



FREDERICK COUNTY GOVERNMENT
OFFICE OF THE COUNTY EXECUTIVE

Jan H. Gardner
County Executive

News Release

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County Wins Lawsuit in Monrovia Town Center Zoning

FREDERICK, Md. – The state’s highest court today found for Frederick County in a long-running legal battle about the zoning of 450 acres of agricultural land in the southeastern part the county, often referred to as the Monrovia Town Center. The Maryland Court of Appeals issued its unanimous decision, which rejected every argument presented by developers Payne Investments LLC and 75-80 Properties LLC.

“This is a huge win for the people of Monrovia,” County Executive Jan Gardner said. “The County joined with citizens to ensure good government and open, public processes prevailed.”

In their 50-page decision, the Court said the Frederick County Council was within its rights to conduct a new hearing on the developers’ rezoning application after a lower court had previously determined that the County’s Ethics Statute had been violated. The developers chose not to participate in the new rezoning hearing. As a result, the land maintains its agricultural zoning, and the Developers Rights and Responsibilities Agreement and Letter of Understanding are null and void.

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