

Frederick County Division of Planning & Permitting							
<i>Application Type</i>	<i>Case # Date Filed</i>	<i>Applicant</i>	<i>Property owner/Title Holder or Contract Purchaser</i>	<i>Agents</i>	<i>Trustees, Officers, Partners, etc.</i>	<i>Hearing Schedule</i>	<i>Pendency of Application (2 Years)</i>
Rezoning	R-23-01 4/12/2023	2518 Ballenger Creek Pike, LLC and 2404 Ballenger Creek Pike, LLC	2518 Ballenger Creek Pike, LLC and 2404 Ballenger Creek Pike, LLC	Sam Fadul	A. Ann Fadul, The Suzanne Family Irrevocable Trust	FcPC - TBD Council - TBD	N/A
Annexation Express Approval	England Woods, 11/02/23	Town of New Market	Turnpike Farm Limited Partnership, Eng-Land Acres LLC	N/A	Joseph Ganley, Dan Ryan, Jeffrey England, Judy England	Council - 2/20/2024	N/A
Water/Sewer Out-of-Sequence Spring 2024	WS-24-01 2/28/2024	Frederick County Public Schools	Frederick County Public Schools	ADTEK Engineers, Inc. (Shawn Benjaminson; Alyssa Nelson); Brian Staiger, Senior Project Manager FCPS	Board of Education of Frederick County (Karen Yoho; Rae Gallagher; Nancy Allen; David Bass; Jason Johnson; Sue Johnson; Dean Rose; Brooke Lieberman)	FcPc - 3/20/2024 Council - 4/09/2024	2- Years 2/26/2026
Water/Sewer Spring 2024	WS-24-02 3/29/2024	St Ignatius Loyola Urbana Roman Catholic Congregation, Inc.	St Ignatius Loyola Urbana Roman Catholic Congregation, Inc.	Anthony Chmelik-Owners Representative	N/A	FcPc - 5/15/24; Council- 7/23/2024	2-Years 3/29/2026
Annexation Express Approval	Toms Property, 3/6/2024	City of Frederick	TC-EIL FCC South, LLC; TC-FCC Owner I, LLC; TC MidAtlantic V, Inc. Joe Whitebread	Bruce Dean - McCurdy, Dean & Graditor, LLC	N/A	Council - 6/4/2024	N/A
Annexation Express Approval	Mercer Property, 3/6/2024	City of Frederick	Edward & Belva Mercer Revocable Trust; TC MidAtlantic Development V, Inc. - Joe Whitebread	Bruce Dean - McCurdy, Dean & Graditor, LLC	N/A	Council - 6/4/2024	N/A

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Water/Sewer Summer 2024	WS-24-03 7/31/2024	Core 5 at I-70, LLC	Core 5 at I-70, LLC	Frank White, KCI Technologies, Inc.	Timothy J. Gunter, President/CEO; Linda Booker, CFO/Secretary; Robert M. Marston, Assistant Secretary; James Gaddy, Assistant Secretary; Paul Pontius, VP-Investments; Brian Reisinger, VP-Development	FcPc - 9/18/2024; Council- 11/19/2024	2- Years 7/31/2026
Water/Sewer Summer 2024	WS-24-04 7/31/2024	Antietam Ridge, LLC	Antietam Ridge, LLC	Bill Brennan, B & R Design Group, Inc.	John R. Holmes, Member; Evelyn D. Holmes, Member	FcPc - 9/18/2024; Council- 11/19/2024	2- Years 7/31/2026
Water/Sewer Summer 2024	WS-24-05 7/31/2024	Faith Reformed Presbyterian Church, PCA	Faith Reformed Presbyterian Church, PCA	Joseph H. Ceci, Fox & Associates, Inc.; Thomas Maestri, Chair, FRPC Building Committee	Rev. John Armstrong, Teaching Elder; Bruce Bierly, Dr. Martin Hudzinski, Dr. David Johnston, Richard Rochford, Dr. Charlie Van Meter, Reid Wilson, Ruling Elders; George Johnson, Treasurer	FcPc - 9/18/2024; Council- 11/19/2024	2- Years 7/31/2026
Water/Sewer Summer 2024	WS-24-06 7/31/2024	Colin W. Lingg & Paula A. Lingg	Colin W. Lingg & Paula A. Lingg	David A. Severn, Offit Kurman, P.A.	N/A	FcPc - 9/18/2024; Council- 11/19/2024	2- Years 7/31/2026

