-15 Division of Planning & Permitting (New Design Road)

Reclassification of 19.1 acres from W-1/S-1, or S-3/Dev, to No Planned Service
(water and sewer)

5301 New Design Road and one unaddressed parcel to the immediate south and east



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Summer 2025 Cycle Water/Sewerage Plan Amendments

WS-25-16 Division of Planning & Permitting (Main Street, Libertytown)

Reclassification of three properties totaling 2.5 acres from W-1 to W-5/Dev
11932, 11930, & 11926 Main Street

WS-25-17 Division of Planning & Permitting (Clover Hill)

Reclassification of 149 properties from S-1 to S-5/Dev and one property from W-1/Dev, S-1/Dev to W-5/Dev, S-5/Dev totaling approximately 92.38 acres

Properties addressed on Old (West) 7th St, Clearfield Rd, Clover Hill Dr, Edgewood Farm Rd, Fieldstone Dr, Old Seventh St, Runnymede Ct, Runnymede Dr, Summerfield Dr, Sunnybrook Ct, Sunnybrook Dr, and Vista Dr.



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Summer 2025 Cycle Water/Sewerage Plan Amendments

WS-25-18 Division of Planning & Permitting (Infrastructure Text)

Various text amendments to Chapter 3, Water Systems and Chapter 4, Sewerage Systems to reflect changes made to the infrastructure map in Case WS-25-09.



Division of
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Frederick County
Government Maryland

