



2024

ANNUAL PLANNING REPORT

Frederick County, Maryland

Prepared by the Division of Planning and Permitting

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A Message from the Planning Commission

Each July, Maryland law requires that planning commissions throughout the state prepare, adopt, and file annual reports for the previous calendar year with their local legislative body and provide a copy to the state Secretary of Planning. Equally important, these reports provide the public with detailed information on planning-related issues.

This is the Frederick County Planning Commission's annual report for 2024, which was approved by the Commission on June 11, 2025. It features data and analyses of land use trends prepared by staff of the Livable Frederick Planning & Design Office. The Commission is deeply grateful for their work.

In 2024, the Commission continued its efforts to guide sustainable growth and development across the County. The Commission was pleased to see its work on the South Frederick Corridors Plan (SFCP) culminate in plan adoption by the County Council in April of 2024. Following adoption, the Commission began work on a key SFCP implementation effort – a Form-Based Code to support mixed-use infill development and redevelopment in the planning area. The Commission also began work on new planning initiatives, including the Investing in Workers and Workplaces Plan, the Housing Element, and the Green Infrastructure Plan, and concluded its work on the Water Resources Element.

To strengthen the County's agricultural preservation efforts, the Commission recommended improvements to the Installment Purchase Program, including refining the application scoring process to better align with long-term planning goals.

Additionally, the Commission advocated for the reinstatement of funding for the US 15 Safety and Capacity Improvement Project, which was later included in the state's budget. Through these efforts, the Commission remains committed to balancing growth, environmental stewardship, and economic opportunity to enhance the quality of life for all residents.

We hope that our report will assist with local and state decision-making related to land-use planning and development consistent with our County's Livable Frederick comprehensive planning effort. Likewise, we hope that our report is of assistance to members of the public. For the Frederick County Planning Commission:

Sincerely,

J. P. J.

Tim Davis, Chair
Frederick County Planning Commission





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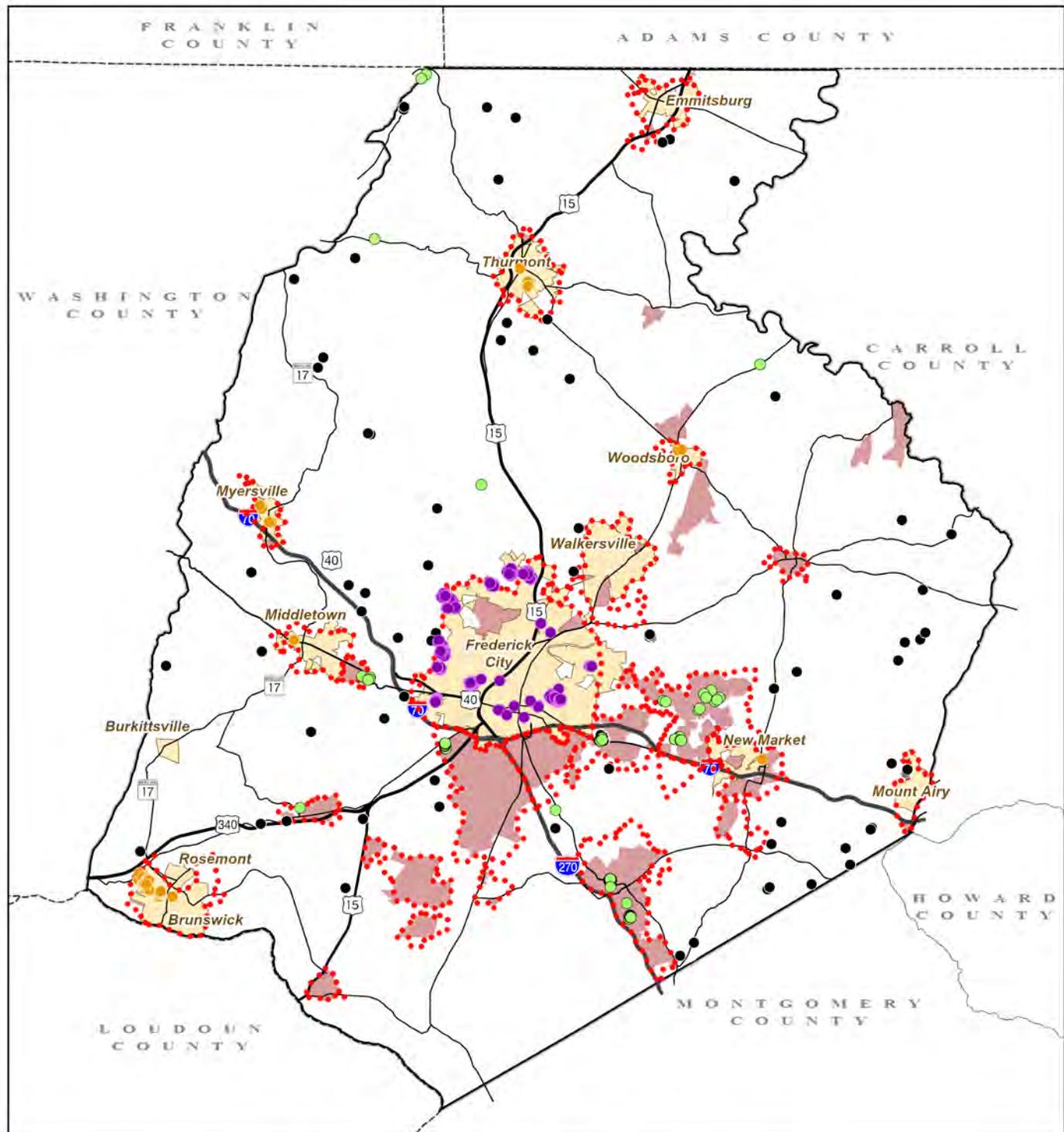
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- 2024 Residential Building Permits - Municipal PFAs: 188 (Non-Frederick City)
- 2024 Residential Building Permits - Municipal PFAs: 1,150 (Frederick City)
- 2024 Residential Building Permits - County PFAs: 177
- 2024 Residential Building Permits - Not within PFA: 109

Municipal PFA Boundary
 County PFA Boundary

0 2 4 8 Miles



Map 1: 2024 Residential Building Permits

Projection: NAD 1983 StatePlane Maryland FIPS 1900 Feet
 While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. Printed: 1/14/2025
 MAP: 00462

Section I: New Residential Unit Permits Issued

(Inside and Outside the PFA) (§1-208(c)(1)(i) and (c)(3)(ii))

Table 1: New Residential Unit Permits Issued Inside and Outside the Priority Funding Areas (PFAs)

Jurisdiction	PFA		Non-PFA		Total	% of Total
	# of Permits	% of Total	# of Permits	% of Total		
City of Frederick	1,150	100%	0	0%	1,150	100%
Municipalities, (excl. Frederick City)	188	100%	0	0%	188	100%
Frederick County	177	62%	109	38%	286	100%
Total	1,515	93%	109	7%	1,624	100%

Note: In 2023, the total number of new residential units permitted was 1,673. The 2023 annual report noted that this was a decline of 33% from the 2022 total of 2,490.

Section II: Amendments and Growth-Related Changes in Development Patterns

(§1-207(c)(1) through (c)(4))

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted.

Y N

In April of 2024, the Frederick County Council adopted the South Frederick Corridors Plan. The South Frederick Corridors Plan area is south of the City of Frederick and includes the Urbana Pike (MD 355) and Buckeystown Pike (MD 85) corridors. The plan envisions transforming this area from a suburban, car-oriented, specialized-use district into a vibrant, diversified-use, and walkable urban district that fosters economic growth, environmental stewardship, and community well-being. The plan emphasizes integrating land uses, providing diverse housing options, and enhancing transportation networks to reduce car dependency and promote sustainable lifestyles.

The Planning Commission also recommended the Water Resources Element and amendments to the Livable Frederick Master Plan and Comprehensive Plan Map to better align the plan with the adopted plans for the towns of Myersville and Middletown. The County Council acted on these recommendations in 2025; thus, they will be described in greater detail in the 2025 annual report.

(B) Were there any amendments to zoning regulations or zoning map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available.

Y N

Zoning Map Amendments

No zoning map amendments were considered by the Planning Commission or the County Council in 2024.