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Water/Sewer Summer 2024	WS-24-07 7/31/2024	Linda Barrick Lebherz, Paul W. Barrick, Mark W. Barrick, and Oakhurst, Inc.	Linda Barrick Lebherz, Paul W. Barrick, Mark W. Barrick, and Oakhurst, Inc.	Chris Smariga, Harris Smariga & Associates, Inc.; Jonathan Pembroke and Jeremy Holder, Ausherman Development Corp. II; Noel S. Manalo, Esq., Offit Kurman, P.A.	Linda Barrick Lebherz, Paul W. Barrick, Mark W. Barrick, Oakhurst Inc. (Susan Thomas Abrecht, Secretary and Treasurer; and William B. Thomas,	FcPc - 9/18/2024; Council- 11/19/2024	2- Years 7/31/2026
Water/Sewer Summer 2024	WS-24-08 7/31/2024	Bloomfields, LLC	Bloomfields, LLC	Kraig Walsleben, Rodgers Consulting, Inc.; Yellow Team, Rodgers Consulting, Inc.; Paul Coleman	Micheal J. Natelli, Resident Agent; Thomas A. Natelli	FcPc - 9/18/2024; Council- 11/19/2024	2- Years 7/31/2026
Water/Sewer Summer 2024	WS-24-09 7/31/2024	Ryan Trust Development, LLC; DR Acquisitions, LLC	Turnpike Farms Limited Partnership; England Acres, LLC	Harris, Smariga & Associates, Inc.; Thomas Poss, Verdant Development Group, LLC; McNees, Wallace & Nurick, LLC	Turnpike Farms Limited Partnership (Joseph Ganley, Paula Doing, Tim Ganley, Dale Clabaugh, Lugene Ganley, Matthew Ganley, Colin Ganley); Ryan Trust Development, LLC (Dan Ryan, Daniel Ryan, Patrick Ryan, Jeffrey England, Judy England); DR Acquisitons, LLC (Daniel Ryan, Patrick Ryan, T. Wesley Poss)	FcPc - 9/18/2024; Council- 11/19/2024	2- Years 7/31/2026

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Water/Sewer Summer 2024	WS-24-10 7/31/2024	International Church of the Foursquare Gospel	International Church of the Foursquare Gospel	Fran Zeller, Harris Smarga & Associates, Inc.; Thomas Poss, Verdant Development Group, LLC; Ryan Rangel, McCrone	Abe Pfeifer, Pastor; Nathan William, Pastor	FcPc - 9/18/2024; Council - 11/19/2024	2- Years 7/31/2026
Water/Sewer Out-of-Sequence Fall 2024	WS-24-11 2/28/2024	Division of Planning and Permitting	Division of Planning and Permitting	N/A	N/A	FcPc - 11/13/2024 Council - 12/03/2024	2- Years 11/25/2026
Water/Sewer Fall 2024	WS-24-12	Division of Planning and Permitting	Division of Planning and Permitting	N/A	N/A	FcPc - 01/08/2025 Council - 03/18/2025	2- Years 11/28/2026
Water/Sewer Fall 2024	WS-24-13	Natelli Communities, LLC	Gary R Cooper & Kay S Cooper	Kraig Walsleben; Rodgers Consulting, Inc., Bruce Dean; McCurdy, Dean & Graditor, LLC, Eric Soter; Rodgers Consulting, Inc.	Thomas A Natelli; Karen M Natelli; Thomas A Natelli Jr.; Michael J Natelli	FcPc - 01/08/2025 Council - 03/18/2025	2- Years 11/28/2026

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Water/Sewer Fall 2024	WS-24-14	TC EIL FCC South, LLC	TC EIL FCC South, LLC; TC FCC Owner I, LLC; C. Edward Mercer and Belva J Mercer Irrevocable Trust	Bruce Dean; McCurdy, Dean & Graditor, LLC, Eric Soter; Rodgers Consulting, Inc., Raymond Goins - Vice President/Authorized Signatory of TC FCC Owner I, LLC and TC EIL FCC South, LLC, Joe Whitebread; Trammel Crow	C. Edward Mercer Revocable Trust (Belva J. Mercer; Revocable Trustee, Keith E. Mercer; Trustee); C. Edward Mercer and Belva J. Mercer Irrevocable Trust (Belva J. Mercer; Irrevocable Trustee, Keith E. Mercer, Shelly J. Stull; Trustee, Kimberly Krietz; Trustee)	FcPc - 01/08/2025 Council - 03/18/2025	2- Years 11/28/2026
Rezoning	R-25-01	6218 Yeagertown Road, LLC	6218 Yeagertown Road, LLC	Bruce Dean, Esq.; McCurdy, Dean, & Graditor, Chris Smariga; Harris, Smariga & Associates, Inc.	Robert Elliott; Lantian Development, LLC	FcPc - 6/11/2025; Council - 09/2/2025	2- Years 2/21/2027