WS-25-10

Pat & Ty Quynn



CASE: WS-25-10

APPLICANT: Pat & Ty Quynn

**REQUEST: Reclassification of 0.57 acres
from Planned Service (sewer) to S-3/Dev**

LOCATION: 7131 Fish Hatchery Road

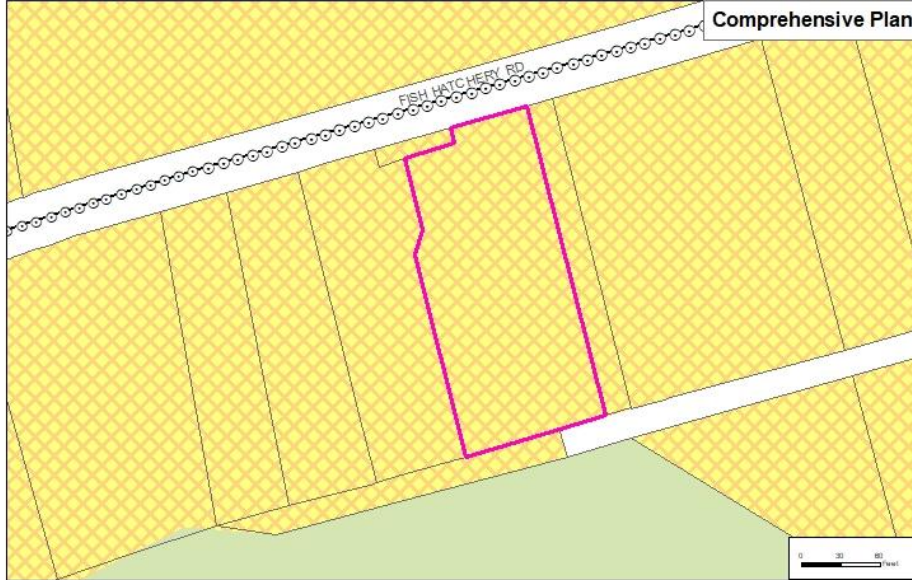


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WS-25-10

Pat & Ty Quynn
Comprehensive Plan

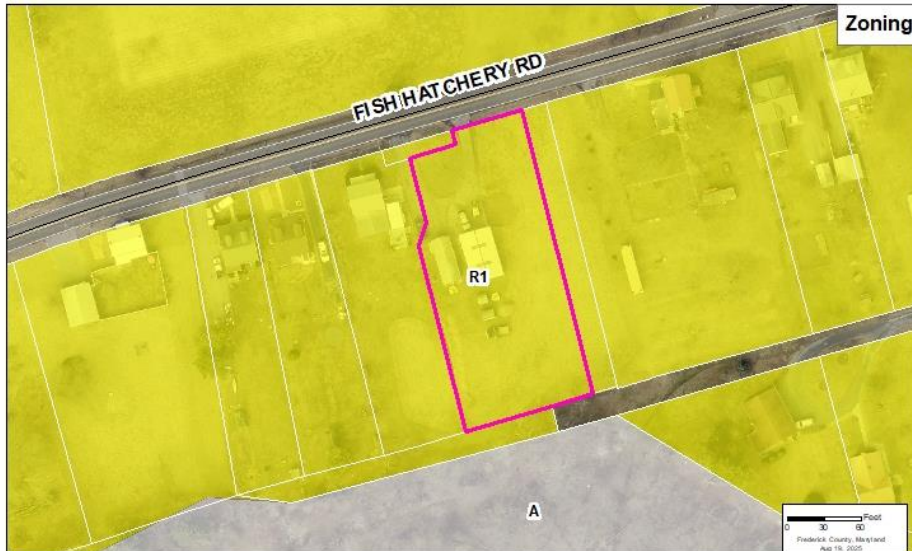


CASE: WS-25-10

APPLICANT: Pat & Ty Quynn

REQUEST: Reclassification of 0.57 acres
from Planned Service (sewer) to S-3/Dev

LOCATION: 7131 Fish Hatchery Road

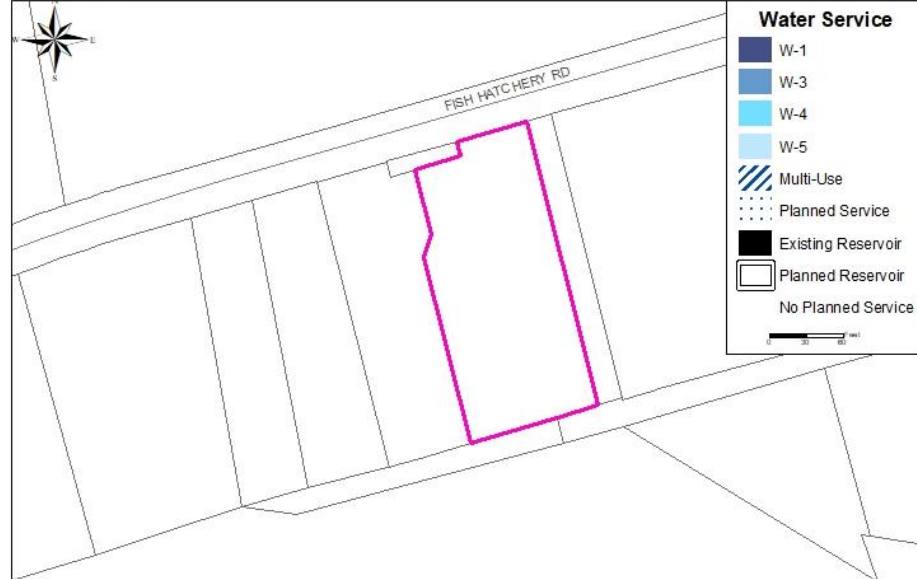


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WS-25-10

Pat & Ty Quynn



CASE: WS-25-10

APPLICANT: Pat & Ty Quynn

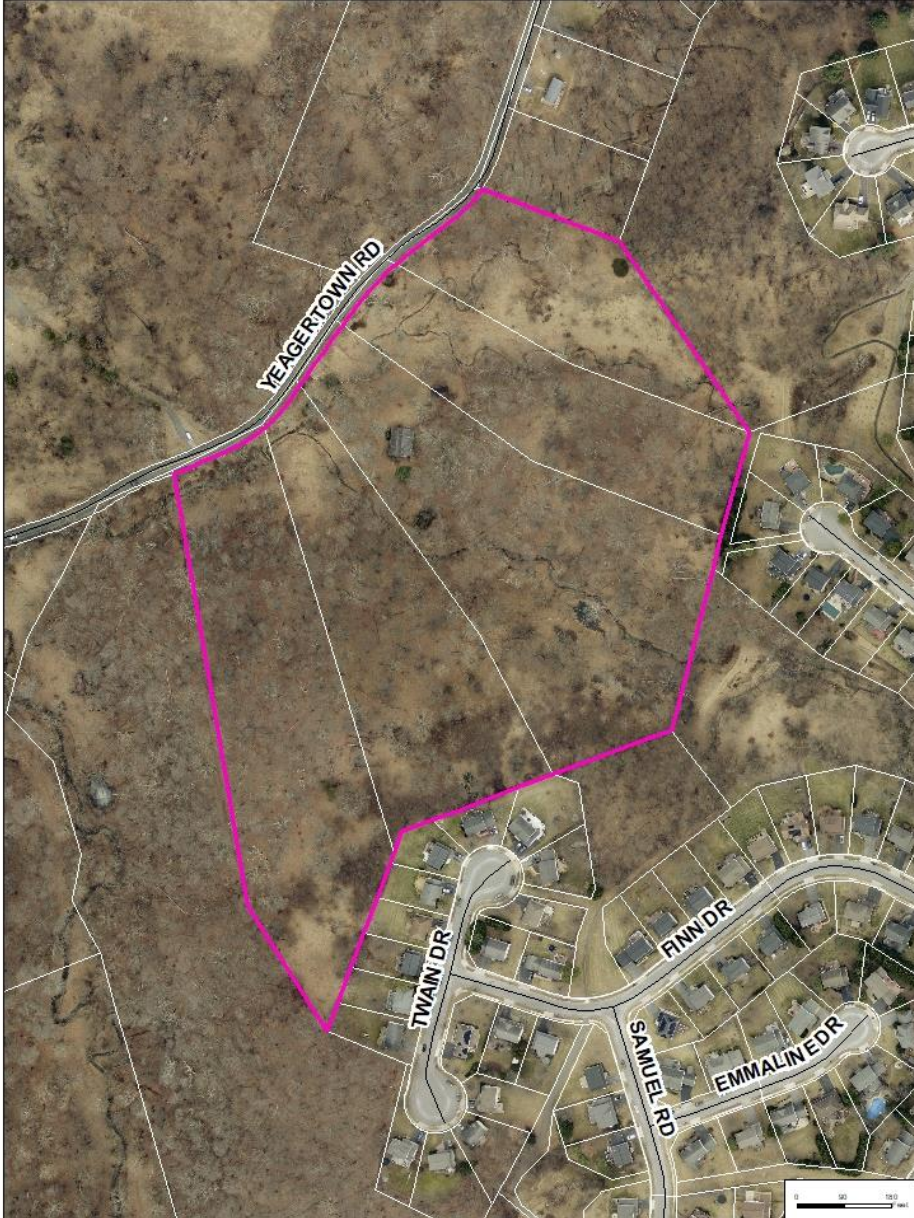
REQUEST: Reclassification of 0.57 acres from Planned Service (sewer) to S-3/Dev

LOCATION: 7131 Fish Hatchery Road



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CASE: WS-25-11

**APPLICANT: Better World Builders LLC
(Dwight R Tousignant Bypass Trust)**

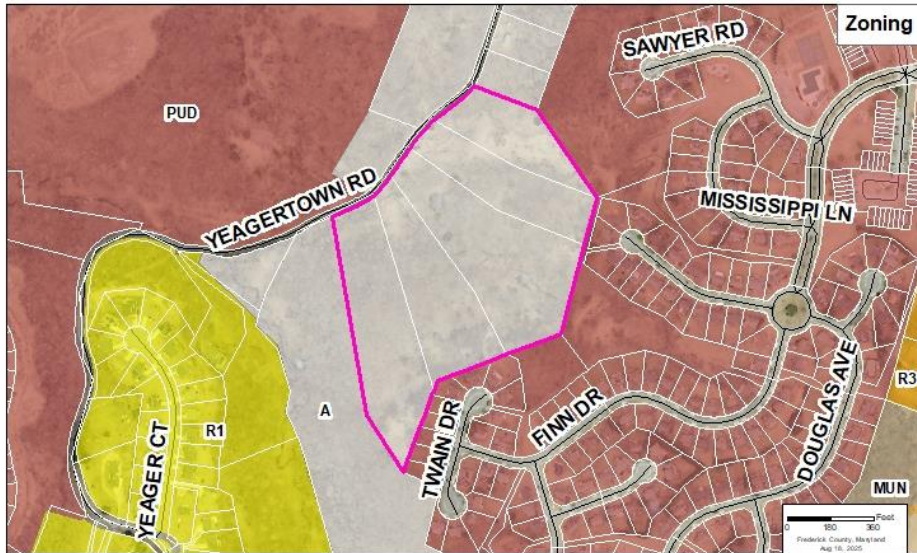
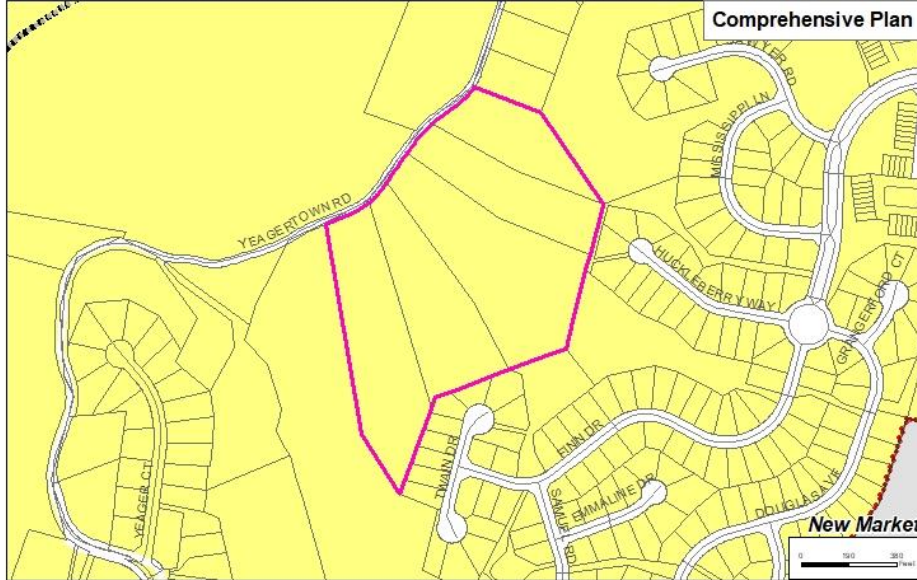
**REQUEST: Reclassification of 23.47 acres
from Planned Service (sewer) to S-4/Dev**