Zoning Text Amendments

Three Zoning Text Amendments were adopted in 2024. (see following page)

24-07: Update the Definitions of Bodywork and Add New Approval Criteria to require a zoning verification letter prior to establishing the use, to allow for inspections by the Zoning Administrator, and to require filing an annual report. (Adopted 6/18/2024)

24-10: Solar Design Criteria in the Ag Zone to repeal the Solar Facility Commercial Floating Zone District, and provide new design criteria for site plan approval including setbacks, landscaping, screening, buffering, and lighting; and a decommissioning plan. (Adopted 7/16/2024)

24-17: Amendments to Chapter 1-19 of the Frederick County Code - Update Certain Definitions Add New Definitions to update certain existing definitions that are outdated and require clarity and to add definitions for terms currently used in the Zoning Ordinance that are not defined. (Adopted 11/19/2024)

(C) Were there growth-related changes, including land use, annexations, new schools, changes in water or sewer service areas, municipal annexations that changed municipal or unincorporated area boundaries? If yes, describe or attach a map of the changes, and describe how they are consistent with internal, State, or adjoining jurisdiction plans.

Y N

Land Use Changes

The Comprehensive Plan Map was amended with the adoption of the South Frederick Corridors Plan, with the map for this area now including both form and use designations. The acreage for each designation is noted Table 2.



The South Frederick Corridors Plan

Table 2: South Frederick Corridors Comprehensive Plan Land Use Map Changes

Comprehensive Plan Designation	Previous Acres	Current Acres
A-Agricultural/Rural	340.6	0.0
*CC-Cultural Corridor	0.0	98.3
GC-General Commercial	178.2	0.0
GI-General Industrial	213.9	84.3
HDR-High Density Residential	35.0	31.5
I-Institutional	160.3	16.7
*IC-Industrial Center	0.0	638.3
*IN-Industrial Neighborhood	0.0	411.6
LI-Limited Industrial	767.1	193.7
MDR-Medium Density Residential	66.7	42.7
MM-Mineral Mining	1,239.4	1,185.5
MXD-Mixed Use Development	335.1	0.0
OS-Open Space	0.0	945.9
NR-Natural Resources	369.0	0.0
ORI-Office/Research/Industrial	479.5	0.0
PO-Park/Open Space	344.4	0.0
ROW-Right-of-Way	439.9	179.4
RurR-Rural Residential	17.0	54.0
*UC-Urban Core	0.0	309.5
*UN-Urban Neighborhood	0.0	676.5
*US-Urban Skyline	0.0	117.4
W-Water	115.6	116.1
Total	5,101.6	5,101.6

**form designation*

Table 3: Countywide Land Use Designation

Comprehensive Plan Designation	County Acres
A-Agricultural/Rural	216,756.370
CC-Cultural Corridor	98.301
GC-General Commercial	899.443
GI-General Industrial	2,177.848
HDR-High Density Residential	255.653
I-Institutional	2,829.931
IC-Industrial Center	638.335
IN-Industrial Neighborhood	411.625
LDR-Low Density Residential	14,494.020
LI-Limited Industrial	1,650.435
MDR-Medium Density Residential	1,782.819
MM-Mineral Mining	4,484.128
MX-Mixed Use	191.476
NR-Natural Resources	76,483.353
ORI-Office/Research/Industrial	1,723.754
OS-Open Space	945.934
PO-Parks/Open Space	31,478.054
ROW-Right-of-Way	13,132.487
RurC-Rural Community	3,771.247
RurR-Rural Residential	20,112.309
UC-Urban Core	309.522
UN-Urban Neighborhood	676.514
US-Urban Skyline	117.418
VC-Village Center	408.554
W-Water	3,245.898
Total	399,075.428

Priority Funding Area Changes

The Lake Linganore Priority Funding Area was expanded by 172 parcels and 574.5 acres with the addition of three Planned Unit Development (PUD) projects: Westridge and Woodridge in the Linganore PUD and the Gordon Mill (formerly Blentlinger) PUD. Westridge is located south of Gas House Pike, adjacent to the City of Frederick, and bisected by Linganore Road. Woodridge is adjacent to Westridge to the east. Woodridge is built out and consists of most of the parcels in the PFA expansion. Gordon Mill is located on the east side of Boyers Mill Road across from Deer Crossing Elementary School. The PFA revision was designated by the County Council on February 6, 2024 and certified by the County Executive on February 9, 2024.

Annexations

City of Frederick

Christoff Property, Opossumtown Pike – 57.16 acres, Effective October 20, 2024

Winpenny Tell Property, West of the Tuscarora Creek Planned Neighborhood Development – 79 acres, Effective October 20, 2024

Mercer Property, Linganore Road – 106.59 acres, Effective February 4, 2024

Toms Property, Gas House Pike – 136.1 acres, Effective February 4, 2024

Middletown

Remsberg Park, Holter Road – 94.49 acres, Effective July 25, 2024

Myersville

Town & SHA land, north of I-70 and east of Maryland Route 17 – 77.66 acres, Effective May 24, 2024

Schools

Despite the decline in residential development, enrollment in Frederick County Public Schools (FCPS) continues to increase. FCPS is the fastest growing school system in the State. In the five years between 2017 and 2022, FCPS enrollment (K-12, not including pre-K) increased by 4,500 students or 11% during a time when the State's enrollment declined by 4,000 students or 0.47%. The next fastest growing school systems during this time were Charles County at 2.13% and Anne Arundel County at 2% growth.

FCPS closely monitors areas of growth and continues to evaluate where and when the next new capacity projects will be required. Three new elementary schools, 1 new middle school, and 1 new high school have been included in the adopted 2024 FCPS Educational Facilities Master Plan (EFMP) to address capacity issues.

State-rated building capacity is not a fixed number that is established when a school is constructed. Rather, state-rated building capacity is regularly assessed and determined based on how space is utilized. In 2024, the overall state-rated building capacity of the County's elementary, middle, and high schools increased; however, there were individual school facilities that saw decreases.

The Monocacy Elementary School limited renovation was completed during the summer of 2024. Limited renovations at Ballenger Creek and Spring Ridge elementary schools began construction in 2024. Twin Ridge and Hillcrest elementary schools will receive limited renovations over the next four years. School building additions are designed to expand capacity at a specific school site. Renovations, conversely, primarily focus on system upgrades and facility modernization (e.g., HVAC, flooring, lighting, roofing) and generally do not increase student capacity. However, capacity enhancements may be incorporated into renovation projects when specifically identified as a critical need during the comprehensive evaluation process. Replacement projects typically enhance existing facilities by providing new amenities and instructional spaces, while also expanding overall capacity.

The Blueprint for Maryland's Future Act (Act), established in February 2021, broadened the availability of high-quality prekindergarten and school readiness services. The provisions of this Act were implemented beginning in the 2022-23 school year. FCPS expanded the prekindergarten program from 87 classrooms to 97 in the 2024-25 school year and will continue to expand the program over the next several years.

An addition at Crestwood Middle School opened in the fall of 2024. Adjustments to middle school attendance boundaries made by the Board of Education during the Crestwood Area Redistricting Study were implemented with the opening of the addition, moving about 200 students from Monocacy Middle School to Crestwood Middle School.

Replacement schools for Valley Elementary and Green Valley Elementary are under construction and will open in August 2025. In addition to providing a modern building for these two schools that are older than 50 years, the replacement schools will add a total of 470 seats at the elementary level.

Replacement schools are currently in design for Yellow Springs Elementary School as well as Middletown Elementary and Middle schools. The new Yellow Springs Elementary School will open in September 2026. The new co-located Middletown Elementary and Middle schools will open the following year in September 2027.

Water and Sewer Amendments

The Frederick County Division of Planning and Permitting takes water and sewer plan amendments through the review process three times a year. If approval is granted by the County Executive, staff may also process an "out-of-sequence" amendment cycle. This is generally reserved for extenuating circumstances.

The Summer 2023 Out-of-Sequence Cycle (3 amendments), Fall 2023 Out-of-Sequence Cycle (2 amendments), Fall 2023 Cycle (11 amendments), Spring 2024 Out-of-Sequence Cycle (1 amendment) and Spring 2024 Cycle (1 amendment) received Maryland Department of the Environment (MDE) approval in 2024. The Summer 2024 Cycle (6 amendments) was approved by the Frederick County Council on November 19, 2024, and received MDE approval on January 22, 2025. The Fall 2024 Out-of-Sequence Cycle (1 amendment) was approved by MDE January 15, 2025. The Fall 2024 Cycle (5 amendments) was considered by the County Council in 2025.