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Water/Sewer Spring 2025	WS-25-01 03/31/2025	Vista Pointe, LLC	Vista Pointe, LLC	Morgan Etters; Pleasants Development, LLC, Adam Rufe; Macris, Hendricks, and Glascock, P.A.	Pleasants Investments IV, LP, CJC, LLC, John Daniel Fryer, James L. Dameron III, Andrew M. Herold, Jr., William D. Pleasants, Jr.; Pleasants Enterprises, Inc.	FcPc - 05/21/2025; Council- 07/15/2025	2- Years 3/31/2027
Water/Sewer Spring 2025	WS-25-02 03/31/2025	Washco Jefferson Village, LLC DRB Group Mid-Atlantic, LLC	Jefferson Village Center, LLC	Chris Stephenson, Todd Heck, & Sean Davis; Morris & Ritchie Associates, Inc., Nicholas DeCampo, William Yakel, & Keith Tunnell; DRB Group Mid-Atlantic, LLC, Paul D. Flynn, Esq. (Counsel to Washco Jefferson Village, LLC)	Michael Zimmerman; Caicos Investments, LLC, Michael Heaton; Heaton Investments, LLC, Frank Alex Gardner, Sassan Shaoool, Member & Adam Shaoool, Member; Washco Jefferson Village, LLC, Ronny Salameh, President & Paul J. Yeager, Executive Vice President; DRB Group Mid-Atlantic, LLC	FcPc - 05/21/2025; Council- 07/15/2025	2- Years 3/31/2027
Water/Sewer Spring 2025	WS-25-03 03/31/2025	LAM Properties LLC	LAM Properties LLC.	Fran Zeller, Harris Smarga & Associates, Inc.	Hebba Hassanein, Member; LAM Properties LLC.	FcPc - 05/21/2025; Council- 07/15/2025	2- Years 3/31/2027

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Water/Sewer Spring 2025	WS-25-04 03/31/2025	SJP Jefferson 1 LLC	SJP Jefferson 1 LLC	Matthew Holbrook & Peyton Stone; St. John Properties, Inc., Bruce Dean & Lisa Graditor; McCurdy, Dean, & Graditor, LLC, Fran Zeller; Harris, Smariga & Associates, Inc., Joseph Caloggero; The Traffic Group	Edward St. John, Chairman, Lawrence F. Maykrantz, President, Robert Becker, Vice President, Jeffrey Gish, Vice President, Thomas Pilon, Treasurer, & Sean Doordan, Secretary; St. John Properties, Inc., Jefferson Commons Investors, LLC (Member of SJP Jefferson 1 LLC), Edward St. John, LLC (Manager of SJP Jefferson 1 LLC)	FcPc - 05/21/2025; Council- 07/15/2025	2- Years 3/31/2027
Water/Sewer Spring 2025	WS-25-05 03/31/2025	Division of Planning and Permitting	Frederick County, Maryland	N/A	N/A	FcPc - 05/21/2025; Council- 7/15/2025	2- Years 3/31/2027
Water/Sewer Spring 2025	WS-25-06 03/31/2025	Division of Planning and Permitting	Multiple - See File	N/A	N/A	FcPc - 05/21/2025; Council- 7/15/2025	2- Years 3/31/2027
Water/Sewer Spring 2025	WS-25-07 03/31/2025	Division of Planning and Permitting	Multiple - See File	N/A	N/A	FcPc - 05/21/2025; Council- 07/15/2025	2- Years 3/31/2027

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Water/Sewer Spring 2025	WS-25-08 03/31/2025	Division of Planning and Permitting	Multiple - See File	N/A	N/A	FcPc - 05/21/2025; Council- 07/15/2025	2- Years 3/31/2027
Water/Sewer Spring 2025	WS-25-09 03/31/2025	Division of Planning and Permitting	Multiple - See File	N/A	N/A	FcPc - 05/21/2025; Council- 07/15/2025	2- Years 3/31/2027
Rezoning	R-25-02	Lewistown II, LLC	Lewistown II, LLC	David A. Severn, Esq. and Noel S. Manalo, Esq. - both Offit Kurman, P.A.;	Lewistown II, LLC - Michael Kelly, Jr. and J. Tyler Quynn, Members	FcPc - TBD; Council- TBD	2- Years 4/7/2027
Rezoning	R-25-03	Longview Lot 1-B, LLC	Longview Lot 1-B, LLC	Tracie L. Clabaugh, The Clabaugh Law Firm; Michael Swanson, Terra Solutions Engineering, LLC	Longview Lot 1-B, LLC - Edward M. McCutcheon	FcPc - 7/16/2025; Council - 09/2/2025	2- Years 5/6/2027
Water/Sewer Summer 2025	WS-25-10 07/31/2025	Pat & Ty Quynn	Pat & Ty Quynn	N/A	N/A	FcPc - 09/17/2025; Council- 11/18/2025	2- Years 7/31/2027