**LOCATION: 6233 Yeagertown Road and four
adjacent unaddressed parcels located along
Yeagertown Road**



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CASE: WS-25-11

APPLICANT: Better World Builders LLC
(Dwight R Tousignant Bypass Trust)

REQUEST: Reclassification of 23.47 acres
from Planned Service (sewer) to S-4/Dev

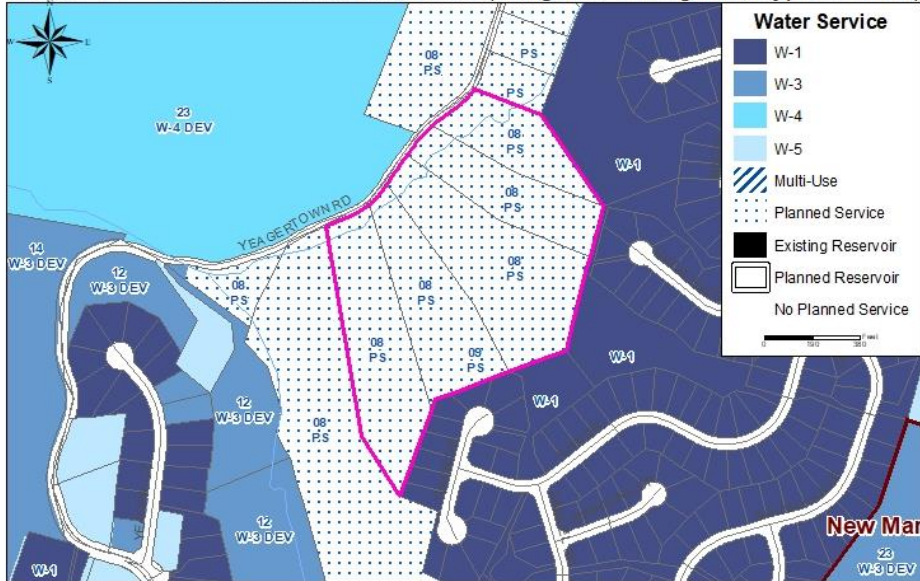
LOCATION: 6233 Yeagertown Road and four
adjacent unaddressed parcels located along
Yeagertown Road



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WS-25-11 Better World Builders LLC (Dwight R Tousignant Bypass Trust)

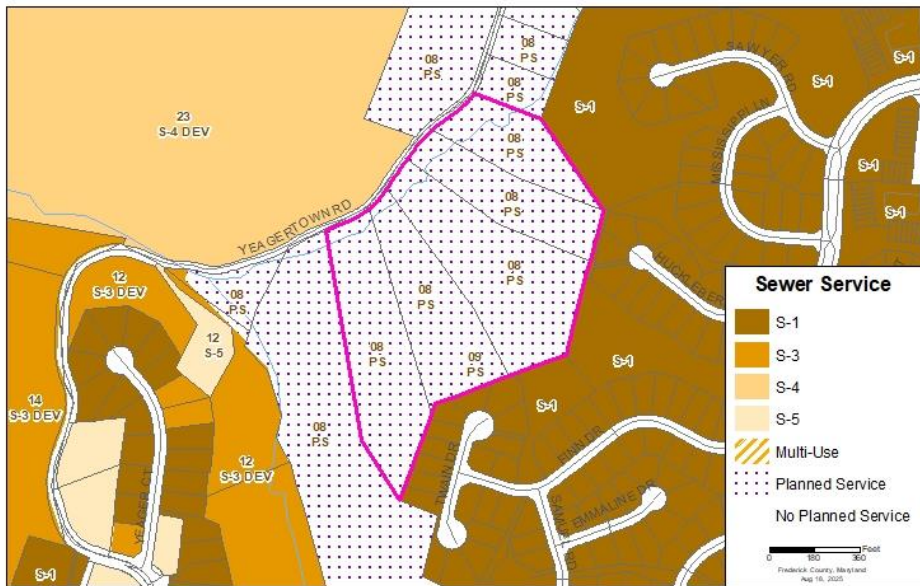


CASE: WS-25-11

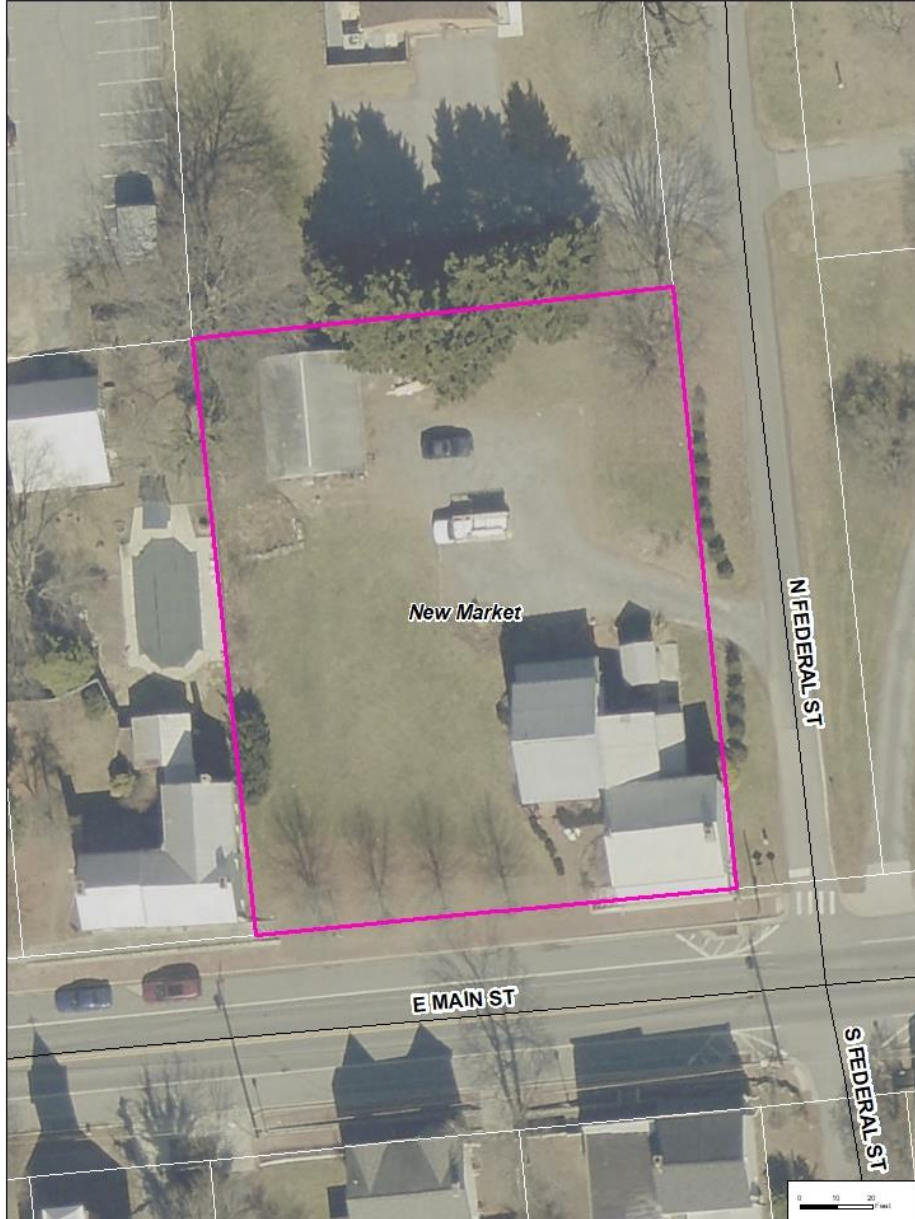
APPLICANT: Better World Builders LLC
(Dwight R Tousignant Bypass Trust)