Table 4: Water and Sewerage Plan Amendments

CASE	LOCATION	REQUEST	DECISION (Date of MDE Approval unless otherwise noted)
WS-23-01 Charlyn, LLC	East and west sides of Boyers Mill Road within the Town of New Market	Reclassification of 170.91 acres from W-4, S-4 to W-3/Dev, S-3/Dev plus the addition of a sewage pump station symbol on the sewer map	February 28, 2024
WS-23-02 Justron LLC	West side of Boyers Mill Road within the Town of New Market	Reclassification of 91.49 acres from W-4, S-4 to W-3/Dev, S-3/Dev	February 28, 2024
WS-23-10 Quantum Maryland LLC	Area bounded by Ballenger Creek Pike to the west, Mountville Road to the South, New Design Road to the east, and encompassing areas to the north and south of Manor Woods Road	Reclassification of 1,152 +/- acres from W-1, W-3/Dev, & W-5/Dev, S-1, S-4/Dev, & S-5/Dev to W-3/Dev, S-3/Dev	February 12, 2024
WS-23-11 Aligned Data Centers (MD) PropCo, LLC	South side of Manor Woods Road, east of Ballenger Creek Pike	Reclassification of 74.9 acres from W-1 & W-3/Dev, S-1 & S-4/Dev to W-3/Dev, S-3/Dev	February 12, 2024
WS-23-12 Gambrill View Development, LLC	On the north and south of Shookstown Road between Bowers Road and Waverly Drive	Reclassification of 34.75 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev	December 26, 2023 (Letter received in 2024)
WS-23-15 Frederick Wedgewood Minis, LLC	4981 New Design Road	Reclassification of 1.06 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev	June 14, 2024
WS-23-17 Weis Markets	11210 Fingerboard Road	Reclassification of 15.45 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev	June 14, 2024
WS-23-18 DR Acquisitions LLC	5344 and 5328 Ballenger Creek Pike and two unaddressed parcels on the west side of Ballenger Creek Pike, 500 feet south of Corporate Drive	Reclassification of 3.27 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev	June 14, 2024
WS-23-19 Oakdale Investments LLC	North side of Gas House Pike and west of Central Church Road	Reclassification of 181.79 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev	June 14, 2024
WS-23-20 Cromwell Investments LC	6101 Meadow Road and one unaddressed parcel on the east side of Meadow Road, approximately 1,670' north of Hall Road	Reclassification of 148.7 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev	June 14, 2024
WS-23-21 6218 Yeagertown Road LLC	6218 Yeagertown Road	Reclassification of 75.49 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev	June 14, 2024
WS-23-22 C.E. Rensberger & Family LLC	Southeast side of Old New Market Road, approximately 900' southwest of MD-75/Green Valley Road	Reclassification of 0.69 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev	June 14, 2024
WS-23-23 New Market 279 (DC) ASLI VIII LLC	6300 and 6111 Boyers Mill Road	Reclassification of 279 acres from Planned Service (water and sewer) and W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev and depiction of a sewage pumping station on Parcel 2	June 14, 2024
WS-23-24 Natelli Communities LLC	1530 Souder Road	Reclassification of 124.23 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev plus the depiction of a water tank symbol and sewage pumping station symbol	June 14, 2024
WS-23-25 Edward and Brenda Lupcho	5966 Grove Hill Road	Reclassification of 8.52 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev	June 14, 2024
WS-23-26 DR Acquisitions LLC	South side of East Main Street near Marley Street	Reclassification of 5.42 acres from W-5/Dev to W-3/Dev	June 14, 2024
WS-24-01 Frederick County Public Schools	3519 Jefferson Pike	Reclassification of 31.71 acres from M-U, Multi-Use Water to W-3/Dev	May 16, 2024
WS-24-02 St. Ignatius Loyola Urbana Roman Catholic Congregation Inc.	8817 Urbana Church Rd	Reclassification of 1.0 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev	September 5, 2024

Table 5: Board of Appeals Cases 2024

Special Exceptions					Total Cases
Variances	ADU's*	Other**	Administrative Error/Other		
11	1	11	1		24

*Accessory Dwelling Units >1,000 square feet are approved by Special Exception.

** "Other" includes public charter school in the LI district (2 applications); interior remodel (substantial improvement) of properties within the FEMA Floodplain (2 applications); establishment of a Recreational Vehicle Storage Facility (1 application); establishment of a Tent Campground and a Shooting Range/Club (1 application); establishment of a Rustic Retreat (1 application); and Limited Agricultural Activity – chickens (4 applications).

Historic Preservation

In 2024, seven individual properties were designated to the County Register of Historic Places. Seven properties were also awarded a Rural Historic Preservation grant, with the awards totaling \$250,000. The Historic Preservation Ordinance was updated to include archaeological reviews, cemetery protections, and demolition reviews. The County Council approved the updates, which went into effect on June 15, 2024. Additionally, the County's historic preservation tax credit, which was based on a change in assessed value, was repealed via State legislation during the 2024 legislative session. A new historic preservation tax credit based on qualified rehabilitation expenses was enacted by the County Council in November 2024. The County also received a Certified Local Government grant to complete a historic structures report on the County-owned Hickory Plains farmhouse and slave quarter. An initial draft of the County-wide African American historic context study, Phase II of Recovering Identity, was completed. The final document is expected to be completed in the fall of 2025.

(D) Did your jurisdiction identify and/or implement recommendations, related to the following general planning topics, to improve the local planning and/or development process? Please select all that apply. Y N

Improving the Planning Process – Planning Commission Focus Areas

Advancing the South Frederick Corridors Form-Based Code

In 2024, the Planning Commission's work on the South Frederick Corridors Plan culminated in plan adoption by the County Council. Following adoption, the Commission began work on the Form-Based Code for the planning area – a key implementation effort. This work is ongoing, with the Planning Commission providing feedback as planning staff refine the code. The Form-Based Code is designed to encourage urban, mixed-use infill development and redevelopment, shaping a more cohesive and sustainable built environment in the planning area.

Enhancing Land Preservation

In April of 2024, following a review of sixteen applications for the County's Installment Purchase Program, the Planning Commission submitted a letter to the Office of Agriculture, the County Executive, and the County Council. The letter noted that in a departure from past practice, the Commission did not recommend approval of all the applications, as four of the applicant properties were located within a community growth area designated by the County or a municipality. The Commission voted to recommend against public preservation funding for these four properties.

The Commission expressed concern that years-long comprehensive planning efforts, including extensive public engagement, investments in infrastructure staging, and political will, have not been coordinated with a taxpayer-funded County preservation

program. The letter noted that given the County's housing needs growth area properties designated for housing, or very likely to be designated for housing, should not be where limited public preservation funding is used.

It was also noted that only four of the 16 applicant properties were located within the County's Priority Preservation Area, a locally derived designation reflecting the location of our best agricultural land – as well as our best opportunities to maintain functional clusters of agricultural activity that can remain minimally-impacted by the often-conflicting activities surrounding residential and mixed-use neighborhoods.

The Planning Commission commended the creation of the Office of Agriculture and the County being a statewide leader in the nurturing of our farm culture and agricultural economy. The Planning Commission asked staff to take a fresh look at the Agricultural Land Preservation program, specifically recommending the following:

- Consider negatively scoring preservation applications for properties located in municipal or County-designated growth areas or adjacent to the same.
- Consider adding regenerative agricultural practices as a new incentive in scoring.
- Generally, perform a comprehensive review of the application scoring system, to include removal of incentives that block smart growth around existing population centers and infrastructure.
- Develop an outreach and community engagement program focused on the Priority Preservation Areas so that the most qualified farms are encouraged to apply.

Improving the Transportation Network

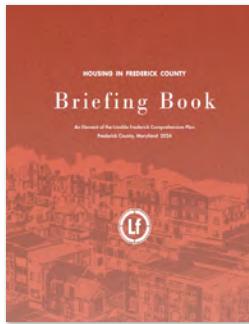
Regarding the County's transportation network, in October of 2024, the Planning Commission submitted a letter of support to the Maryland Department of Transportation for reinstating funding for the US 15 Safety and Capacity Improvement Project. The letter noted that the project has been the number one priority transportation project by the County and our delegation for many years. In January of 2025, Governor Wes Moore announced that funding for the project is included in the proposed FY2026 budget plan, which adds \$420 million in additional annual transportation revenue to the Maryland Department of Transportation's full Final Fiscal Year 2025-2030 Consolidated Transportation Program.

Implementing the Livable Frederick Master Plan

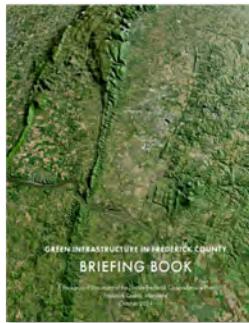
The Planning Commission was also briefed on three new plans that were initiated in 2024 and will be before the Commission for workshops and recommendations to the County Council in 2025.

