

James, Karen

From: jx2h25@comcast.net
Sent: Wednesday, July 23, 2025 4:14 PM
To: Planning Commission
Subject: Planning Commission Hearing 7-23-25

[EXTERNAL EMAIL]

To: Chairman Davis and Commission Members:

After watching today's Planning Commission session, I am puzzled by the Commission's action. My understanding is that 3 farms outside the proposed Overlay asked to be included in the Overlay—namely, Geisinger, Stup and our farm at 4719 Ballenger Creek Pike which borders property #5 and the quarry's farm owned by Argo. Without being repetitive, our request for inclusion was communicated verbally and in writing to the Commission based on the concept of expanding the Overlay to include properties that are suitable sites for data centers.

To say the least, I am disappointed that the Commission did not discuss our request but decided to ask the State for feedback on the Geisinger and Stup properties but not ours. I would have thought the Commission members would also have liked to get feedback on the northward expansion of the Overlay, if not for current considerations but for future information. I understand that Governor Moore has stated data centers have a high priority in his Administration.

I would appreciate an explanation of why this happened and what I should do in the future to assure my request is actually considered.

Sincerely.

Tom Horman

James, Karen

From: Fernando Parada <fernandoparada07@gmail.com>
Sent: Thursday, July 31, 2025 10:02 PM
To: Planning Commission
Cc: Gaines, Kimberly; Superczynski, Denis
Subject: submission of Rezoning and CDI-OZ Requests – 2404 & 2518 Ballenger Creek Pike
Attachments: IW2_request.pdf

[EXTERNAL EMAIL]

Hi Denis,

Attached please find our formal request letter for the IW2 Comprehensive Rezoning for our properties at 2404 & 2518 Ballenger Creek Pike (257.82 AC). This request is aligned with our concurrent CDI-OZ inclusion under Council Bill 25-09.

Per Kimberly Gaines' guidance, we are submitting these comments to the Planning Commission for consideration as part of the comprehensive process.

Please confirm receipt. I would be happy to discuss further or provide any additional information if needed.

Thank you,
Fernando Parada
On behalf of Suzanne Family Irrevocable Trust

Suzanne Family Irrevocable Trust
2518 Ballenger Creek Pike
Adamstown, MD

Date: 7/31/2025

Livable Frederick Planning and Design Office
30 North Market Street
Frederick, MD 21701
(301) 600-1138

Cc: Denis Superczynski
Livable Frederick Planning Manager / Principal Planner II

Re: Request for Rezoning – 2404 & 2518 Ballenger Creek Pike, Adamstown, MD (257.82 AC) From Agricultural (A) to Limited Industrial (LI) / General Industrial (GI) As Part of the IW2 Comprehensive Rezoning Process

Dear Mr. Superczynski,

On behalf of Suzanne Family Irrevocable Trust, we respectfully request that our properties at 2404 and 2518 Ballenger Creek Pike, Adamstown, Maryland (Tax IDs 01-012630, 01-005154, 01-032100; 257.82 contiguous acres) be rezoned from Agricultural (A) to Limited Industrial (LI), or alternatively General Industrial (GI), as part of the IW2 Comprehensive Rezoning.

This request is fully aligned with Frederick County's economic, infrastructure, and energy objectives and complements our concurrent Critical Digital Infrastructure Overlay (CDI-OZ) inclusion request under Council Bill 25-09.

1. Leverage Public Infrastructure and Unlock Stranded Investment

These parcels sit at the heart of Maryland's largest utility node:

- a) Direct adjacency (0 feet) to the Doubs Substation, which is being upgraded from 2,442 MVA to 4,330 MVA (CPCN #9669) and is capable of supporting 620 MW interconnections per PJM E5-W25 study findings.
- b) Crossed by QLoop fiber and multiple transmission easements, giving the site immediate connectivity to regional data and energy networks.
- c) Located within an existing utility corridor already funded by taxpayers, which makes continued Agricultural zoning a form of stranded public investment.

Keeping these parcels restricted to Agriculture forfeits the county's ability to capture tax revenue, jobs, and energy benefits, and forces future industrial growth onto greenfield areas that require new infrastructure.

2. Immediate Economic and Energy Opportunity

We are in active negotiations with Capital Logistics to host a \$30 million EV fleet, battery storage, and microgrid hub, funded by EPA and Maryland Port Administration grants.