REQUEST: Reclassification of 23.47 acres
from Planned Service (sewer) to S-4/Dev

LOCATION: 6233 Yeagertown Road and four
adjacent unaddressed parcels located along
Yeagertown Road



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CASE: WS-25-14

APPLICANT: James and Nancy Lilly

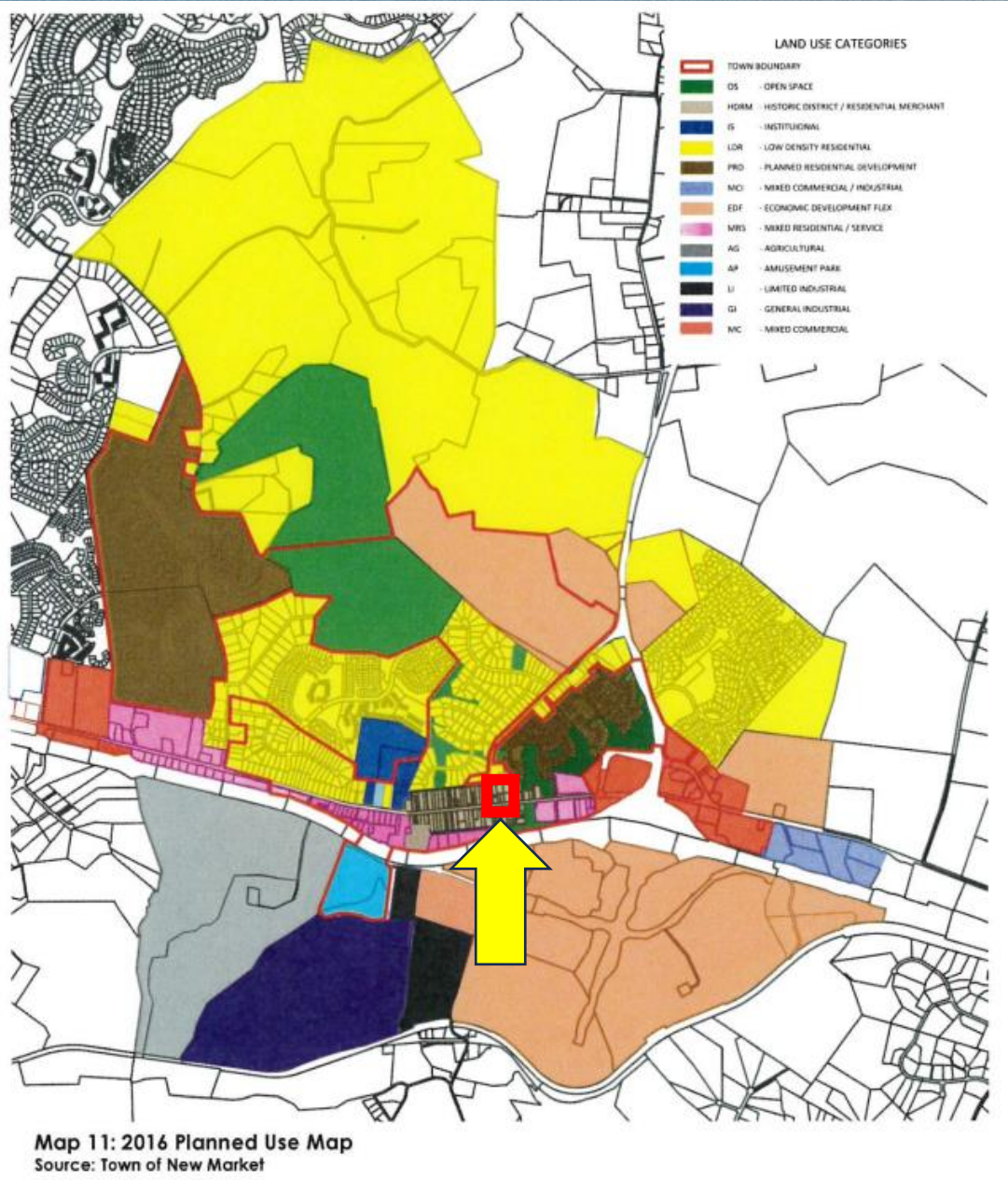
**REQUEST: Reclassification of 0.51 acres
from W-5/Dev to W-3/Dev**

**LOCATION: 17 E. Main Street (Town of New
Market)**



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CASE: WS-25-14

APPLICANT: James and Nancy Lilly

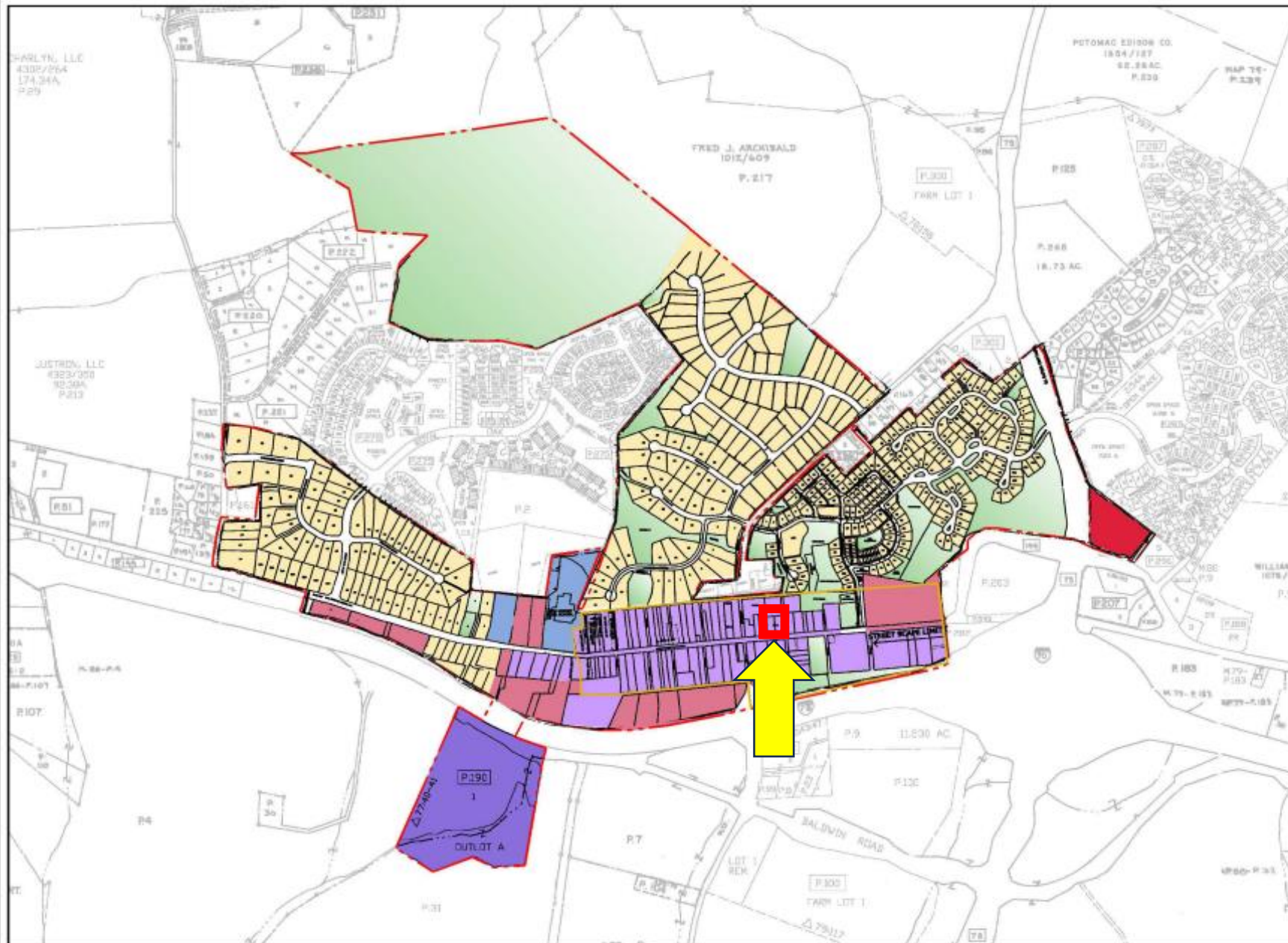
**REQUEST: Reclassification of 0.51 acres
from W-5/Dev to W-3/Dev**