The first of these plans is Investing in Workers and Workplaces, which will increase land designated for targeted economic opportunity uses through the review of select growth areas and current land use designations. Critical factors that influence economic success in a community, such as housing availability, transportation access, and educational/training opportunities, will also be considered. The Plan will ensure these new or re-tooled employment growth areas maintain a sense of place and are a positive investment for the entire County while meeting the needs of workers and employers.

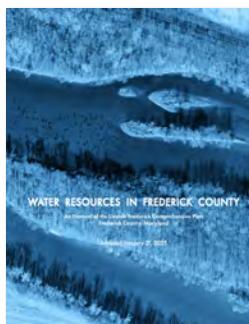
The second plan is the Housing Element, which will address the affordable housing needs for low-income and workforce households in Frederick County and promote fair housing. The plan will include recommendations to reduce residential segregation, increase housing choice, and increase access to job and educational opportunities. It is anticipated that the housing element will recommend land use and zoning changes. Land use and zoning changes not only help a community prepare for population growth but are also a strategy to achieve affordable and fair housing goals.



The third plan is Green Infrastructure, which will focus on the preservation, enhancement, and connectivity of the County's natural and environmentally sensitive areas. The plan will identify existing large-scale, ecologically significant habitats (or hubs) and environmentally important linkages (or corridors) that can be utilized to connect hubs. Corridors and hubs will comprise a Green Infrastructure Network that provides a wide array of benefits to people and wildlife, such as sustaining clean air and water, storing and cycling nutrients, filtering and cooling streams and aquifers, conserving and generating soils, sequestering carbon, mitigating storms and flooding, providing habitat and migratory routes, and facilitating recreational opportunities. The Green Infrastructure Plan will also consider issues related to the equitable distribution of access to nature and the potential for green infrastructure to mitigate the environmental impacts associated with growing communities.



Lastly, the Commission completed its work on the Water Resources Element (WRE), which guides the sustainable management of Frederick County's water resources to support growth and development. The plan assesses water, wastewater, and stormwater infrastructure by summarizing current capacities, projecting future demand, and recommending necessary improvements. It includes policies to address drinking water, wastewater, and stormwater needs by integrating watershed planning into the comprehensive planning process, promoting climate resiliency and adaptation strategies, and encouraging the reuse of non-potable water in line with regulations. Additionally, the WRE supports redevelopment and neighborhood revitalization efforts, such as those outlined in the South Frederick Corridors Plan. While the WRE references municipal systems and growth areas, it does not override municipal planning efforts, as municipalities with zoning and planning authority must develop and adopt their own WRE.



In 2024, Frederick County focused on numerous planning areas such as:

<input checked="" type="checkbox"/> Green Infrastructure	<input checked="" type="checkbox"/> Revitalization and Infill
<input checked="" type="checkbox"/> Zoning Reform	<input checked="" type="checkbox"/> Bike/Ped Planning
<input checked="" type="checkbox"/> Climate Change	<input checked="" type="checkbox"/> Commercial Redevelopment
<input checked="" type="checkbox"/> Affordable/Workforce Housing	<input checked="" type="checkbox"/> Sustainable Growth
<input checked="" type="checkbox"/> Equity	<input checked="" type="checkbox"/> Placemaking
<input checked="" type="checkbox"/> Resilience	<input type="checkbox"/> Aging Population
<input checked="" type="checkbox"/> Water/Air Quality	<input checked="" type="checkbox"/> Sensitive Area Preservation
<input type="checkbox"/> Water/Sewer Capacity	<input type="checkbox"/> Expedited Review for Preferred Projects
<input type="checkbox"/> Brownfield Remediation	

(E) Have all Planning (Commission/Board) and Board of Appeals members completed the Maryland Planning Commissioners Association (MPCA) training course?

Y N

Completion of the MPCA training course is required prior to appointment.

Section III: Development Capacity Analysis

(DCA)(§1-208(c)(1)(iii))

(A) Has an updated DCA been submitted with your annual report or to MDP within the last three years? If no, explain why not, such as, no substantial growth changes. If yes, when was the last DCA submitted? Identify month and year.

DCA submitted in June 2025.

Was the DCA shared with the local school board facilities planner?

Y N

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, Residential Development Capacity (Inside and Outside the PFA):

The residential capacity analysis for the 2024 Annual Report reviews the residential pipeline as of December 31, 2024, and undeveloped land both inside and outside County community growth areas. Only available pipeline and land inside growth areas are calculated in the table. "PFA" refers to Priority Funding Areas. Certain growth-related infrastructure like highways, schools, and water and sewer projects must be located in a PFA in order to receive State funding. If land is not currently recognized by the State as being in a PFA, it must meet certain residential or employment criteria.

Table 6: Residential Development Capacity Analysis (Inside and Outside the PFA)

Parcels & Lots with Residential Capacity	PFA	Non-PFA	Total
Available Pipeline Dwellings (As of December 31, 2024)	3,364	1,670	5,034
County Growth Areas Residential Capacity	725	640	1,365
Available Pipeline + Growth Area Capacity	4,089	2,310	6,399

Residential Pipeline

The Frederick County Division of Planning and Permitting updates the residential pipeline quarterly, tracking developments with approvals such as Phase I PUD/MXD, preliminary plans, or site plans. As lots are recorded and permits issued, the County tracks homes not yet permitted and constructed, referred to as “available pipeline.” These homes may not be ready for immediate construction.

As of December 31, 2024, unincorporated Frederick County had 5,034 available pipeline homes. About 67% (3,364) were in a PFA or PFA-comment area, and 33% (1,670) were not. However, 1,445 of the non-PFA units should meet PFA criteria upon lot recordation (Cherry Run, Creekside), leaving roughly 225 pipeline units outside of a PFA.



County Community Growth Areas

Frederick County's Comprehensive Plan Map identifies 14 unincorporated growth areas, where new growth is focused. These areas use land use designations, zoning, water and sewer provision, and funding prioritization to further define how and when development occurs.

Although the table differentiates between PFA and non-PFA land in these growth areas, the intent of growth areas is to achieve higher residential density. Even if undeveloped land is currently non-PFA, in many cases development would meet PFA net density minimums once built.



The dwelling unit data for County Community Growth Areas comes from a GIS analysis conducted in March 2025. It is based on an analysis of undeveloped parcels with residential zoning or land use designations. The following assumptions were used:

- 75% of net acreage is developable.
- 3.5 dwelling units per acre for all zoning districts. Exceptions are noted below.
 - R-1 assumes 3 dwelling units per acre.
 - Agricultural zoned parcels with a land use designation of Agricultural/Rural were assumed to develop under the County's agricultural subdivision regulations which allows for 3 lots and a remainder, or 4 dwellings.
- Some parcels when reviewed by staff had no subdivision potential without rezoning or parcel consolidation. These lots were presumed as infill development with one dwelling assigned per lot.

Approximately 913 acres remain undeveloped in County community growth areas with a residential zoning district or residential land use. This could accommodate around 1,365 dwelling units (725 within already designated PFAs and 640 outside PFAs) under current zoning and land use regulations. These findings suggest that the County should take steps to ensure that remaining undeveloped land in existing growth areas is utilized efficiently in alignment with the planning vision outlined in the Livable Frederick Master Plan. This may involve identifying additional land for redevelopment or new greenfield development, making strategic adjustments to existing growth area boundaries or designating new growth areas if necessary, and/or modifying zoning regulations.

A Note on the South Frederick Corridors Plan

Adopted in April 2024, the South Frederick Corridors Plan seeks to redevelop the area south of the City of Frederick City along I-70, I-270, MD-355, and MD-85. Currently auto-oriented and suburban, the plan envisions transforming it into a mixed-use, multi-modal neighborhood with 10,000 new homes. These units are not included in the residential development capacity analysis because the analysis focused only on undeveloped land. Despite being a vital part of the County's strategy for residential growth in the coming years, the plan alone is unlikely to meet the County's projected increases in households and population.

County Land Outside Community Growth Areas

The GIS analysis assessed the potential residential capacity of undeveloped land outside community growth areas, excluding parcels with agricultural preservation easements. Most of this land is zoned Agricultural (A) or Resource Conservation (RC), which permit single-family homes. Two scenarios were calculated for parcels outside a PFA:

Low scenario: 1 dwelling unit per parcel (non-RC) and 0.5 units per RC parcel for a capacity of approximately 3,489 homes.

High scenario: Full subdivision potential for Agricultural parcels (4 units) and R-1 parcels (2 units), totaling about 10,613 homes.