This shovel-ready project would:

- a) Deliver immediate property and business tax revenue,
- b) Anchor Frederick County as a regional clean-energy and freight-electrification hub, and
- c) Provide on-site energy and grid support, reducing reliance on imported power.

In addition, anaerobic digestion of biosolids and agricultural by-products on the site will:

- a) Convert waste into renewable fuel and electricity,
- b) Create revenue streams for local haulers and farmers, and
- c) Advance State climate and nutrient management goals.

Combined with our full Critical Digital Infrastructure (CDI) campus plan, this property represents over \$4.5 billion in private investment, 35,000 construction jobs, 3,200 permanent jobs, and \$2.4 billion in lifetime local tax revenue, all achievable without new public infrastructure costs.

3. Strategic Land Use and Policy Alignment

While the property lies within the Carrollton Manor Priority Preservation Area (PPA), it functions as a utility corridor, not a core farm production area.

Rezoning as part of IW2 will:

- a) Concentrate energy and industrial uses at existing infrastructure nodes, rather than fragmenting rural landscapes;
- b) Align with Maryland's 2020 data center incentives, Frederick County's 2022 CDI overlay, and the IW2 comprehensive growth strategy; and
- c) Support agricultural viability by transforming low-productivity, utility-influenced land into an ag-energy hybrid use that generates regional economic benefit.

4. Mitigation and Self-Imposed Conditions

To address staff and community concerns, we commit to:

- a) Limiting LI/GI uses to Critical Digital Infrastructure and ag-energy hybrid operations (data centers, microgrid, anaerobic digestion);
- b) Providing private water/sewer systems and frontage improvements, preventing strain on public facilities;
- c) Implementing enhanced vegetative buffers, architectural screening, and noise attenuation to protect neighboring uses; and

- d) Practicing environmental stewardship: protecting FEMA-mapped floodplains, using Environmental Site Design (ESD), and preserving prime soils through digestion rather than permanent paving wherever feasible.

These commitments directly address the prior staff report (R-23-01) and ensure that this rezoning delivers net public benefit without sprawl or negative community impact.

5. Formal Request

We respectfully request that Frederick County:

- a) Rezone 2404 & 2518 Ballenger Creek Pike from Agricultural (A) to LI or GI as part of the IW2 Comprehensive Rezoning;
- b) Coordinate this rezoning with our CDI-OZ inclusion under Council Bill 25-09, implementing a unified, infrastructure-leveraged land use plan; and
- c) Reclassify the parcels from No Planned Service (NPS) to Planned Service (W-3/S-3) to align with current infrastructure capacity and private utility plans.

We welcome the opportunity to meet with staff or the Planning Commission to discuss economic impact, infrastructure alignment, and environmental mitigation prior to public hearings.

Thank you for considering this strategic opportunity to unlock stranded infrastructure, capture generational economic benefit, and advance Frederick County's clean-energy and industrial development goals.

Sincerely,



Fernando Parada
On behalf of Suzanne Family Irrevocable Trust

James, Karen

From: Fernando Parada <fernandoparada07@gmail.com>
Sent: Thursday, July 31, 2025 10:04 PM
To: Planning Commission
Cc: Gaines, Kimberly
Subject: Submission of CDI-OZ Inclusion Request – 2404 & 2518 Ballenger Creek Pike
Attachments: CDI_OZ_request_drfat.pdf

[EXTERNAL EMAIL]

Hi Kim,

Per your guidance, attached please find our formal request letter for the inclusion of our properties at 2404 & 2518 Ballenger Creek Pike (257.82 AC) in the Critical Digital Infrastructure Overlay Zone (CDI-OZ) under Council Bill 25-09.

This request is coordinated with our IW2 rezoning request and reflects our commitment to align with the County's economic development, infrastructure, and clean-energy goals.

Please confirm receipt. I would be happy to discuss any details or provide additional information if helpful as the Planning Commission continues its review.