**LOCATION: 17 E. Main Street (Town of New
Market)**



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Government Maryland



LEGEND

- R1
- R2
- MRS
- MC
- RM
- I
- OS
- AP
- Overlay District
- HD

NOTES

Map compiled using several resources:
Maryland Department of Assessments and
Taxation Maps

Zoning Map

Effective 4/29/09



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WS-25-14

James and Nancy Lilly



CASE: WS-25-14

APPLICANT: James and Nancy Lilly

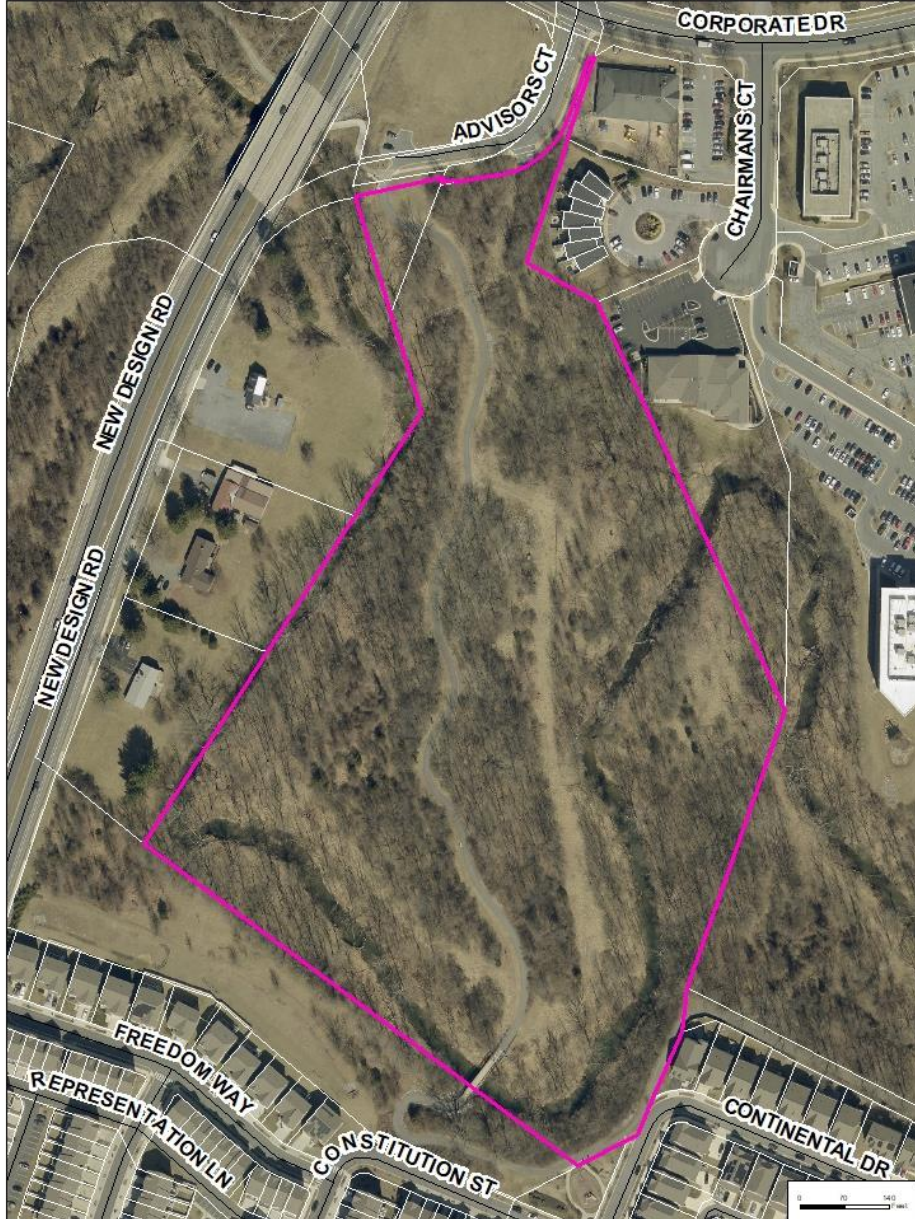
REQUEST: Reclassification of 0.51 acres from W-5/Dev to W-3/Dev

LOCATION: 17 E. Main Street (Town of New Market)



Division of
Planning and Permitting

Frederick County
Government Maryland



CASE: WS-25-15

APPLICANT: Division of Planning & Permitting (New Design Road)

REQUEST: Reclassification of 19.1 acres from W-1/S-1, or S-3/Dev, to No Planned Service (water and sewer)

LOCATION: 5301 New Design Road and one unaddressed parcel to the immediate south and east

