

**Anderson, Katrina**

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**From:** Shawn McGrew <smcgrew@pleasants.org>  
**Sent:** Monday, August 25, 2025 7:59 AM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

According to a study by the Sage Policy Group, construction and fit-out of the Quantum Frederick campus will support more than 48,000 jobs and \$3.1 billion in labor income over roughly fifteen years. Once operational, the campus will sustain about 6,300 ongoing jobs—including roughly 1,700 high-skill positions on-site—and generate an estimated \$41 million in county tax revenue each year. These new funds are essential to supporting county services and advancing public works projects, including school construction and road improvements.

Just as the County has protected agriculture by placing easements on more than 90,000 acres of farmland with a goal of 160,000 acres, the CDI-OZ balances economic growth with preservation. It confines data-center development to less than one percent of county land and thereby safeguards our rural character while opening a modern revenue stream. Data centers also impose minimal traffic and no added student enrollment, yet their presence can help Frederick maintain its coveted AAA bond rating by anchoring major corporate taxpayers here at home.

This opportunity arrives at a critical moment. Federal and state budgets are tightening, and the County will need new, reliable sources of revenue to sustain essential services. Approving the overlay now will position Frederick to capture billions of dollars in private investment instead of watching it migrate to neighboring jurisdictions.

For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Shawn McGrew  
3076 Lockwood Dr  
Middletown, MD 21769  
smcgrew@pleasants.org

**Anderson, Katrina**

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**From:** Maxwell Torian <user@votervoice.net>  
**Sent:** Monday, August 25, 2025 7:52 AM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Maxwell Torian  
204 E G St  
Brunswick, MD 21716  
m\_torian110@comcast.net

**Anderson, Katrina**

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**From:** Heather Staley <user@votervoice.net>  
**Sent:** Sunday, August 24, 2025 12:07 PM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Heather Staley  
303 Birmingham Ct  
Frederick, MD 21701  
louiesmom@live.com



## Anderson, Katrina

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**From:** Christina Hinton <user@votervoice.net>  
**Sent:** Sunday, August 24, 2025 9:13 AM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

According to a study by the Sage Policy Group, construction and fit-out of the Quantum Frederick campus will support more than 48,000 jobs and \$3.1 billion in labor income over roughly fifteen years. Once operational, the campus will sustain about 6,300 ongoing jobs—including roughly 1,700 high-skill positions on-site—and generate an estimated \$41 million in county tax revenue each year. These new funds are essential to supporting county services and advancing public works projects, including school construction and road improvements.

Just as the County has protected agriculture by placing easements on more than 90,000 acres of farmland with a goal of 160,000 acres, the CDI-OZ balances economic growth with preservation. It confines data-center development to less than one percent of county land and thereby safeguards our rural character while opening a modern revenue stream. Data centers also impose minimal traffic and no added student enrollment, yet their presence can help Frederick maintain its coveted AAA bond rating by anchoring major corporate taxpayers here at home. This opportunity arrives at a critical moment. Federal and state budgets are tightening, and the County will need new, reliable sources of revenue to sustain essential services. Approving the overlay now will position Frederick to capture billions of dollars in private investment instead of watching it migrate to neighboring jurisdictions.

For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Christina Hinton  
3326 Glenwood Pl  
Ijamsville, MD 21754  
christinahinton64@gmail.com

## Anderson, Katrina

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**From:** Gaines, Kimberly  
**Sent:** Saturday, August 23, 2025 10:42 AM  
**To:** Planning Commission  
**Subject:** FW: Formal Request for Removal from PPA and RLA – Ballenger Creek Pike  
**Attachments:** PPA\_removal\_County\_request\_Ballenger Creek.pdf

For inclusion in the next batch of CDI-OZ comments to the Planning Commission.