Thank you,
Fernando Parada
On behalf of Suzanne Family Irrevocable Trust

Suzanne Family Irrevocable Trust
2518 Ballenger Creek Pike
Adamstown, MD

Date: 7/31/2025

Livable Frederick Planning and Design Office
30 North Market Street
Frederick, MD 21701
(301) 600-1138

Cc: Kimberly Gaines
Livable Frederick Director

Re: Formal Request for Inclusion of 2404 & 2518 Ballenger Creek Pike in the Critical Digital Infrastructure Overlay Zone (CDI-OZ)

Dear Mr. Superczynski and Ms. Gaines,

On behalf of Suzanne Family Irrevocable Trust, we respectfully request that our properties at 2404 and 2518 Ballenger Creek Pike, Adamstown, Maryland (Tax IDs 01-012630, 01-005154, 01-032100; 257.82 contiguous acres) be included in the Critical Digital Infrastructure Overlay Zone (CDI-OZ) under Council Bill 25-09. We also request reclassification from No Planned Service (NPS) to Planned Service (W-3/S-3) and rezoning to Limited Industrial (LI) under the Investing in Workers & Workplaces (IW2) initiative to fully align with the intent of the CDI-OZ.

1. Strategic Infrastructure Alignment

The site offers unmatched infrastructure advantages:

- a) Immediate adjacency (0 ft) to Doubs Substation, Maryland's largest high-capacity node, currently expanding from 2,442 MVA to 4,330 MVA by June 2025 (per CPCN #9669). This enables up to 620 MW of interconnection with minimal system impacts confirmed by the PJM E5-W25 study.
- b) Bisected by QLoop long-haul fiber easements, providing direct high-speed connectivity critical for CDI operations without new telecom infrastructure.

These features make the site one of the most infrastructure-ready locations in Frederick County, avoiding the need for new public investment and supporting the Comprehensive Plan's goal of concentrating growth at existing nodes.

2. Consistency with County and State Priorities

Including these parcels in the CDI-OZ directly advances County and State economic development and clean energy goals:

- a) Logical Overlay Boundary – The existing CDI-OZ boundary currently wraps around the parcels; excluding them would leave a gap in a critical infrastructure node, inviting less coordinated development pressure on nearby greenfield areas.

- b) Support for IW2 Industrial Strategy – Rezoning to LI under IW2 supports Maryland’s 2020 Data Center Tax Incentive and Frederick County’s 2022 CDI Overlay policies by fostering high-value, low-impact industrial use.
- c) Major Economic Impact – The proposed \$4.5 billion CDI campus is projected to generate 35,000 construction jobs, 3,200 permanent jobs, and \$2.4 billion in lifetime tax revenue. Each facility is expected to produce \$32.5 million in annual economic output and over \$1 million in recurring local/state tax revenue, per U.S. Chamber of Commerce C_TEC data.

3. Rebuttal to Prior Staff Report (R-23-01)

The 2023 denial of piecemeal GI rezoning (R-23-01) cited:

- a) Outside Growth Area
- b) No Planned Service (NPS)
- c) Priority Agricultural Preservation
- d) No Substantial Change

These findings are no longer applicable because:

- a) Policy Changes – Council Bill 25-09 and IW2 expand the Eastalco Growth Area and introduce the CDI-OZ, creating a new framework for high-value industrial and energy uses.
- b) Infrastructure Evolution – The Doubs Substation upgrade and QLoop fiber connectivity constitute a substantial change since the 2019 LFMP adoption.
- c) Utility Resolution – Developer-funded private water/sewer with W-3/S-3 reclassification resolves the NPS concern, consistent with other CDI-OZ sites.

We respectfully request that R-23-01 not be used as a basis for evaluating this application, as the planning and infrastructure context has materially changed.

4. Community and Environmental Commitments

To ensure compatibility and public benefit, we commit to:

- a) Limiting use to CDI and ag-energy hybrid operations (data centers, microgrids, anaerobic digestion of biosolids and ag by-products).
- b) Enhanced vegetative buffers, low-impact lighting, and architectural screening to protect rural character.
- c) Full Forest Conservation and Stormwater Management compliance, incorporating Environmental Site Design (ESD) to manage runoff and preserve prime soils.
- d) Private water/sewer solutions to eliminate public burden, with on-site water recycling to reduce system demand.

These measures address prior County concerns and ensure that CDI-OZ inclusion and IW2 rezoning provide net positive outcomes without sprawl.