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Water/Sewer Summer 2025	WS-25-11 07/31/2025	Better World Builders LLC	Dwight R Tousignant Bypass Trust	Michael Swanson; Terra Solutions Engineering, LLC, Dustin Lavelle, Lavelle & Assoc., Inc. Gary Jellick; Acorn Environmental, Inc. Bryan Hyre; Lessans, Praley, & McCormick, P.A. Mike Muren & Adam Ellison; Long & Foster Real Estate, Inc.	Thomas Tousignant, Mary Lou Tousignant (Trustees of Dwight R. Tousignant Bypass Trust), Timothy Hogan; Owner, Better World Builders LLC	FcPc - 09/17/2025; Council- 11/18/2025	2- Years 7/31/2027
Water/Sewer Summer 2025	WS-25-12 07/31/2025	Brunswick-Natelli LLC	Gary R Cooper & Kay S Cooper	Kraig Walsleben, Phillip Wagner, & Eric Soter; Rodgers Consulting, Inc. Bruce Dean, McCurdy, Dean & Graditor, LLC	Thomas A Natelli; Karen M Natelli; Thomas A Natelli, Jr., Michael J Natelli; Thomas D Eckert, Trustee	FcPc - 09/17/2025; Council- 11/18/2025	2- Years 7/31/2027
Water/Sewer Summer 2025	WS-25-13 07/31/2025	ESC Casey, L.C.	Betty Casey et al, Trustees of the Eugene B. Casey Foundation	Timothy Crawford & Eric Soter; Rodgers Consulting, Inc., Bruce Dean & Lisa Graditor, McCurdy, Dean & Graditor, LLC	Jason Wiley & David Flanagan; ESC Casey, L.C., Donna Sheehan, Mirna Lopez, & Brendan Sullivan; Trustees of Eugene B. Casey Foundation	FcPc - 09/17/2025; Council- 11/18/2025	2- Years 7/31/2027

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Water/Sewer Summer 2025	WS-25-14 07/31/2025	James & Nancy Lilly	James & Nancy Lilly	Chris Gauss; R.F. Gauss & Assoc., Inc.	N/A	FcPc - 09/17/2025; Council- 11/18/2025	2- Years 7/31/2027
Water/Sewer Summer 2025	WS-25-15 07/31/2025	Division of Planning and Permitting	Frederick County Government	N/A	N/A	FcPc - 09/17/2025; Council- 11/18/2025	2- Years 7/31/2027
Water/Sewer Summer 2025	WS-25-16 07/31/2025	Division of Planning and Permitting	Multiple - See File	N/A	N/A	FcPc - 09/17/2025; Council- 11/18/2025	2- Years 7/31/2027
Water/Sewer Summer 2025	WS-25-17 07/31/2025	Division of Planning and Permitting	Multiple - See File	N/A	N/A	FcPc - 09/17/2025; Council- 11/18/2025	2- Years 7/31/2027
Water/Sewer Summer 2025	WS-25-18 07/31/2025	Division of Planning and Permitting	Multiple - See File	N/A	N/A	FcPc - 09/17/2025; Council- 11/18/2025	2- Years 7/31/2027
Water/Sewer Fall 2025	WS-25-19 11/30/2025	Oakdale Investments LLC	Oakdale Investments LLC	Rodgers Consulting, Inc. (Timothy Crawford); Offit Kurman	Jason Wiley & David Flanagan; Oakdale Investments LLC	FcPc - N/A; Council - 03/17/2026	2 Years 11/26/2027

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Water/Sewer Fall 2025	WS-25-20 11/30/2025	Vista Pointe LLC	Vista Pointe LLC	Morgan Etters; Pleasants Development, LLC, Adam Rufe; Macris, Hendricks, and Glascok, P.A.	Vista Pointe LLC: Pleasants Investments IV, LP; CJC, LLC; John Daniel Fryer; James L. Dameron, III; Andrew M. Herold, Jr. Pleasants Enterprises, Inc., Manager: William D. Pleasants, Jr., President	FcPc - 01/21/2026; Council - 03/17/2026	2 Years 11/26/2027
Water/Sewer Fall 2025	WS-25-21 11/30/2025	Standard Development Partners LLC	Becker Building Company LLC	Brendan Wharton; Morgan Keller Chris Smariga; Harris, Smargia, & Associates Bruce Dean; McCurdy, Dean & Graditor Starr Ashcraft; Hickok Cole	Standard Development Partners LLC: Feras Qumseya	FcPc - 01/21/2026; Council - 03/17/2026	2 Years 11/26/2027