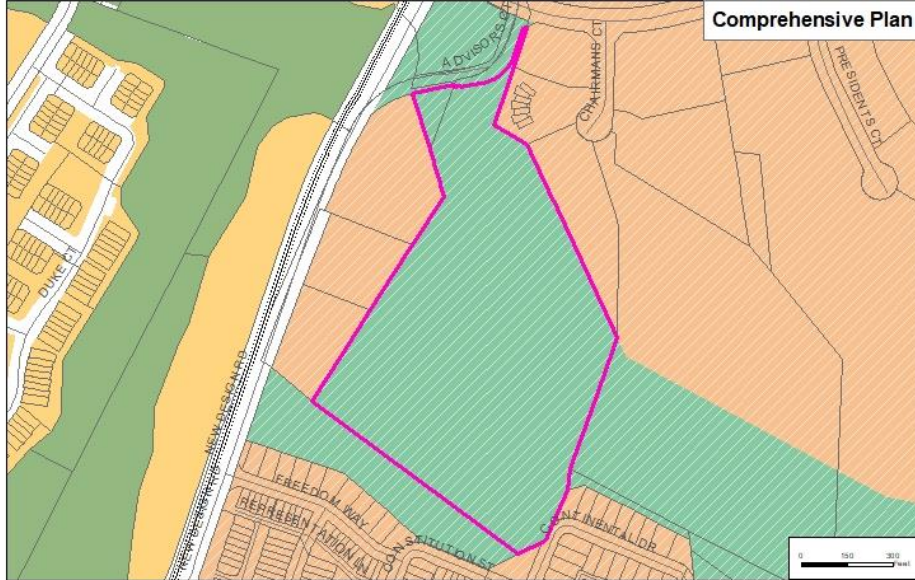


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Government Maryland

WS-25-15

Division of Planning & Permitting

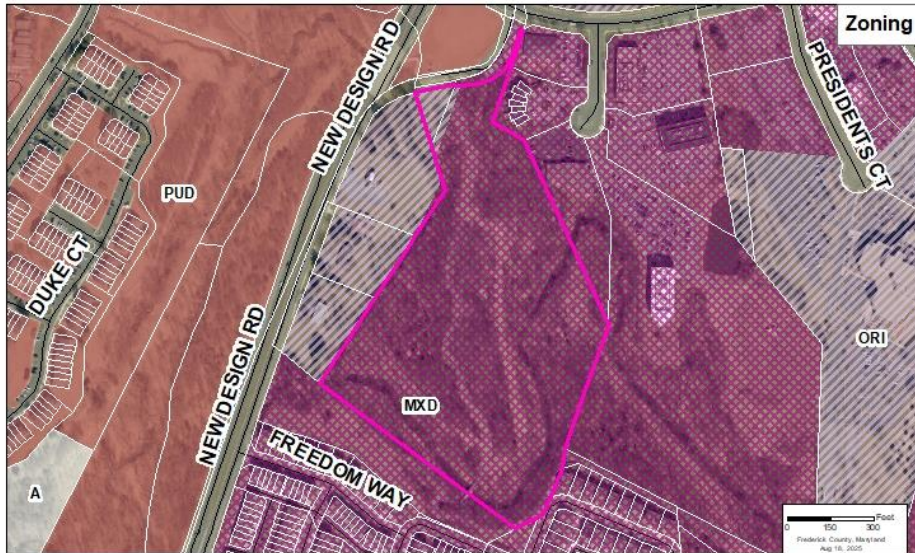


CASE: WS-25-15

APPLICANT: Division of Planning & Permitting (New Design Road)

REQUEST: Reclassification of 19.1 acres from W-1/S-1, or S-3/Dev, to No Planned Service (water and sewer)

LOCATION: 5301 New Design Road and one unaddressed parcel to the immediate south and east

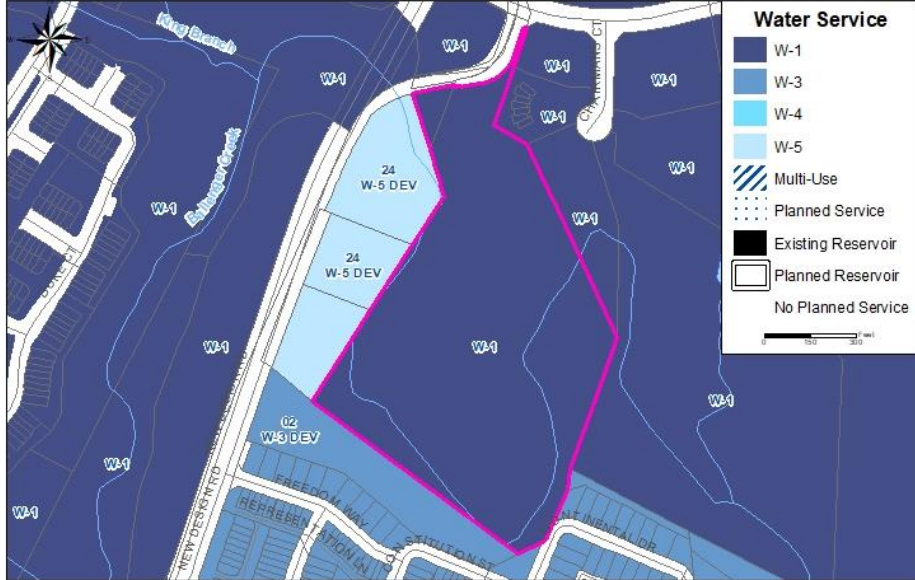


Division of
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Government Maryland