Development depends on factors like remaining subdivision potential, well and septic capacity, and property owner intentions. Even the low scenario of 3,489 homes is unlikely to be fully realized due to these factors, and significant development outside growth areas is not preferred by the County's planning documents. This analysis is informational only and is not included in the table above.

Section IV: Locally Funded Agricultural Land Preservation & Local Land Use Goal

(§1-208(C)(1)(iv and v)

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no land was preserved using local funds. Enter the value of local program funds, if available.

Table 7: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	County Contributions (\$)
Rural Legacy	525	\$892,967
IPP (Installment Purchase Program)	613	\$2,068,584
MALPH (Maryland Agricultural Land Preservation Foundation)	986	\$2,614,780
CREP (Conservation Reserve Enhancement Program)	242	*
Critical Farms	880	\$3,851,967
Next Generation	0	*
Other	0	*
Total	3,246	\$9,428,298

**State funded agricultural land preservation acres and values are not required to be reported as State funding is documented. Where no value is listed, development rights have been purchased but no County funding contributed to the easement value.*

(B) What is the county's established local land use percentage goal?

The County's long-range goal for protecting agricultural land is 160,000 acres of permanently preserved land, which constitutes 38% of the County's total land area, and an active agricultural land base of at least 200,000 acres, which constitutes 47% of the County's total land area.

(C) What is the timeframe for achieving the local land use percentage goal?

The County has set a goal of reaching its agricultural land preservation target of 160,000 acres by 2051.

(D) Has there been any progress in achieving the local land use percentage goal?

To date, the County has preserved 75,051 acres, which constitutes 18% of the County's total land area. For the goal of a 200,000-acre active agricultural land base, Frederick County has 236,648 acres designated as farmland under the Agricultural Use Assessment law, according to the Maryland State Department of Assessments and Taxation. The County also has a goal to preserve 80% of the undeveloped land in the Priority Preservation Area (PPA). As of the end of 2024, 49% of the PPA is preserved.

To support agricultural land preservation, Frederick County participates in several State easement programs, including the Maryland Agricultural Land Preservation Foundation (MALPF), Rural Legacy, Conservation Reserve Enhancement Program (CREP), and Next Generation. Both Next Generation and CREP are entirely State-funded, requiring no County matching funds.

For the MALPF program, funding is not strictly a 50/50 match between the County and the State. The County contributes \$1.33 million per MALPF cycle, which qualifies it to receive an additional \$2 million from the State. This \$2 million is in addition to MALPF general funds, which are distributed evenly among participating counties. Frederick County consistently provides at least the full \$1.33 million match and, when funding allows, contributes beyond this amount to maximize preservation efforts.

While Rural Legacy does not require County matching funds, providing a local match improves the County's ranking in the annual Rural Legacy grant application process. As a result, Frederick County always contributes matching funds, with the amount varying annually based on available funding.

(E) What are the resources necessary (e.g. legislative actions (programs incentives), functional planning, and capital funding) for infrastructure inside the PFAs?

The Livable Frederick Master Plan's "Our Community" vision supports policies that direct development to community growth areas and that correspond to the growth strategies described in the Action Framework. The Plan's Agricultural Infrastructure Sector section likewise calls for "direct[ing] urban/suburban growth away from agricultural resources" (Livable Frederick, p. 60).

The South Frederick Corridors Plan addresses this vision by planning for 10,000 dwelling units in the MD-355/MD-85 corridor, which is the area immediately south of the City of Frederick. This is around a quarter of the projected growth in the County. Additional infrastructure will be required to realize the plan, such as schools, parks, and an internal road network. However, one reason for directing this growth to the South Frederick Corridors is the existing infrastructure capacity in the area. A second reason is to promote the growth policies of Livable Frederick by using infill and redevelopment as a growth strategy to reduce pressure for greenfield development or agricultural land conversion.

For other PFAs and growth areas, infrastructure needs vary by location but include school capacity, water and sewer treatment capacity, and roads.

(F) What are the resources necessary (e.g. legislative actions (program incentives and zoning changes), preservation planning, and easement funding) for land preservation outside the PFAs?

The County frequently receives more agricultural land preservation applications than can be funded. In 2024, the County received 63 applications covering 7,339 acres for the Maryland Agricultural Land Preservation Foundation (MALPF) program. Due to MALPF funding constraints, only a limited number of County applications can advance for further review and appraisal; 16 applications were forwarded to the State. Offers for these applications are expected to begin in June 2025. Offers are made to the highest-ranking applicants until funds are exhausted, with applicants having the option of refusing the offer. It is unlikely that all 16 applicants will receive offers.

The County also received 46 applications covering 5,574 acres for the Installment Purchase Program (IPP) in 2024. Following review by staff and the Agricultural Preservation Advisory Board, the top 21 applications were recommended for approval and forwarded to the County Council, which approved all 21 applications. Thus far, 4 offers have been extended. Similar to MALPF, it is unlikely that all 21 applicants will receive offers.

Increasing the amount of permanently protected land within Frederick County's Priority Preservation Areas (PPA)—as well as areas outside the Priority Funding Areas (PFA)—will require maximizing existing resources and funding opportunities. Expanding preservation efforts will be critical to protecting the most vital agricultural lands and ensuring the long-term sustainability of the County's farming community.

Section V, Part A: Measures and Indicators

(§1-208(c)(1))

Table 8: Amount of Residential Growth Inside and Outside the Priority Funding Area (PFA)

Residential – Calendar Year 2024	PFA	Non-PFA	Total
Total Minor Subdivisions Approved	0	16	16
Total Minor Subdivision Lots Approved	0	30	30
Total Residential Units Approved in Minor Subdivisions	0	30	30
Gross Acres of All Approved Minor Subdivisions	0	884	884
Net Lot Area in Acres of All Approved Minor Subdivisions	0	190	190
Total Major Subdivisions Approved*	2	2	4
Total Major Subdivision Lots Approved	51	85	136
Total Residential Units Approved in Major Subdivisions	51	85	136
Gross Acres of All Approved Major Subdivisions	11	219	230
Net Lot Area** in Acres of All Approved Major Subdivisions	4	52	56
Total Residential Units Demolished	3	21	24
Total Residential Units Reconstructed/Replaced	1	12	13

*Major Subdivisions: One major subdivision not in a PFA, Alpine – 83 lots/units, is located in a County Community Growth Area, is zoned Planned Unit Development (PUD), and satisfies the minimum PFA density requirement of 3.5 units per acre.

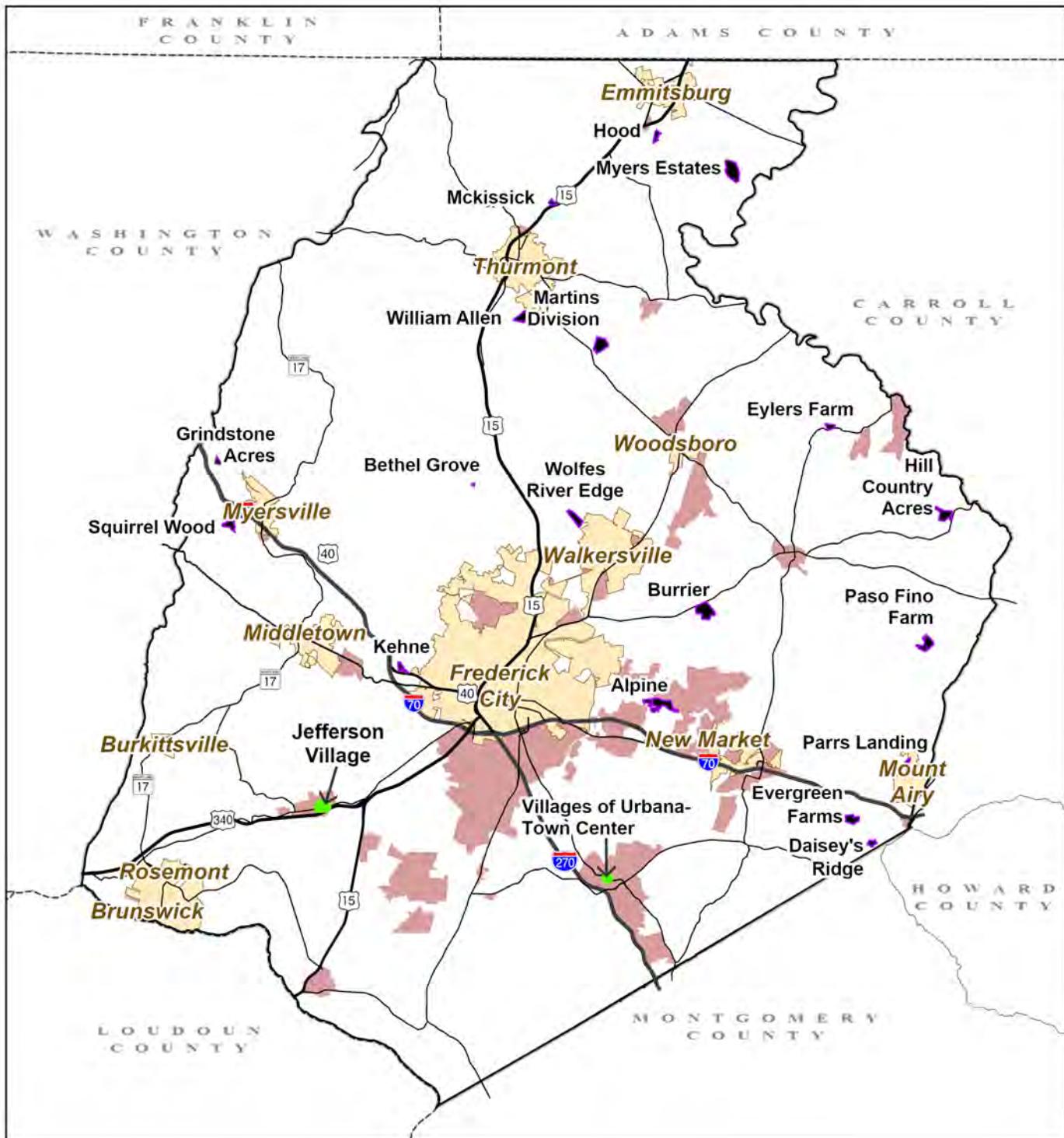
**Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.

