

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

**RESOLUTION NO. 25-37**

**RE: SUMMER 2025 CYCLE WATER AND SEWER AMENDMENTS – CASE WS-25-15**

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-25-15 proposes the reclassification of 19.1 acres of land on Tax Map 0086, Parcel 0185 and a portion of Parcel 0003, property IDs # 28-539347 and 01-588941, located at 5301 New Design Road and one unaddressed parcel to the immediate south and east from W-1, S-1 & S-3/Dev to No Planned Service (water and sewer). The properties possess the Open Space Form Designation and are currently zoned ORI - Office, Research, Industrial and MXD – Mixed Use Development. The properties are located within the Ballenger Creek Community Growth Area.

The properties are not currently served by public water or sewer. 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. Spring 2025 Cycle amendment WS-25-06 included a text amendment to make properties with an Open Space Form Designation ineligible for the Planned Service, W-5, or W-4 classifications, thereby prohibiting them from connecting to public water and sewer unless specific conditions are met. Therefore, it no longer meets the criteria for S-3/Dev.

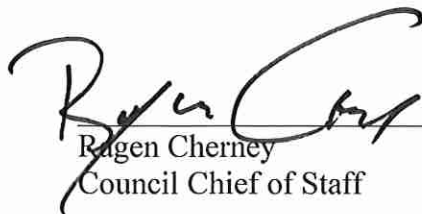
The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on November 18, 2025, at which time the public had the opportunity to comment.

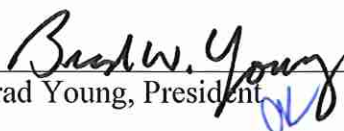
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the W/S Plan amendment requested in Case WS-25-15, reclassification of 19.1 acres of land on Tax Map 0086, Parcel 0185 and a portion of Parcel 0003, property IDs # 28-539347 and 01-588941 located at 5301 New Design Road and one unaddressed parcel to the immediate south and east from W-1, S-1 & S-3/Dev to No Planned Service (water and sewer), 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:

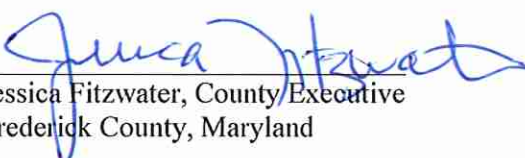
COUNTY COUNCIL OF  
FREDERICK COUNTY, MARYLAND

  
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

11/24/25  
Date