

RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

RESOLUTION NO. 25-39

RE: SUMMER 2025 CYCLE WATER AND SEWER AMENDMENTS – CASE WS-25-17

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-25-17 proposes the reclassification of 149 properties from S-1 to S-5/Dev, with no change to water; and one property from W-1, S-1 to W-5/Dev, S-5/Dev, all totaling approximately 92.38 acres and specifically listed in the table below. The properties are located within the Frederick Community Growth Area but are unincorporated. All properties are designated LDR, Low-Density Residential and are zoned R-3, Low-Density Residential.

Premise	Tax ID	Current Sewer	Proposed Sewer	Current Water	Proposed Water
8001 Runnymede Dr	21-406538	S-1	S-5/Dev	W-5/Dev	No Change
7913 Clearfield Rd	21-406619	S-1	S-5/Dev	W-5/Dev	No Change
6784 Sunnybrook Dr	21-406627	S-1	S-5/Dev	W-5/Dev	No Change
8001 Sunnybrook Ct	21-406686	S-1	S-5/Dev	W-5/Dev	No Change
7910 Edgewood Farm Rd	21-406759	S-1	S-5/Dev	W-5/Dev	No Change
7901 Clover Hill Dr	21-406805	S-1	S-5/Dev	W-5/Dev	No Change
6798 Sunnybrook Dr	21-407259	S-1	S-5/Dev	W-5/Dev	No Change
7004 Runnymede Ct	21-407801	S-1	S-5/Dev	W-5/Dev	No Change
7941 Edgewood Farm Rd	21-408123	S-1	S-5/Dev	W-5/Dev	No Change
8000 Sunnybrook Ct	21-408301	S-1	S-5/Dev	W-5/Dev	No Change
6781 Sunnybrook Dr	21-408379	S-1	S-5/Dev	W-5/Dev	No Change
6782 Sunnybrook Dr	21-408387	S-1	S-5/Dev	W-5/Dev	No Change
7933 Edgewood Farm Rd	21-408654	S-1	S-5/Dev	W-5/Dev	No Change
7945 W Seventh St	21-408808	S-1	S-5/Dev	W-5/Dev	No Change
7923 W 7th St	21-408816	S-1	S-5/Dev	W-5/Dev	No Change
7923 Edgewood Farm Rd	21-409022	S-1	S-5/Dev	W-5/Dev	No Change
7910 Runnymede Dr	21-409340	S-1	S-5/Dev	W-5/Dev	No Change
8010 Fieldstone Dr	21-409499	S-1	S-5/Dev	W-5/Dev	No Change
7907 Edgewood Farm Rd	21-409898	S-1	S-5/Dev	W-5/Dev	No Change
7909 Edgewood Farm Rd	21-410195	S-1	S-5/Dev	W-5/Dev	No Change
7008 Summerfield Dr	21-410284	S-1	S-5/Dev	W-5/Dev	No Change