Table 9: Net Density of Residential Growth Inside and Outside the Priority Funding Area (PFA)

Residential – Calendar Year 2024	PFA	Non-PFA	Total
Total Residential Units Approved (Major + Minor Subdivisions)	51	115	166
Total Approved Net Lot Area (Major + Minor Subdivisions)	4	242	246
	2%	98%	100%

Table 10: Share of Residential Growth Inside and Outside the Priority Funding Area (PFA)

Residential – Calendar Year 2024	PFA	Non-PFA	Total
Total Residential Units Approved (Major + Minor Subdivisions)	51	115	166
% of Total Units (Approved Residential Units)	31%	69%	100%



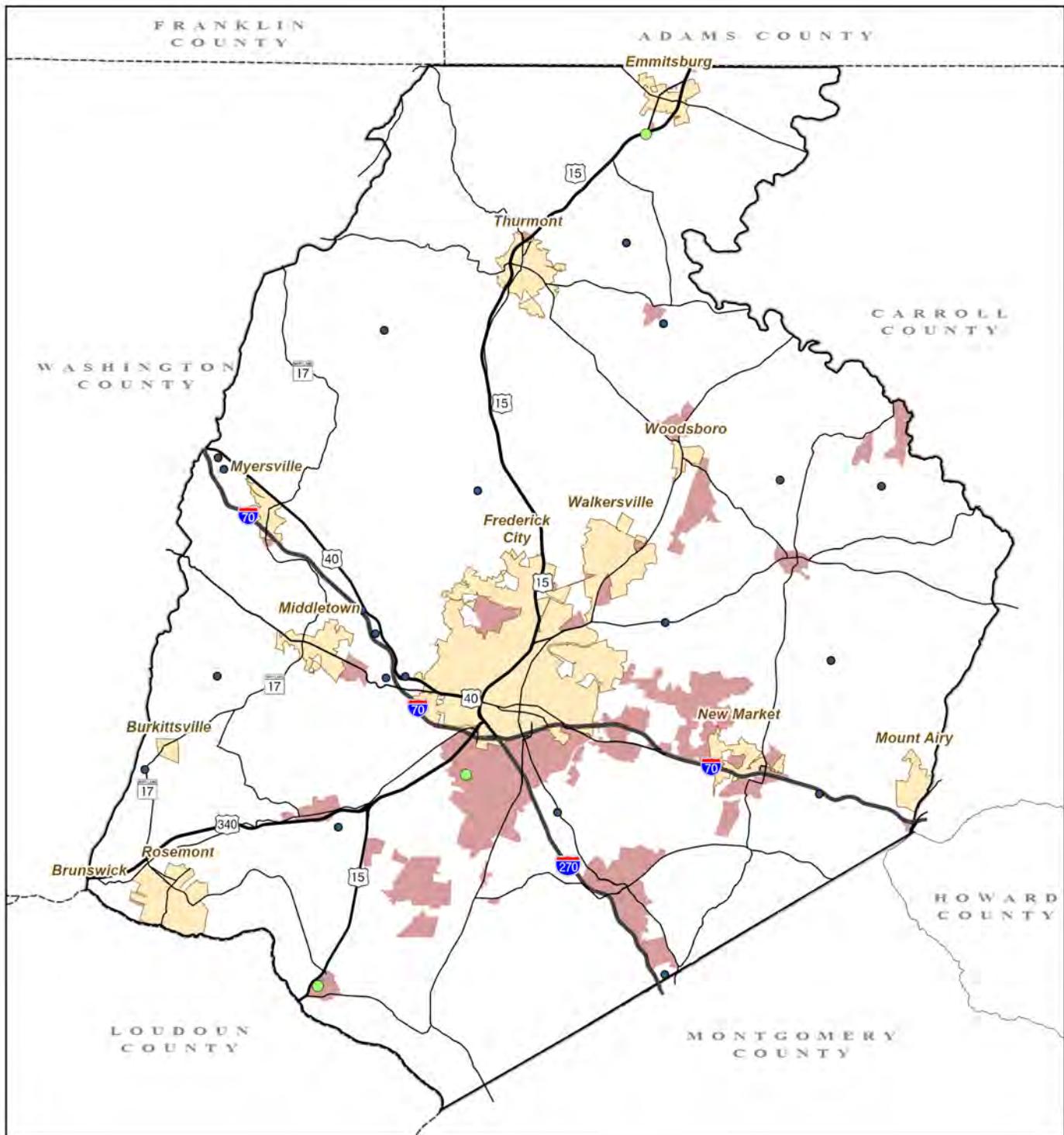
Map 2: 2024 Approved Residential Subdivision Plans by Priority Funding Area (PFA)

- 2024 Subdivision Plans- Not Within PFA: 18 Municipal PFA Boundary
- 2024 Subdivision Plans- County PFA: 2 County PFA Boundary

0 2 4 8 Miles

N

Projection: NAD 1983 StatePlane Maryland FIPS 1900 Feet
 While every effort has been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. Printed 3/18/2025



Map 3: 2024 Residential Demolition Permits by Priority Funding Area (PFA)

- Residential Demolition Permits - County PFAs: 3
- Residential Demolition Permits - Not within PFA: 21