5. Formal Request

We respectfully request that Frederick County:

- a) Include 2404 & 2518 Ballenger Creek Pike in the CDI-OZ boundary under Council Bill 25-09;
- b) Rezone the parcels to Limited Industrial (LI) under the IW2 initiative; and
- c) Reclassify from No Planned Service (NPS) to Planned Service (W-3/S-3) to align with the infrastructure and development plan.

We welcome the opportunity to meet with staff and the Planning Commission to present economic, infrastructure, and environmental details ahead of the public hearings.

Thank you for considering this strategic opportunity to leverage existing infrastructure, generate generational economic benefit, and position Frederick County as a regional leader in digital infrastructure and clean energy.

Sincerely,



Fernando Parada
On behalf of Suzanne Family Irrevocable Trust

James, Karen

From: Joseph R Horman <huntrig@msn.com>
Sent: Wednesday, July 23, 2025 1:52 PM
To: Planning Commission
Subject: Horman Property on Ballenger Creek Pike

[EXTERNAL EMAIL]

Good Day,

My name is Joe Horman and I was unable to attend today's hearing with the planning commission. I understand, through watching the recording, that a plan was voted on to be sent to the state for review, that includes additional properties being the Geisinger and Stup farms.

With that being said, I would please ask that you amend the map to include the properties at 4719 Ballenger Creek Pike along with 4315 Ballenger Creek Pike as well as the Argos property at the corner of New Design Road and Harshman Way.

My family owns the 4719 Ballenger Creek property which directly joins property number 8 on your current map which is owned by Donnie Pleasants. The Argos property also adjoins our property as well. In the last meeting, it was stated that we had requested to be included in the overlay but were not considered due to a parcel of homes that sit between us and the 4315 Ballenger Creek Property of which is owned by Roger Arnold. When a board member asked in the prior meeting why the Pleasants property number 8 was included, which directly borders these same homes as our property and the Arnold property, the planner responded because it bordered an existing quarry. The quarry is across New Design Road. It makes no sense as to why that property can border the houses but not ours. The Argos property is actually owned by the quarry, so why wasn't that considered?

The Arnold property, 4315, and ours, will be land locked if this current map is approved and subject to the same fate as the Stup farm. Unfortunately, Mr. Arnold passed away earlier this year and recent communications with his family has revealed that they don't have any information as to what is happening at this time.

We would please ask for the information sent to the state include our properties as it would fill out the corridor between Ballenger Creek Pike and New Design Road. It doesn't make sense to come back at a future date to reconsider and or leave these properties open to residential or another use in the future.

I graduated Frederick High School in 1986. I rode the school bus in New Design Road and back out Ballenger Creek. I rode that bus with the Geisingers, Noffsingers, Younkins, and many other kids that lived on the farms on both roads. Since then, that same corridor has been built up completely down to Elmer Derr Road/ English Muffin Way. Are we going to draw the line there?

Once again, please consider consulting the state about utilizing that whole corridor between Ballenger Creek and New Design Road as we would prefer to see low impact data centers and not a bunch of homes adding more people and traffic.

Thanks for your time and consideration.

Joe Horman
4780 Cap Stine Road
Frederick, MD 21703
240 674-7476

James, Karen

From: jx2h25@comcast.net
Sent: Tuesday, August 5, 2025 10:21 AM
To: Planning Commission
Subject: Question

[EXTERNAL EMAIL]

I am wondering if the following email was distributed to the Commission since it was sent following the hearing and did not comply with the 48 hr prior to meeting requirement.

Thank you,
Tom Horman

----- Original Message -----

From: jx2h25@comcast.net
To: "PlanningCommission@FrederickCountyMD.gov"
<PlanningCommission@FrederickCountyMD.gov>
Date: 07/23/2025 4:13 PM EDT
Subject: Planning Commission Hearing 7-23-25

To: Chairman Davis and Commission Members:

After watching today's Planning Commission session, I am puzzled by the Commission's action. My understanding is that 3 farms outside the proposed Overlay asked to be included in the Overlay- namely, Geisinger, Stup and our farm at 4719 Ballenger Creek Pike which borders property #5 and the quarry's farm owned by Argo. Without being repetitive, our request for inclusion was communicated verbally and in writing to the Commission based on the concept of expanding the Overlay to include properties that are suitable sites for data centers.

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I would appreciate an explanation of why this happened and what I should do in the future to assure my request is actually considered.

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