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**From:** Fernando Parada <fernandoparada07@gmail.com>  
**Sent:** Thursday, August 21, 2025 4:28 PM  
**To:** Gaines, Kimberly <KGaines@FrederickCountyMD.gov>  
**Cc:** Superczynski, Denis <DSuperczynski@FrederickCountyMD.gov>; SO'Neil@frederickcountymd.gov; jsimmerman@frederickcountymd.gov; Boroughs, Amy (Health/SH) <ABoroughs@FrederickCountyMD.gov>; Cherney, Ragen <RCherney@FrederickCountyMD.gov>; dharrington@energyauditandgreensolutions.com  
**Subject:** Formal Request for Removal from PPA and RLA – Ballenger Creek Pike

[EXTERNAL EMAIL]

Dear Ms. Gaines,

I hope this message finds you well. On behalf of the Suzanne Family Irrevocable Trust, I am submitting the attached formal request regarding our properties at 2404 and 2518 Ballenger Creek Pike. As outlined in the letter, we are respectfully requesting removal of these parcels from the Carrollton Manor Rural Legacy Area (RLA) and the Priority Preservation Area (PPA).

Because the procedure for initiating such a request is not clearly defined, I am taking the step of submitting this letter directly to your office, with copies to the Agricultural Preservation Advisory Board and County Council. I have prepared a parallel filing to the state agencies so that all appropriate parties are notified and the record is complete.

I recognize the complexity of these matters, and I want to express my appreciation in advance for your consideration and guidance. My intent is to ensure that our request is presented in good order and consistent with both county and state processes.

Please do not hesitate to let me know if additional information, documentation, or procedural steps are required. I would be grateful for any direction your office can provide as we work through this matter.

Thank you again for your time and attention.

Sincerely,  
Fernando Parada  
On behalf of Suzanne Family Irrevocable Trust

# Suzanne Family Irrevocable Trust

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2518 Ballenger Creek Pike  
Adamstown, MD

Date: August 21, 2025

To:

Kimberly Gaines, Director  
Livable Frederick Planning & Design Office  
30 North Market Street  
Frederick, MD 21701

Cc: Denis Superczynski, Planning Manager / Principal Planner II  
Frederick County Agricultural Preservation Advisory Board  
Frederick County Council

Re: Formal Request for Removal from Priority Preservation Area (PPA) and Carrollton Manor Rural Legacy Area (RLA) – 2404 & 2518 Ballenger Creek Pike, Adamstown, MD

Dear Ms. Gaines, Mr. Superczynski, and Members of the Council,

On behalf of the Suzanne Family Irrevocable Trust, which owns approximately 257.82 contiguous acres at 2404 and 2518 Ballenger Creek Pike (Tax IDs 01-012630, 01-005154, 01-032100), we formally request the removal of these parcels from inclusion within the Carrollton Manor Rural Legacy Area (RLA) and the Priority Preservation Area (PPA) as depicted on Frederick County's preservation and planning maps.

This request is made pursuant to Maryland Agriculture Article §§ 2-501 et seq. and the Maryland Department of Planning's PPA guidelines, which allow for amendment and exclusion where inclusion is inconsistent with program intent.

## Planning and Legal Grounds

### 1. Utility Corridor Functionality:

The property directly adjoins the Doubs Substation, Maryland's largest high-capacity transmission node, which is expanding under CPCN #9669 from 2,442 MVA to 4,330 MVA. This location has been repeatedly recognized in prior planning and energy studies as a critical backbone of the regional grid, and it is already designated for industrial use at its



core. The site is bisected by QLoop long-haul fiber easements, crossed by gas transmission lines, and lined with high-voltage electrical transmission towers, making it one of the most infrastructure-intensive corridors in Frederick County.

Given the expected growth in regional power demand driven by electrification, clean energy integration, and data infrastructure, this area is uniquely positioned for future on-site power generation, grid support, and industrial energy uses. Doubs Substation represents the anchor point for such investment, and land immediately surrounding it must be available for industrial zoning if the County intends to meet long-term energy reliability and economic development goals. Retaining these parcels under agricultural preservation ignores this reality, strands existing infrastructure, and prevents Frederick County from planning responsibly around its most important power base.