Municipal PFA Boundary
 County PFA Boundary

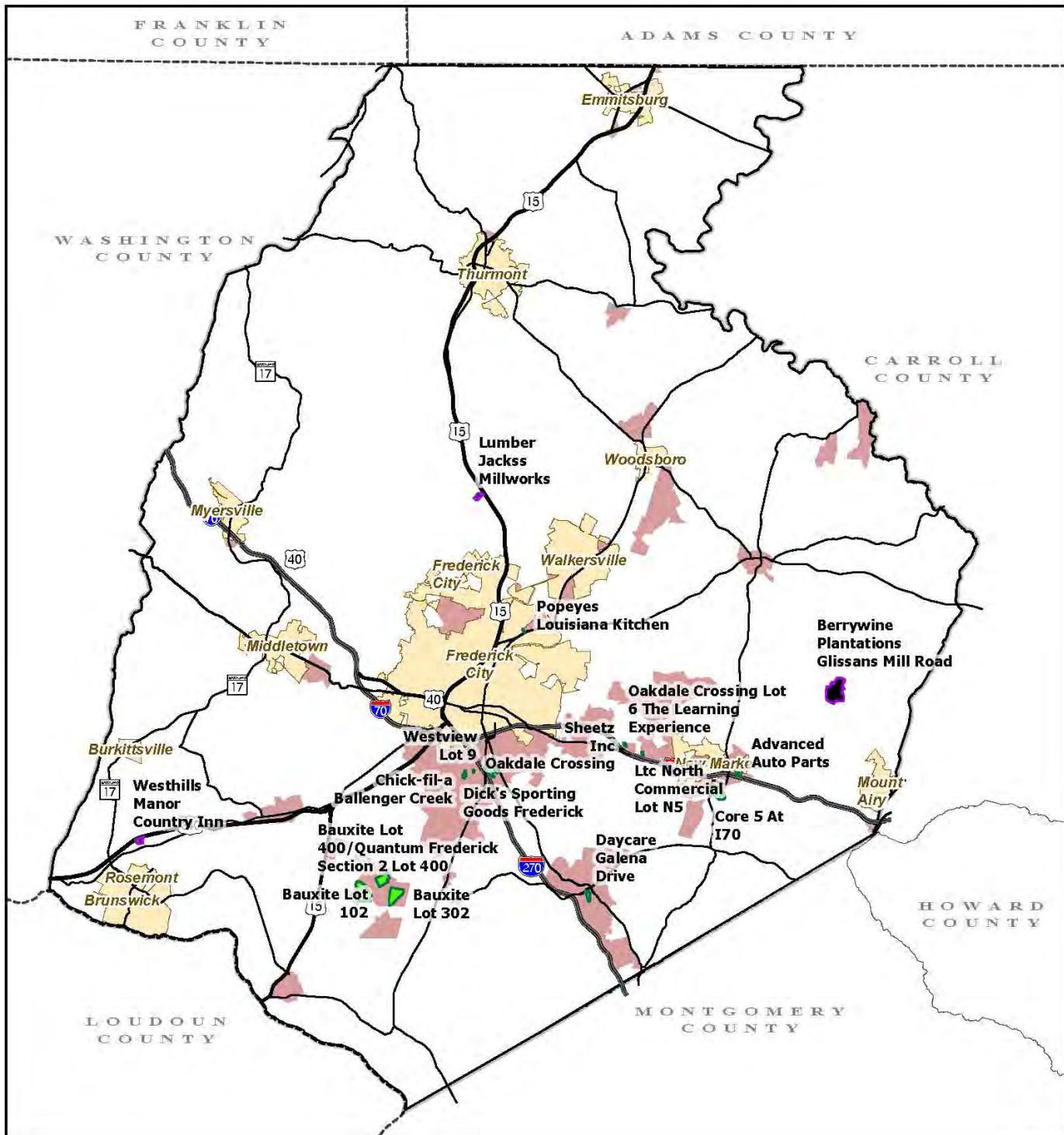
0 2 4 8 Miles

Projection: NAD 1983 StatePlane Maryland FIPS 1900 Feet
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Table 11: Amount of Commercial Growth Inside and Outside the Priority Funding Area (PFA)

Commercial – Calendar Year 2024	PFA	Non-PFA	Total
Site Plans			
Total # of Commercial Site Plans Approved	13	3	16
Gross Acres of All Approved Commercial Site Plans	114.14	4.46	118.61
Gross Building Area Approved in Square Feet for Commercial Site Plans	4,974,628	194,827	5,169,455
Building Permits			
Total Commercial Building Permits Issued	12	1	13
Gross Building Area Constructed in Square Feet for issued Building Permits	290,254	12,207	302,461
Number of residential units approved as part of a commercial site plan (mixed-use), if any. *Only applies to jurisdictions with at least 150,000 residents	0	0	0



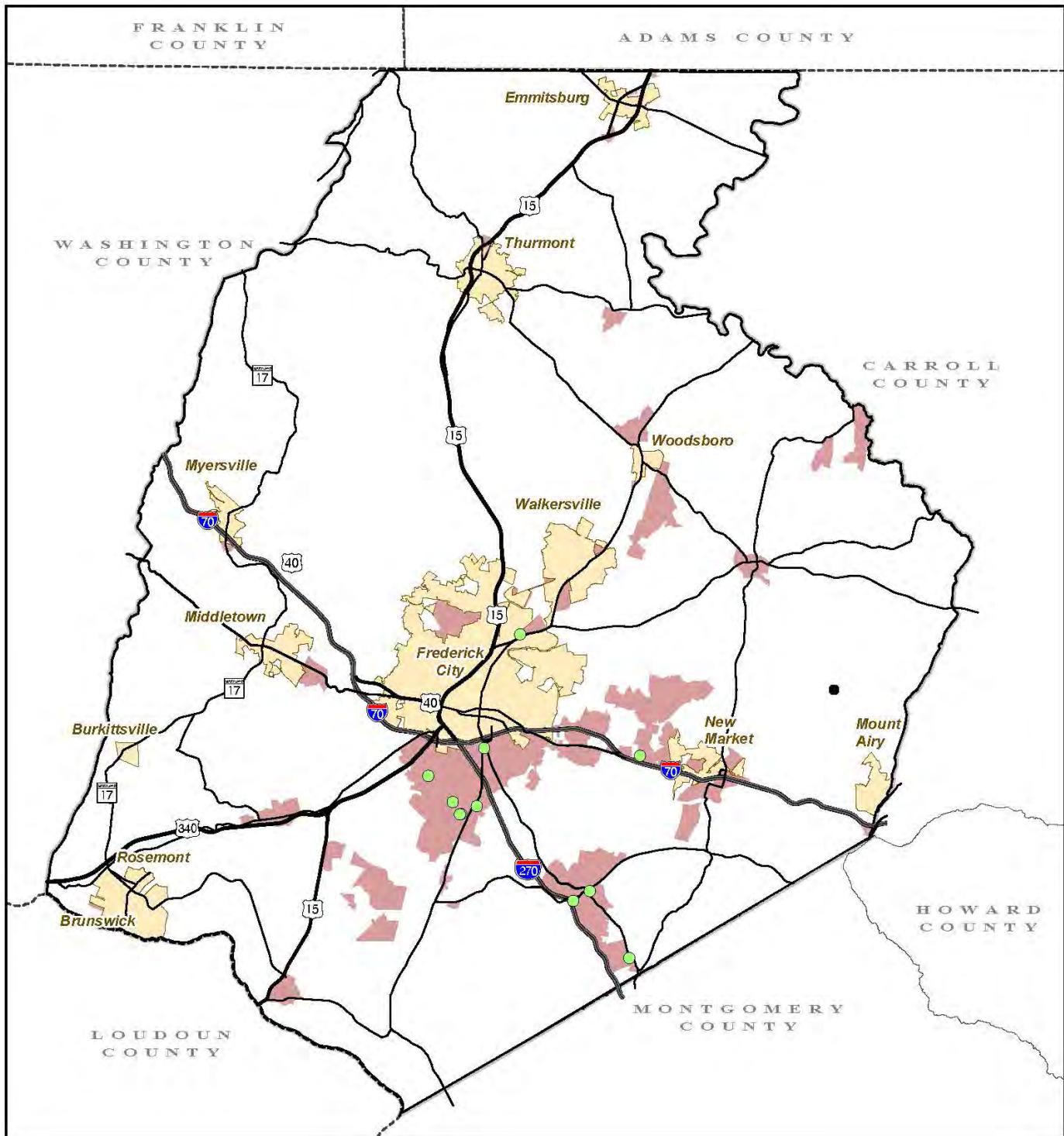
Map 4: 2024 Approved Commercial Site Plans by Priority Funding Area (PFA)

 2024 Site Plans- Not Within PFA: 3	 Municipal PFA Boundary
 2024 Site Plans- County PFA: 13	 County PFA Boundary

0 2 4 8 Miles

N

Projection: NAD 1983 StatePlane Maryland FIPS 1900 Feet
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Map 5: 2024 Commercial Building Permits by Priority Funding Area (PFA)

- Commercial Building Permits- County PFA: 12
- Commercial Building Permits- Not Within PFA: 1

0 2 4 8 Miles

Projection: NAD 1983 StatePlane Maryland FIPS 1900 Feet
 While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. Printed 3/20/2026



Section V, Part B: Building and Development Application Report (LU§7-105)

■ Section (A) – Development Data

Development Data

Table 12: Development Including a Residential Component

Calendar Year 2024	#Units in Complete Development Applications	#Units Denied in Complete Development Applications	#Units Approved in Complete Development Applications
1. Total Net #Housing Units in Residential Development Projects (Single-Use)	166	0	166
2. Total Net #Housing Units in Commercial or Mixed-Use Development Plans	0	0	0
SUBTOTAL	166	0	166
Total by Housing Type	(Sum of lines 3-4 must equal Sum of lines 1 and 2)		
3. Single-family detached	115	0	115
4. Single-family attached (townhouse)	51	0	51

■ For the total net approved residential development applications, provide the mean and median processing times for development permit applications and the standard deviation from the mean.

