

RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

RESOLUTION NO. 25-33

RE: SUMMER 2025 CYCLE WATER AND SEWER AMENDMENTS – CASE WS-25-11

Applicant: Better World Builders 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-25-11 proposes the reclassification of 23.47 acres of land on Tax Map 0079, Parcels 0081, 0082, 0083, 0084, and 0085, property IDs #09-223061, 09-258477, 09-258469, 09-258450, 09-258485, located at 6233 Yeagertown Road and four adjacent unaddressed parcels located along Yeagertown Road, from Planned Service (Sewer) to S-4/Dev, with no change to water. The properties are designated LDR, Low-Density Residential, and are currently zoned Agricultural. The properties are located within the Linganore Community Growth Area.

The S-4 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 4- to 6-year time period.

Service is not permitted to properties zoned Agricultural unless they meet exception criteria in the Water & Sewerage Plan listed in #8, Service to a Property Zoned Agricultural. The properties meet the exception criteria in (b)(i) and (b)(ii), as they are designated Low Density Residential on the County Comprehensive Plan, there is adequate capacity in the sewer line and wastewater treatment facility, and the proposed uses of a single family home is a principal permitted use in the Agricultural zone.

A public 8-inch sewer is located on Parcels 0081, 0082, & 0083 and abuts Parcels 0084 & 0085 in public right of way (Contract 084-SW). The applicant’s engineer has submitted a concept plan showing the best locations for the proposed homes and wells to avoid streams and buffers, challenging slopes, and flooding soils. The concept also illustrates the proposed sewer plan and sewer house connections. A public water line is not available to the site and an extension of approximately 1,700 linear feet would be required to provide service. Therefore, the applicant proposes to drill private groundwater wells on the four vacant lots and use the existing well on the developed lot.

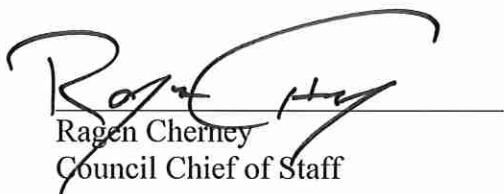
The County Council of Frederick County, Maryland, held a duly advertised public hearing on the proposed W/S Plan amendment on November 18, 2025, at which time the public had the opportunity to comment.

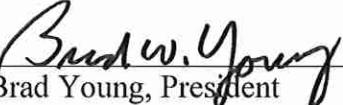
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the W/S Plan amendment requested in Case WS-25-11, the reclassification of 23.47 acres of land on Tax Map 0079, Parcels 0081, 0082, 0083, 0084, and 0085, property IDs #09-223061, 09-258477, 09-258469, 09-258450, 09-258485, located at 6233 Yeagertown Road and four adjacent unaddressed parcels located along Yeagertown Road, from Planned Service (Sewer) to S-4/Dev, with no change to water, 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:

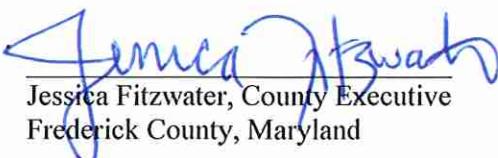
COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND


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