## 2. Changed Conditions and Pending Legislation:

Frederick County is actively deliberating Bill 25-09 (Critical Digital Infrastructure Overlay Zone, CDI-OZ). Section §1-19-8.403 of the bill states that CDI facilities may not be located in a PPA or RLA, while subsection (B)(6)(b) provides a procedure for removing such properties where justified. Our parcels represent precisely the type of utility corridor the Council contemplated for removal when drafting this legislation.

## 3. The County's long-range planning:

as outlined in the Livable Frederick Master Plan and the South Corridor Growth Area Plan, envisions linking new industrial growth areas to existing infrastructure. On the southern end, the South Corridor Growth Area Plan incorporates industrial zoning, while on the northern end the intent is to integrate with the Eastalco Growth Area. The only way this corridor connection achieves its intended purpose is if it is anchored by the Doubs Substation, which is the region's largest power base and the origin point for utility infrastructure. Growth areas should logically extend to and terminate at this anchor. Retaining preservation status over this utility hub undermines the County's growth strategy, severs the logical infrastructure connection, and weakens the credibility of preservation mapping.

## Request

Accordingly, we respectfully request that the County:

- Initiate a Comprehensive Plan Amendment to remove the parcels from the PPA;
- Refer this request to the Agricultural Preservation Advisory Board (APAB);
- Adopt a resolution excluding the property from the Carrollton Manor RLA; and
- Forward the updated designation to the Maryland Rural Legacy Board.

We note that Council's pending Bill 25-09 itself acknowledges the need to reconcile preservation mapping with infrastructure realities. Our request is intended to ensure that this inconsistency is resolved before final action on the bill.

Because the process for initiating RLA removal is not clearly defined, we are simultaneously notifying the relevant State agencies (Maryland Rural Legacy Board and Board of Public Works) of this request. While the County must take the first step by resolution, this parallel submission ensures that all procedural avenues are respected, and the record is complete.

We attach supporting exhibits, including the County Priority Preservation maps (Aug. 2025), Exhibit A (Zoning & Infrastructure), and prior submissions regarding CDI-OZ and IW2 inclusion. Collectively, these materials demonstrate that the property is already functioning as a utility corridor, that continued preservation designation is inconsistent with Bill 25-09, and that inclusion in the CDI-OZ is the appropriate planning outcome

Sincerely,

A handwritten signature in blue ink, appearing to read 'F. Parada', with a long horizontal flourish extending to the right.