Premise	Tax ID	Current Sewer	Proposed Sewer	Current Water	Proposed Water
8008 Sunnybrook Ct	21-410462	S-1	S-5/Dev	W-5/Dev	No Change
6811 Sunnybrook Dr	21-410632	S-1	S-5/Dev	W-5/Dev	No Change
7914 Runnymede Dr	21-410918	S-1	S-5/Dev	W-5/Dev	No Change
7900 Clearfield Rd	21-411159	S-1	S-5/Dev	W-5/Dev	No Change
8007 Fieldstone Dr	21-411167	S-1	S-5/Dev	W-5/Dev	No Change
7007 Runnymede Ct	21-412007	S-1	S-5/Dev	W-5/Dev	No Change
6790 Sunnybrook Dr	21-412023	S-1	S-5/Dev	W-5/Dev	No Change
8004 Sunnybrook Ct	21-412058	S-1	S-5/Dev	W-5/Dev	No Change
7908 Runnymede Dr	21-412511	S-1	S-5/Dev	W-5/Dev	No Change
7915 Runnymede Dr	21-412600	S-1	S-5/Dev	W-5/Dev	No Change
7932 Edgewood Farm Rd	21-412619	S-1	S-5/Dev	W-5/Dev	No Change
7959 W 7th St	21-412856	S-1	S-5/Dev	W-1	W-5/Dev
6791 Sunnybrook Dr	21-412988	S-1	S-5/Dev	W-5/Dev	No Change
6789 Sunnybrook Dr	21-413135	S-1	S-5/Dev	W-5/Dev	No Change
7909 Runnymede Dr	21-413259	S-1	S-5/Dev	W-5/Dev	No Change
6786 Sunnybrook Dr	21-413550	S-1	S-5/Dev	W-5/Dev	No Change
7941 W 7th St	21-413682	S-1	S-5/Dev	W-5/Dev	No Change
6779 Sunnybrook Dr	21-413739	S-1	S-5/Dev	W-5/Dev	No Change
7921 Edgewood Farm Rd	21-413941	S-1	S-5/Dev	W-5/Dev	No Change
7008 Runnymede Ct	21-413976	S-1	S-5/Dev	W-5/Dev	No Change
7955 W 7th St	21-414204	S-1	S-5/Dev	W-5/Dev	No Change
6809 Sunnybrook Dr	21-414352	S-1	S-5/Dev	W-5/Dev	No Change
7906 Runnymede Dr	21-415170	S-1	S-5/Dev	W-5/Dev	No Change
8003 Runnymede Dr	21-415804	S-1	S-5/Dev	W-5/Dev	No Change
8009 Fieldstone Dr	21-415871	S-1	S-5/Dev	W-5/Dev	No Change
6813 Sunnybrook Ct	21-415936	S-1	S-5/Dev	W-5/Dev	No Change
7930 Edgewood Farm Rd	21-415944	S-1	S-5/Dev	W-5/Dev	No Change
6902 Vista Dr	21-416258	S-1	S-5/Dev	W-5/Dev	No Change
7906 Clearfield Rd	21-416304	S-1	S-5/Dev	W-5/Dev	No Change
6793 Sunnybrook Dr	21-416401	S-1	S-5/Dev	W-5/Dev	No Change
6907 Vista Dr	21-416460	S-1	S-5/Dev	W-5/Dev	No Change
6810 Sunnybrook Dr	21-416568	S-1	S-5/Dev	W-5/Dev	No Change
7905 Clover Hill Dr	21-416789	S-1	S-5/Dev	W-5/Dev	No Change
8005 Runnymede Dr	21-416924	S-1	S-5/Dev	W-5/Dev	No Change
6807 Sunnybrook Dr	21-417092	S-1	S-5/Dev	W-5/Dev	No Change
8006 Fieldstone Dr	21-417432	S-1	S-5/Dev	W-5/Dev	No Change
7913 Edgewood Farm Rd	21-417459	S-1	S-5/Dev	W-5/Dev	No Change
6796 Sunnybrook Dr	21-417467	S-1	S-5/Dev	W-5/Dev	No Change
7924 Edgewood Farm Rd	21-417858	S-1	S-5/Dev	W-5/Dev	No Change
6905 Vista Dr	21-417998	S-1	S-5/Dev	W-5/Dev	No Change

Premise	Tax ID	Current Sewer	Proposed Sewer	Current Water	Proposed Water
7912 Runnymede Dr	21-418129	S-1	S-5/Dev	W-5/Dev	No Change
7916 Edgewood Farm Rd	21-418234	S-1	S-5/Dev	W-5/Dev	No Change
7903 Runnymede Dr	21-418285	S-1	S-5/Dev	W-5/Dev	No Change
7951 W 7th St	21-418536	S-1	S-5/Dev	W-5/Dev	No Change
8013 Fieldstone Dr	21-418625	S-1	S-5/Dev	W-5/Dev	No Change
7928 Edgewood Farm Rd	21-418846	S-1	S-5/Dev	W-5/Dev	No Change
7915 W 7th St	21-418870	S-1	S-5/Dev	W-5/Dev	No Change
7907 Runnymede Dr	21-419036	S-1	S-5/Dev	W-5/Dev	No Change
7911 Edgewood Farm Rd	21-419257	S-1	S-5/Dev	W-5/Dev	No Change
7911 Clearfield Rd	21-419303	S-1	S-5/Dev	W-5/Dev	No Change
6904 Vista Dr	21-419540	S-1	S-5/Dev	W-5/Dev	No Change
8007 Runnymede Dr	21-419680	S-1	S-5/Dev	W-5/Dev	No Change
8011 Fieldstone Dr	21-419753	S-1	S-5/Dev	W-5/Dev	No Change
7919 Edgewood Farm Rd	21-419907	S-1	S-5/Dev	W-5/Dev	No Change
7902 Clover Hill Dr	21-419915	S-1	S-5/Dev	W-5/Dev	No Change
6788 Sunnybrook Dr	21-419931	S-1	S-5/Dev	W-5/Dev	No Change
7915 Edgewood Farm Rd	21-419966	S-1	S-5/Dev	W-5/Dev	No Change
7927 W 7th St	21-420328	S-1	S-5/Dev	W-5/Dev	No Change
6792 E Sunnybrook Dr	21-420360	S-1	S-5/Dev	W-5/Dev	No Change
7919 Old Seventh St	21-420379	S-1	S-5/Dev	W-5/Dev	No Change
7905 Edgewood Farm Rd	21-420565	S-1	S-5/Dev	W-5/Dev	No Change
7919 Runnymede Dr	21-420670	S-1	S-5/Dev	W-5/Dev	No Change
7902 Edgewood Farm Rd	21-420697	S-1	S-5/Dev	W-5/Dev	No Change
7900 Runnymede Dr	21-420980	S-1	S-5/Dev	W-5/Dev	No Change
8004 Fieldstone Dr	21-421138	S-1	S-5/Dev	W-5/Dev	No Change
6787 Sunnybrook Dr	21-421219	S-1	S-5/Dev	W-5/Dev	No Change
7938 Edgewood Farm Rd	21-421391	S-1	S-5/Dev	W-5/Dev	No Change
7910 Clearfield Rd	21-421510	S-1	S-5/Dev	W-5/Dev	No Change
7940 Edgewood Farm Rd	21-421529	S-1	S-5/Dev	W-5/Dev	No Change
7901 Clearfield Rd	21-421634	S-1	S-5/Dev	W-5/Dev	No Change
7912 Clearfield Rd	21-421707	S-1	S-5/Dev	W-5/Dev	No Change
7927 Edgewood Farm Rd	21-421715	S-1	S-5/Dev	W-5/Dev	No Change
7902 Runnymede Dr	21-421723	S-1	S-5/Dev	W-5/Dev	No Change
7901 Edgewood Farm Rd	21-421782	S-1	S-5/Dev	W-5/Dev	No Change
7000 Runnymede Ct	21-421952	S-1	S-5/Dev	W-5/Dev	No Change
7918 Runnymede Dr	21-421960	S-1	S-5/Dev	W-5/Dev	No Change
7905 Clearfield Rd	21-421995	S-1	S-5/Dev	W-5/Dev	No Change
7003 Runnymede Ct	21-422029	S-1	S-5/Dev	W-5/Dev	No Change
6795 Sunnybrook Dr	21-422134	S-1	S-5/Dev	W-5/Dev	No Change
7001 Runnymede Ct	21-422363	S-1	S-5/Dev	W-5/Dev	No Change