WS-25-15

Division of Planning & Permitting

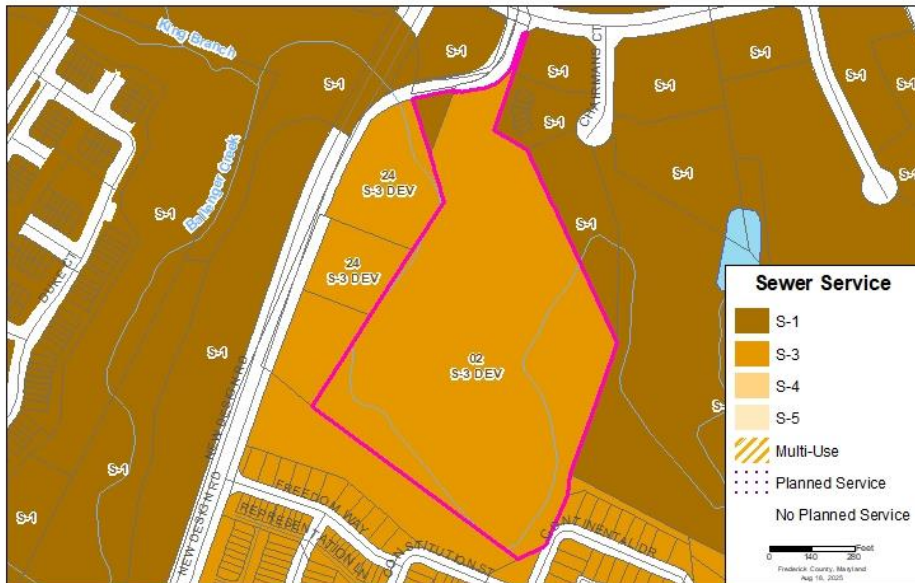


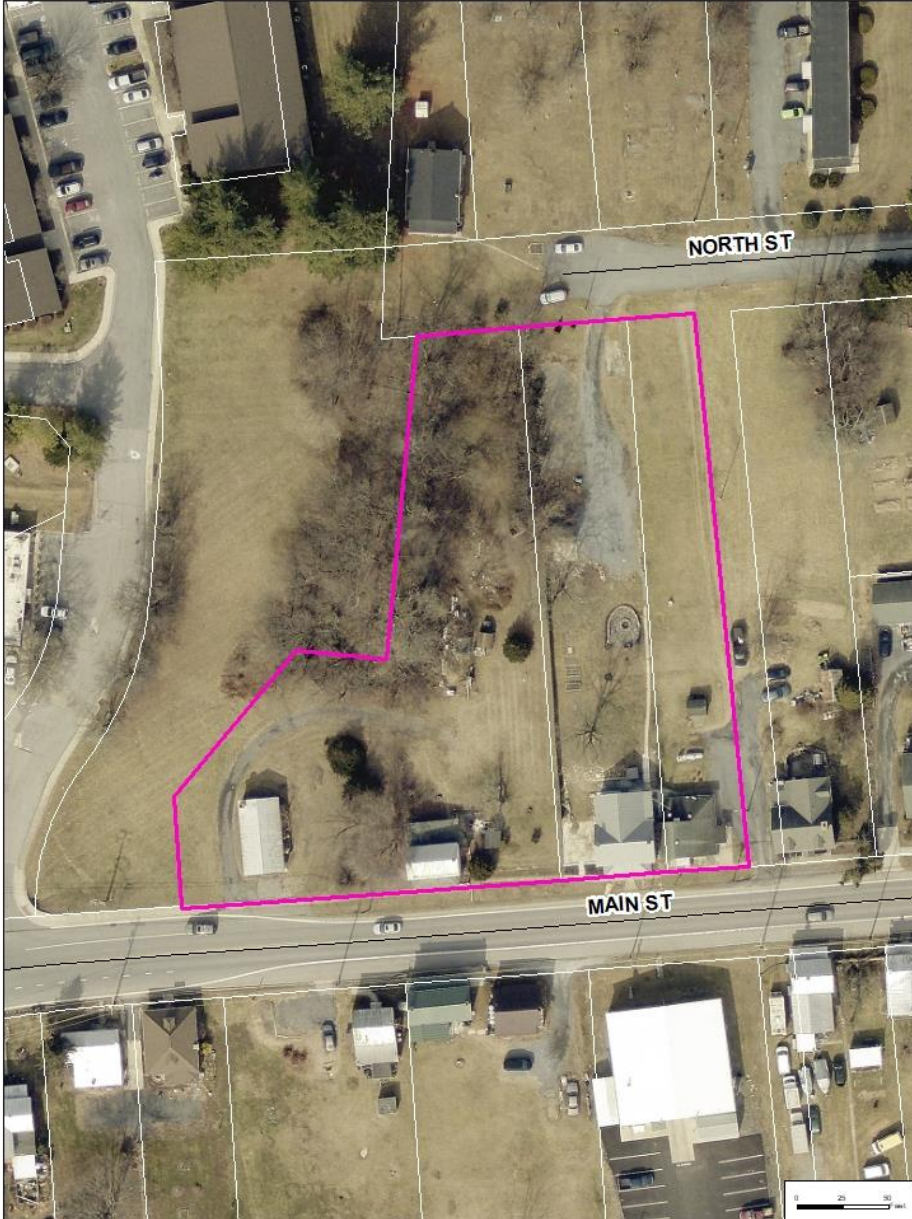
CASE: WS-25-15

APPLICANT: Division of Planning & Permitting (New Design Road)

REQUEST: Reclassification of 19.1 acres from W-1/S-1, or S-3/Dev, to No Planned Service (water and sewer)

LOCATION: 5301 New Design Road and one unaddressed parcel to the immediate south and east





CASE: WS-25-16

APPLICANT: Division of Planning & Permitting (Main Street, Libertytown)

REQUEST: Reclassification of three properties totaling 2.5 acres from W-1 to W-5/Dev

LOCATION: 11932, 11930, & 11926 Main Street



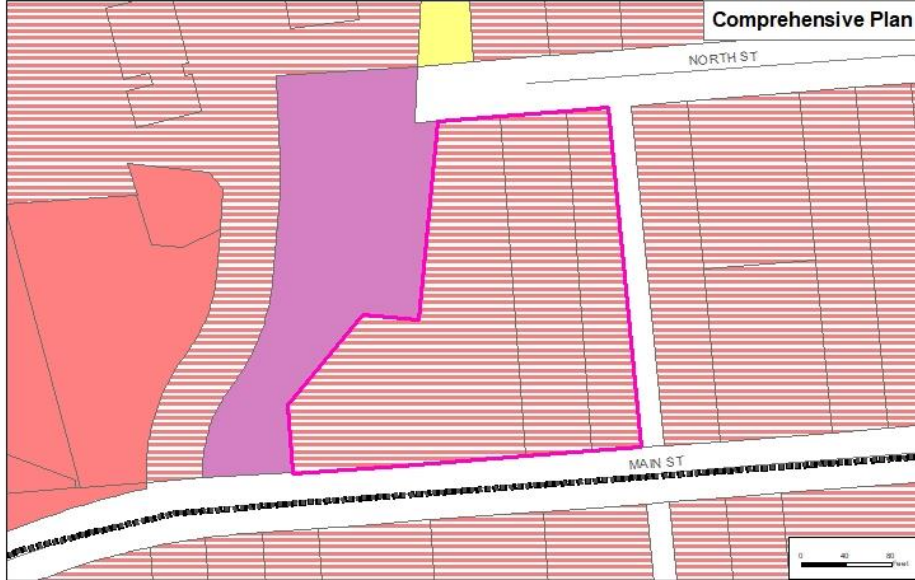
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Frederick County
Government Maryland

WS-25-16

Division of Planning & Permitting

Comprehensive Plan



CASE: WS-25-16

APPLICANT: Division of Planning & Permitting (Main Street, Libertytown)

REQUEST: Reclassification of three properties totaling 2.5 acres from W-1 to W-5/Dev