Fernando Parada

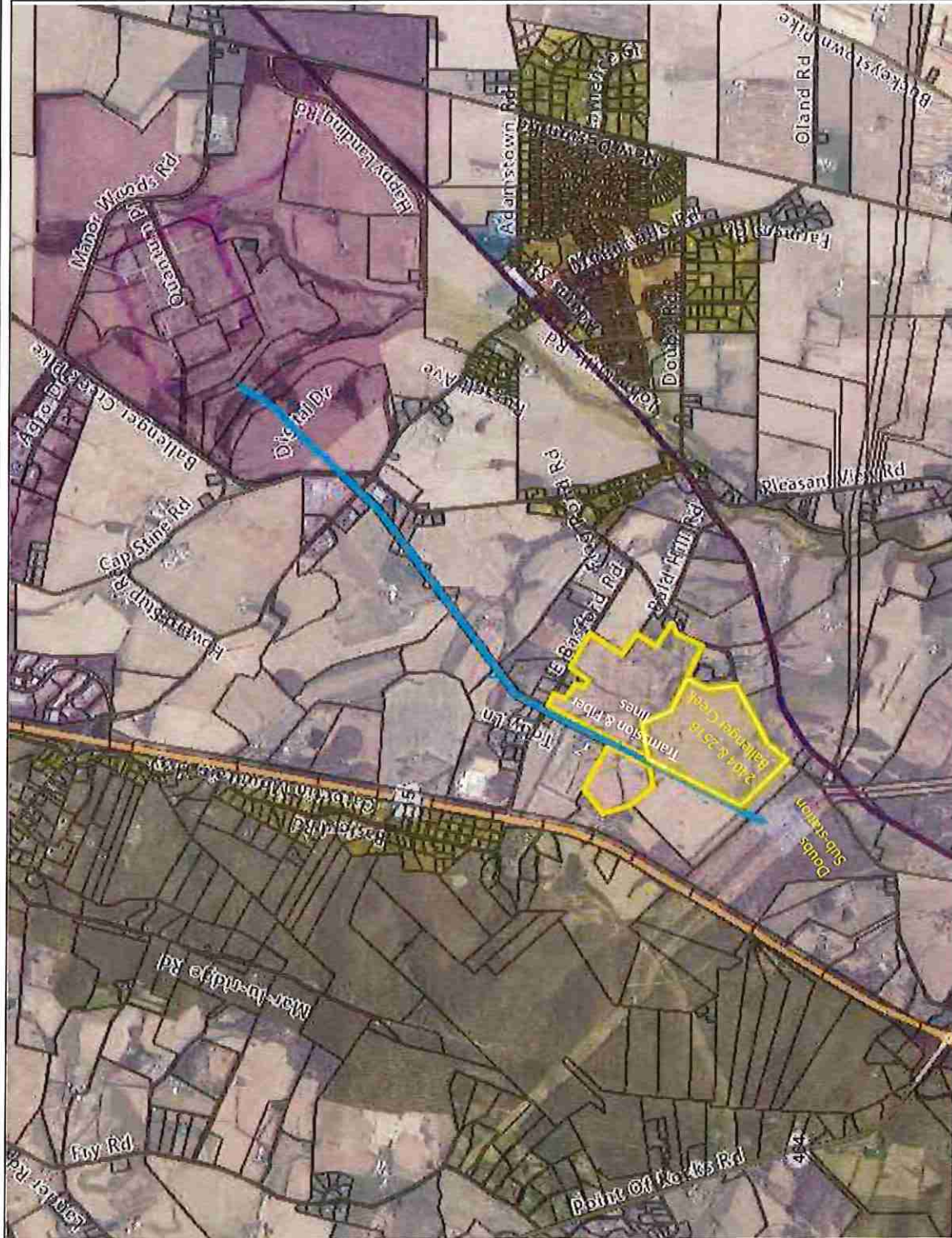
On behalf of Suzanne Family Irrevocable Trust





Frederick County,  
Maryland

## Exhibit A – Zoning & Land Use Context for 2404 & 2518 Ballenger Creek Pike



- Parcel  
Railroads  
A - Agricultural  
RC - Resource Conservation  
OSR - Open Space Recreation  
R1 - Low Density Residential  
R3 - Low Density Residential  
R5 - Middle Density Residential  
R8 - Middle Density Residential  
R12 - High Density Residential  
R16 - High Density Residential  
PUD - Planned Unit Development  
VC - Village Center  
HS - Highway Services  
GC - General Commercial  
GI - General Industrial  
LI - Limited Industrial  
ORI - Office/Research/Industrial  
MX - Mixed Use  
MXD - Mixed Use Development  
MM - Mineral Mining  
IE - Institutional  
MUN - Municipality  
ROW - Right of Way  
Fire Stations  
Golf Courses  
Libraries  
MARC Rail Stations  
Police  
Post Office  
Frederick County Boundary  
Surrounding Counties  
Maryland  
<all other values>