Premise	Tax ID	Current Sewer	Proposed Sewer	Current Water	Proposed Water
7931 Edgewood Farm Rd	21-422487	S-1	S-5/Dev	W-5/Dev	No Change
7916 Runnymede Dr	21-422541	S-1	S-5/Dev	W-5/Dev	No Change
7905 Runnymede Dr	21-422584	S-1	S-5/Dev	W-5/Dev	No Change
6794 Sunnybrook Dr	21-422614	S-1	S-5/Dev	W-5/Dev	No Change
7935 Edgewood Farm Rd	21-422681	S-1	S-5/Dev	W-5/Dev	No Change
8005 Clearfield Rd	21-422738	S-1	S-5/Dev	W-5/Dev	No Change
6777 Sunnybrook Dr	21-422770	S-1	S-5/Dev	W-5/Dev	No Change
7901 Runnymede Dr	21-422894	S-1	S-5/Dev	W-5/Dev	No Change
8014 Fieldstone Dr	21-422908	S-1	S-5/Dev	W-5/Dev	No Change
6903 Vista Dr	21-422924	S-1	S-5/Dev	W-5/Dev	No Change
6797 Sunnybrook Dr	21-422940	S-1	S-5/Dev	W-5/Dev	No Change
7917 Runnymede Dr	21-423262	S-1	S-5/Dev	W-5/Dev	No Change
7909 Clearfield Rd	21-423505	S-1	S-5/Dev	W-5/Dev	No Change
8000 Clearfield Rd	21-423599	S-1	S-5/Dev	W-5/Dev	No Change
7903 Clearfield Rd	21-423688	S-1	S-5/Dev	W-5/Dev	No Change
7925 Edgewood Farm Rd	21-423718	S-1	S-5/Dev	W-5/Dev	No Change
7903 Edgewood Farm Rd	21-423769	S-1	S-5/Dev	W-5/Dev	No Change
7908 Clearfield Rd	21-424129	S-1	S-5/Dev	W-5/Dev	No Change
6783 Sunnybrook Dr	21-424137	S-1	S-5/Dev	W-5/Dev	No Change
8007 Sunnybrook Ct	21-424161	S-1	S-5/Dev	W-5/Dev	No Change
7002 Runnymede Ct	21-424455	S-1	S-5/Dev	W-5/Dev	No Change
7937 W 7th St	21-424536	S-1	S-5/Dev	W-5/Dev	No Change
7900 Edgewood Farm Rd	21-424846	S-1	S-5/Dev	W-5/Dev	No Change
7911 Runnymede Dr	21-425036	S-1	S-5/Dev	W-5/Dev	No Change
7902 Clearfield Rd	21-425052	S-1	S-5/Dev	W-5/Dev	No Change
6812 Sunnybrook Dr	21-425206	S-1	S-5/Dev	W-5/Dev	No Change
7929 Edgewood Farm Rd	21-425389	S-1	S-5/Dev	W-5/Dev	No Change
7904 Runnymede Dr	21-425397	S-1	S-5/Dev	W-5/Dev	No Change
8002 Sunnybrook Ct	21-425486	S-1	S-5/Dev	W-5/Dev	No Change
7917 Edgewood Farm Rd	21-425672	S-1	S-5/Dev	W-5/Dev	No Change
7921 Runnymede Dr	21-425958	S-1	S-5/Dev	W-5/Dev	No Change
7904 Clearfield Rd	21-425966	S-1	S-5/Dev	W-5/Dev	No Change
7903 Clover Hill Dr	21-426199	S-1	S-5/Dev	W-5/Dev	No Change
6785 Sunnybrook Dr	21-426202	S-1	S-5/Dev	W-5/Dev	No Change
7905 Old Seventh St	21-426318	S-1	S-5/Dev	W-5/Dev	No Change
7911 W 7th St	21-426334	S-1	S-5/Dev	W-5/Dev	No Change
7918 Edgewood Farm Rd	21-426490	S-1	S-5/Dev	W-5/Dev	No Change
8006 Sunnybrook Ct	21-426598	S-1	S-5/Dev	W-5/Dev	No Change
8005 Sunnybrook Ct	21-426628	S-1	S-5/Dev	W-5/Dev	No Change
7006 Runnymede Ct	21-426652	S-1	S-5/Dev	W-5/Dev	No Change

