

RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

RESOLUTION NO. 25-34

RE: SUMMER 2025 CYCLE WATER AND SEWER AMENDMENTS – CASE WS-25-12

Applicant: Brunswick-Natelli LLC

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-25-12 proposes the reclassification of 150 acres of land on Tax Map 092H, Parcel 90 and Tax Map 092D, Parcels 121 and 315, property IDs # 25-490940, 12-295316, and 12-295308, at 1530 Souder Road and two adjacent unaddressed parcels, from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev. The property is Mixed Unit Development (MXD) and is currently zoned Planned Unit Development (PUD). The property is located within the City of Brunswick Community Growth Area.

The W-3, S-3 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 1- to 3-year time period.

Water and sewer service will be provided by the City of Brunswick and a letter of support from the City has been provided. In addition, the Mayor and Council of the City of Brunswick approved an Adequate Public Facilities Letter of Understanding and a Water/Wastewater Service Agreement at its August 12, 2025, meeting (Resolutions 2025-27 and 2025-28). Both water and sewer abut the project site within a public right-of-way or a recorded easement. For water, connections will be made at three locations to existing 8-inch water lines in Souder Road and Point of Rocks Road, and one connection will be made to an 8-inch water line in Rick Michael Way East in the adjacent Galyn Manor development. For wastewater, a connection will be made to an existing 8-inch sanitary sewer in Afton Court in the adjacent Galyn Manor development. Sewer service will utilize gravity flow to the Galyn Manor Pump Station, which pumps to an existing 6-inch force main.

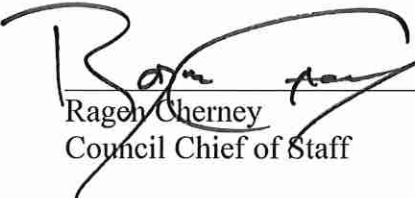
The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on November 18, 2025, at which time the public had the opportunity to comment.



NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the W/S Plan amendment requested in Case WS-25-12, reclassification of 150 acres of land on Tax Map 092H, Parcel 90 and Tax Map 092D, Parcels 121 and 315, property IDs # 25-490940, 12-295316, and 12-295308, at 1530 Souder Road and two adjacent unaddressed parcels, from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev, 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:

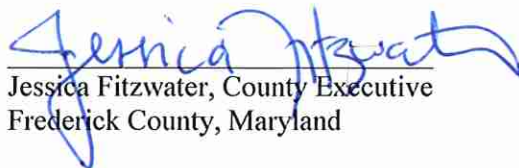
COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND


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