6,400.0

0

3,200.00

Feet

8/4/2025

1:38,400



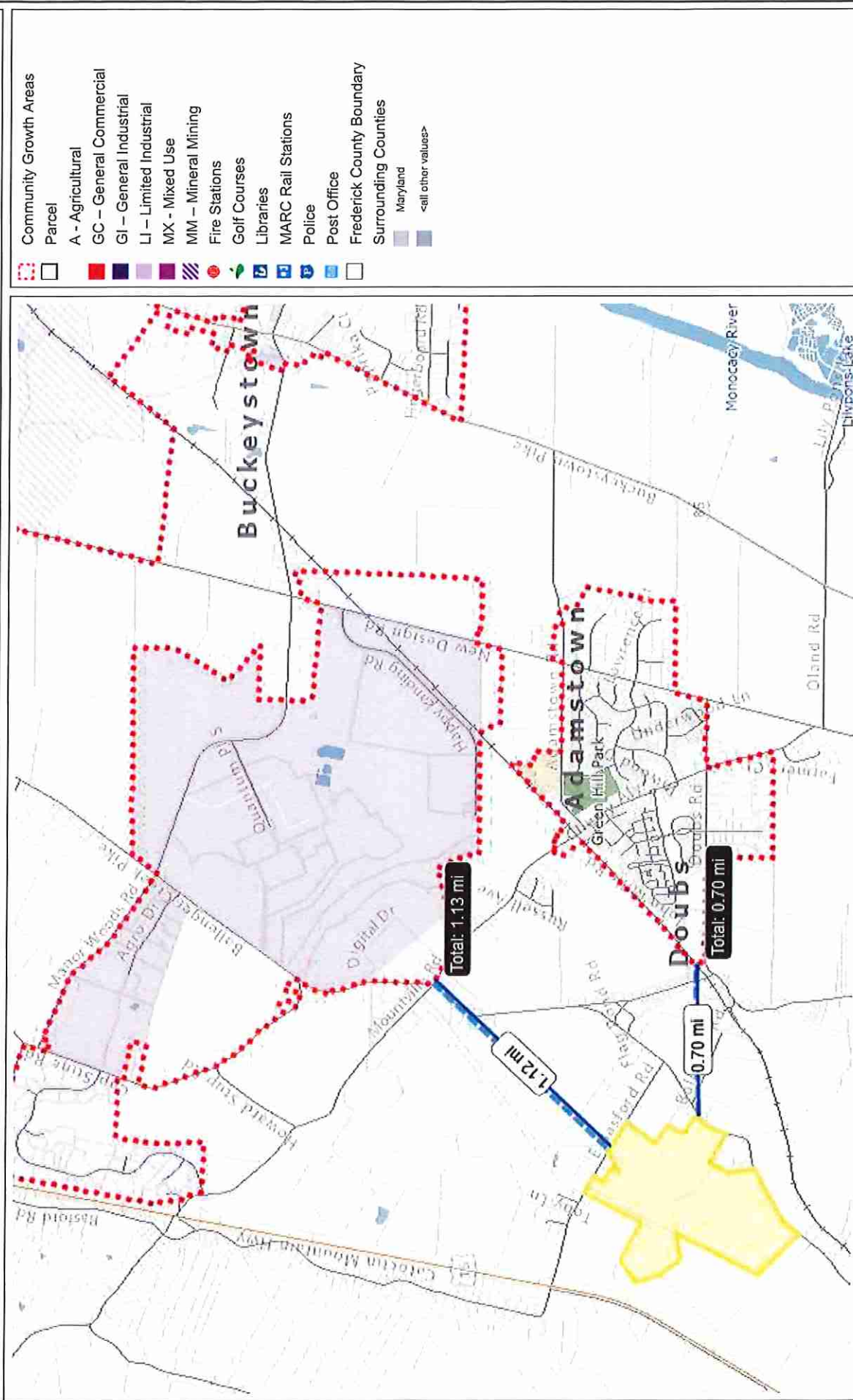
NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet

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.





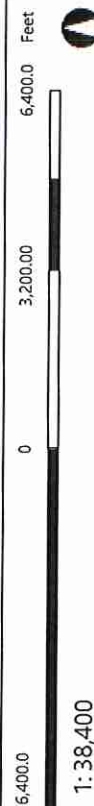
### Proximity to Frederick County Community Growth Areas.