Premise	Tax ID	Current Sewer	Proposed Sewer	Current Water	Proposed Water
7005 Runnymede Ct	21-426733	S-1	S-5/Dev	W-5/Dev	No Change
7933 Old Seventh St	21-427047	S-1	S-5/Dev	W-5/Dev	No Change
7937 Edgewood Farm Rd	21-427063	S-1	S-5/Dev	W-5/Dev	No Change
7912 Edgewood Farm Rd	21-427071	S-1	S-5/Dev	W-5/Dev	No Change
7939 Edgewood Farm Rd	21-427136	S-1	S-5/Dev	W-5/Dev	No Change
8008 Fieldstone Dr	21-427144	S-1	S-5/Dev	W-5/Dev	No Change
7913 Runnymede Dr	21-427187	S-1	S-5/Dev	W-5/Dev	No Change
7914 Edgewood Farm Rd	21-427209	S-1	S-5/Dev	W-5/Dev	No Change
8003 Sunnybrook Ct	21-428183	S-1	S-5/Dev	W-5/Dev	No Change

The properties are not currently served by public sewer or public water. The W-1/S-1 classification is intended for existing structures connected to a public water or public sewer supply and therefore the current W-1/S-1 classification is a mapping error. The W-5/Dev and S-5/Dev classifications would allow for potential reclassification and connection to public water or sewer in the future if conditions should warrant it.

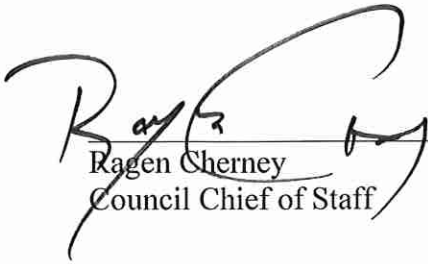
The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on November 18, 2025, at which time the public had the opportunity to comment.

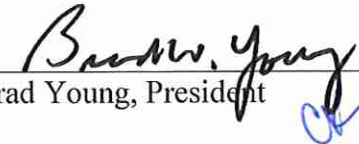
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the W/S Plan amendment requested in Case WS-25-17, reclassification of 149 properties from S-1 to S-5/Dev, with no change to water; and one property proposed for reclassification from W-1, S-1 to W-5/Dev, S-5/Dev, all totaling approximately 92.38 acres and more specifically listed in the table above, 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 November 18, 2025.

ATTEST:

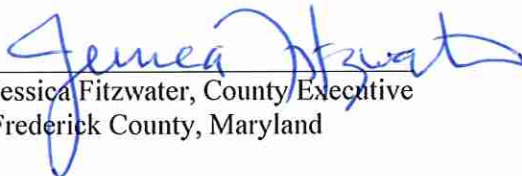
COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND


Ragen Cherney
Council Chief of Staff

By: 
Brad Young, President

Received by the County Executive on 11/21/2025

COUNTY EXECUTIVE ACTION: ☒ Approved ☐ Vetoed ☐ No Action


Jessica Fitzwater, County Executive
Frederick County, Maryland

Date 11/24/25