LOCATION: 11932, 11930, & 11926 Main Street



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Government Maryland

WS-25-16

Division of Planning & Permitting



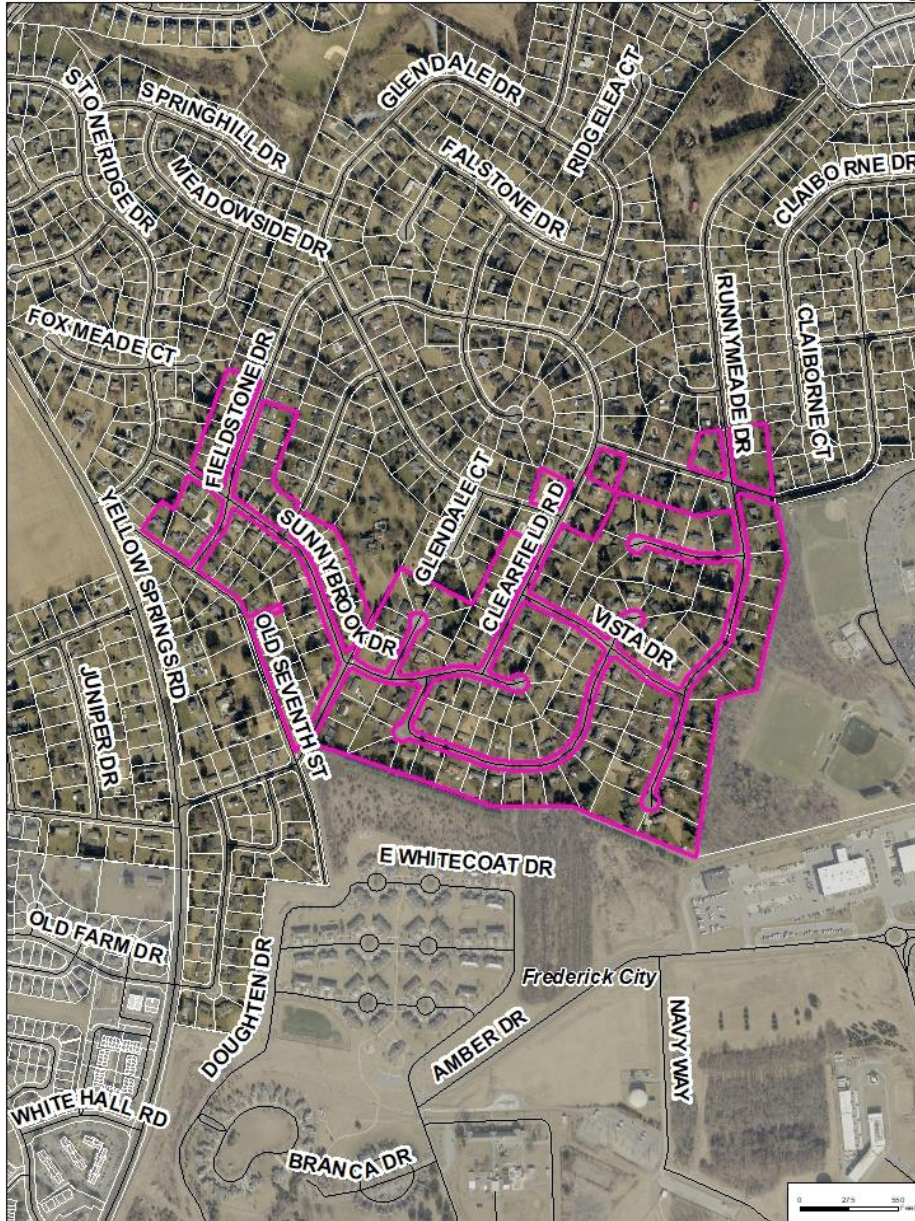
CASE: WS-25-16

APPLICANT: Division of Planning & Permitting (Main Street, Libertytown)

REQUEST: Reclassification of three properties totaling 2.5 acres from W-1 to W-5/Dev

LOCATION: 11932, 11930, & 11926 Main Street





CASE: WS-25-17

APPLICANT: Division of Planning & Permitting
(Clover Hill)

REQUEST: Reclassification of 149 properties from S-1 to S-5/Dev and one property from W-1/Dev, S-1/Dev to W-5/Dev, S-5/Dev totaling approximately 92.38 acres

LOCATION: Properties addressed on (Old or West) 7th St, Clearfield Rd, Clover Hill Dr, Edgewood Farm Rd, Fieldstone Dr, Old Seventh St, Runnymede Ct, Runnymede Dr, Summerfield Dr, Sunnybrook Ct, Sunnybrook Dr, and Vista Dr.

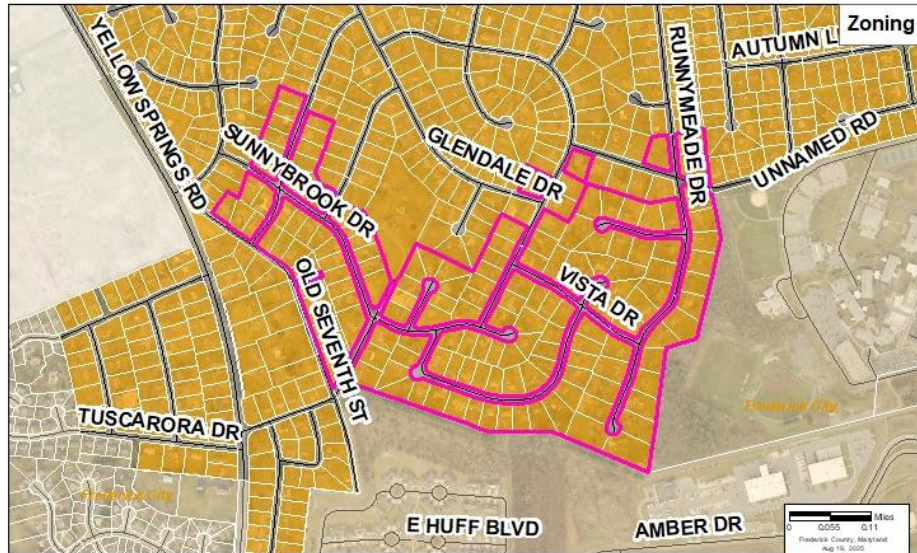


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Frederick County
Government

WS-25-17

Division of Planning & Permitting



CASE: WS-25-17

APPLICANT: Division of Planning & Permitting
(Clover Hill)

REQUEST: Reclassification of 149 properties from S-1 to S-5/Dev and one property from W-1/Dev, S-1/Dev to W-5/Dev, S-5/Dev totaling approximately 92.38 acres

LOCATION: Properties addressed on (Old or West) 7th St, Clearfield Rd, Clover Hill Dr, Edgewood Farm Rd, Fieldstone Dr, Old Seventh St, Runnymede Ct, Runnymede Dr, Summerfield Dr, Sunnybrook Ct, Sunnybrook Dr, and Vista Dr.

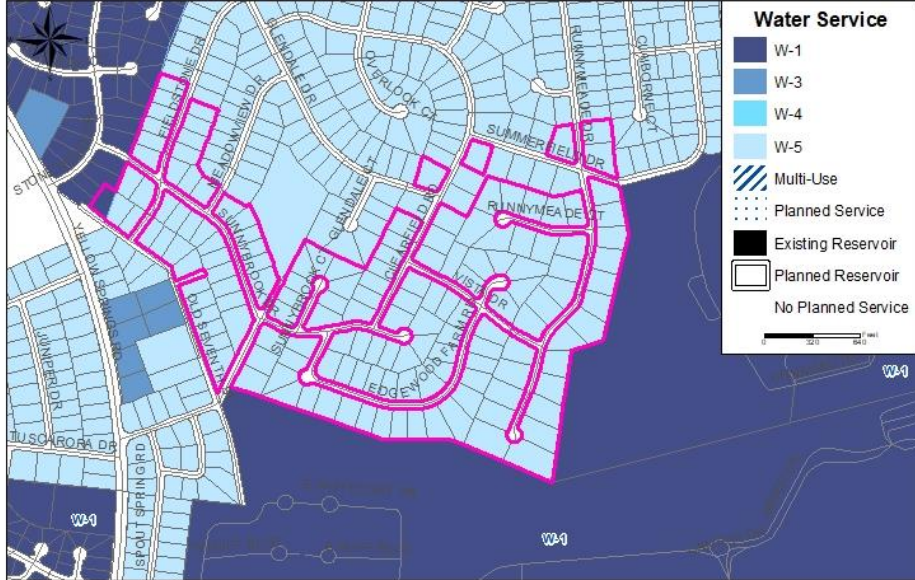


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Frederick County
Government Maryland

WS-25-17

Division of Planning & Permitting



CASE: WS-25-17

APPLICANT: Division of Planning & Permitting (Clover Hill)

REQUEST: Reclassification of 149 properties from S-1 to S-5/Dev and one property from W-1/Dev, S-1/Dev to W-5/Dev, S-5/Dev totaling approximately 92.38 acres

LOCATION: Properties addressed on (Old or West) 7th St, Clearfield Rd, Clover Hill Dr, Edgewood Farm Rd, Fieldstone Dr, Old Seventh St, Runnymede Ct, Runnymede Dr, Summerfield Dr, Sunnybrook Ct, Sunnybrook Dr, and Vista Dr.



Division of
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Frederick County
Government Maryland

CASE: WS-25-18

**APPLICANT: Division of Planning & Permitting
(Infrastructure Text)**

REQUEST: Various text amendments to Chapter 3, Water Systems and Chapter 4, Sewerage Systems to reflect changes made to the infrastructure map in Case WS-25-09

LOCATION: N/A



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