In 2024, a total of 20 residential subdivisions were approved – 16 minor subdivisions and 4 major subdivisions – totaling 166 lots/units.

The number of reviews per project ranged from 3 to 10, with an average of 5. The County average review time ranged from 7 days to 23 days per submittal. County review time includes entities beyond County agencies, such as the Health Department and State Highway Administration. The average time with the applicant between submittals ranged from 6 days to 250 days. The mean, median, mode, and standard deviation for the review period, review cycles, County review time, and time with the applicant are noted in Table 13.

Table 13: Residential Development Application Processing Time

	Time Elapsed (days)	Review Cycles	County Review Time (days)	Time with Applicant (days)
Mean	426	5.4	14	69
Median	365	5	13.5	61
Mode	none	4	13	66
Standard Deviation	275	1.8	3.8	57
Range	91 - 1079	3 - 10	7 - 23	6 - 250

For subdivisions creating more than one lot, 30 days' notice is provided to the public via placard posting on the project site. The 30 days are included in the time elapsed in Table 13.

There is no expedited review process for residential development plans. The County did expedite the review process for an affordable housing project, Crestwood Manor, which utilized the Low-Income Housing Tax Credit (LIHTC) program and State Department of Housing and Community Development (DHCD) financing. There are strict milestones and timeframes for projects funded through these programs.

Section (B) – Residential Building Permit Data

Permit Data

Table 14: Building Permit Applications for New Residential Units - Unit Types

Housing Calendar Year 2024 development data	#Units in Complete Development Applications (see note below on next page for complete application definition)	#Units Denied in Complete Development Applications	#Units Approved in Complete Development Applications
1. Total Net #Housing Units in Residential Development Projects (Single-Use)	474	0	474
2. Total Net #Housing Units in Commercial or Mixed-use development plans	0	0	0
SUBTOTAL	474	0	474
Total by Housing Type	(Sum of lines 3 – 6 must equal Sum of lines 1 and 2)		
3. Single-family detached	326	0	326
4. Single-family attached (townhouse)	131	0	131
5. Multi-family	13	0	13
6. Accessory Dwelling Unit	4	0	4

For the total net approved residential permit applications, provide the mean and median processing times for development permit applications and the standard deviation from the mean.

In 2024, a total of 474 new residential units were permitted by the County. These units are located in the unincorporated area of the County and the municipalities, except for the City of Frederick which issues its own permits and the Town of Mount Airy, where permits are issued by Carroll County.

The review cycles per permit ranged from 2 to 68, with an average of 7. The County average review time ranged from less than one day to 21 days per submittal. County review time includes entities beyond County agencies, such as the Health Department and State Highway Administration. The average time with the applicant between submittals ranged from less than one day to 43 days. The mean, median, mode, and standard deviation for the review period, review cycles, County review time, and time with the applicant are noted in Table 15.

Table 15: Building Permit Applications for New Residential Units – Review Cycles and Times

	Time Elapsed (days)	Review Cycles	County Review Time (days)	Time with Applicant (days)
Mean	33	7	3	2
Median	17	4	3	1
Mode	16	3	3	Less Than 1
Standard Deviation	49	6	2	4
Range	2 - 576	2 - 68	Less Than 1 - 21	Less Than 1 - 43

Public notice is not required for permit applications. There is no expedited review process for permit applications for new residential units; however, the County has expedited reviews on a case-by-case basis for state-funded affordable housing projects to assist the applicant with meeting required milestones. The County has an expedited review process for certain residential improvements, such as handicap ramps, finishing a basement (no kitchen), and minor fire damage repair.

Section VI: Adequate Public Facility Ordinance (APFO) Restrictions (§7-104)

(A) What type of infrastructure is monitored and may trigger development approval restrictions or require a developer to address deficiencies? (List each for schools, roads, water, sewer, stormwater, health care, fire, police, or solid waste.)

The County adopted an Adequate Public Facilities Ordinance (APFO) in 1991 that addresses roads, schools, and water & sewer facilities. The APFO only applies to County developments as several municipalities have their own APFOs. School capacity is the only APFO-related restriction within Priority Funding Areas (PFA's).

The County's Adequate Public Facilities Ordinance (APFO) establishes the school adequacy threshold at 100% for all school levels. Based upon the Frederick County Public Schools Enrollments and Capacities December 31, 2024, there were fifteen (15) elementary, one (1) middle, and four (4) high schools at or over 100% of their state-rated capacity. Many of these school districts include areas serving, or located in, both the County and its municipalities.

Table 16: Public School Enrollment

School Type	Total Enrollment	Equated Enrollment	State-Rated Building Capacity	Percent Capacity
Total Elementary	22,427	22,194	22,055	101%
Total Middle	10,635	10,635	13,267	80%
Total High	14,876	14,876	15,262	97%
Total Special	244	244	268	
TOTALS (Pre-K - 12)	48,182	47,949	50,852	94%

Notes: For the 2024-2025 school year, there are a total of 2,760 students in home instruction.

Table 17: Capacity

Capacity	<100%	100-120%	>120%
Elementary School	23	9	6
Middle School	12	1	0
High School	6	4	0

Notes: Equated enrollments are calculated based on the portion of the day Pre-K students spend at school (half day or full day). Blended Virtual Program student enrollments are no longer included in the student's home school.

(B) If APFO has delayed, limited, or denied development, defined here as a "restriction":

a. Are there infrastructure or service facility deficiencies that have triggered denials of development requests, or held up development approvals?

Yes.

b. Can the impact area of facility deficiencies/ development restrictions, which temporarily delay development approvals, be mapped?

Please see the attached map of December 2024 public school capacity.

(C) If applicable, what is the estimated date to resolve each restriction?

The following table from the Frederick County Public Schools Educational Facilities Master Plan, June 2024 identifies planned improvements to public school facilities and new school projects, and the associated added capacity.

Table 18: Summary of New Capacity and Modernization Projects, 2025-2034

Name	Project Type	Proposed Opening		Added Capacity
		Date	Status	
ELEMENTARY SCHOOLS				
Green Valley ES	Replacement/Addition	August-2025	Under Construction	224
Valley ES	Replacement/Addition	August-2025	Under Construction	246
Ballenger Creek ES	Limited Renovation	August-2025	Under Construction	0
Spring Ridge ES	Limited Renovation	August-2025	Under Construction	0
Yellow Springs ES replacement	Replacement/Addition	August-2026	In Design	292
Twin Ridge ES	Limited Renovation	August-2027	Future Project	0
Middletown ES	Replacement/Addition	August-2027	In Design	43
Elementary School #41	New School	August-2028	Future Project	882
Hillcrest ES	Limited Renovation	August-2028	Future Project	0
Liberty ES	Replacement/Addition	August-2028	Future Project	454
Elementary School #42	New School	August-2031	Future Project	745
Elementary School #43	New School	August-2033	Future Project	745
				Total Additional Capacity
				3,631

MIDDLE SCHOOLS

Middletown MS	Replacement	August-2027	In Design	-159
Walkersville MS	Modernization	August-2030	Future Project	0
Middle School #14	New School	August-2031	Future Project	900
Total Additional Capacity				741

HIGH SCHOOLS

Brunswick HS	Replacement	August-2029	Future Project	63
High School #11	New School	August-2031	Future Project	1,600
Total Additional Capacity				1,663

Section VII: Planning Survey Questions (Optional)

This information can help MDP and MDOT staff to identify potential pedestrian/bicycle projects and their funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan?

Y N

1. Plan name

Bikeways and Trails Plan

2. Date Completed (MM/DD/YR)

July 2018

3. Has the plan been adopted? Y N

4. Is the plan available online? Y N

5. How often do you intend to update it?

The process to update the Bikeways and Trails Plan will begin this spring/summer.

6. Are existing and planned bicycle and pedestrian facilities mapped?

(B) Does your jurisdiction have a transportation functional plan in addition to a comprehensive plan?

Y N

1. Plan name:

Frederick County Master Transportation Plan

2. Date completed (MM/DD/YY)

December 2001

3. Has the plan been adopted? Y N

4. Is the plan available online? Y N

5. How often do you intend to update it?

Frequently, with updates to the County Comprehensive Plan.

(C) Has your jurisdiction completed and submitted a five-year mid-cycle comprehensive plan implementation review report this year?

Y N

If yes, please include the 5-Year Report as an attachment.

Note: To find out if your jurisdiction is scheduled to submit this report, consult the Transition Schedule (Counties/Municipalities) section located at: <https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>





Division of
Planning and Permitting
Livable Frederick Planning and Design Office

Frederick County
Government *Maryland*