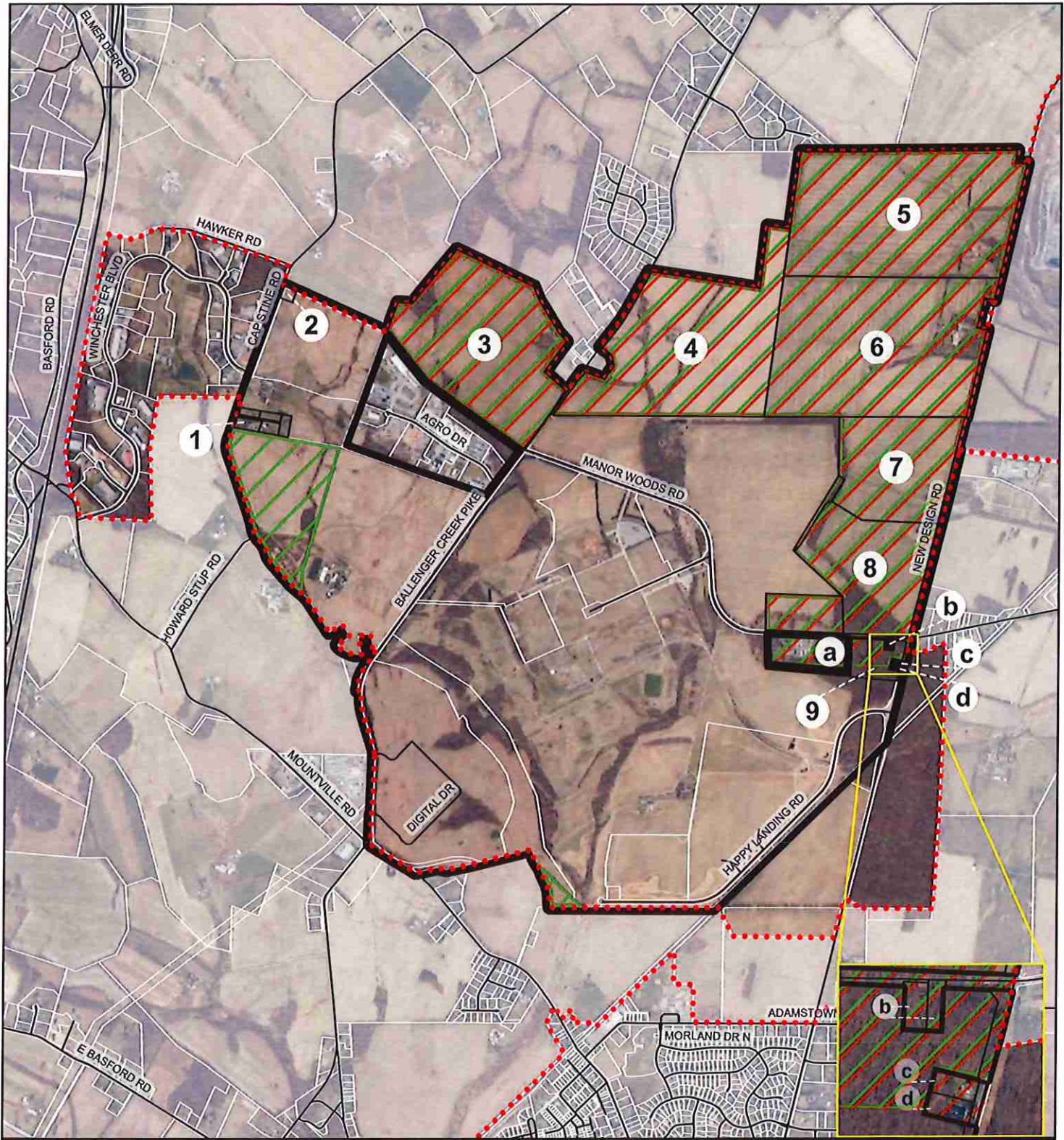
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

8/10/2025


NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet










**Map 2 - Proposed CDI Overlay Zone, Properties**

 Priority Preservation Areas in Proposed CGA (eligible, not preserved)

 Rural Legacy Areas in Proposed CGA (eligible, not preserved)

 Proposed CDI Overlay Zone

0 0.2 0.4 0.8 Miles

 Projection: NAD 1983 State Plane 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 7/1/2025

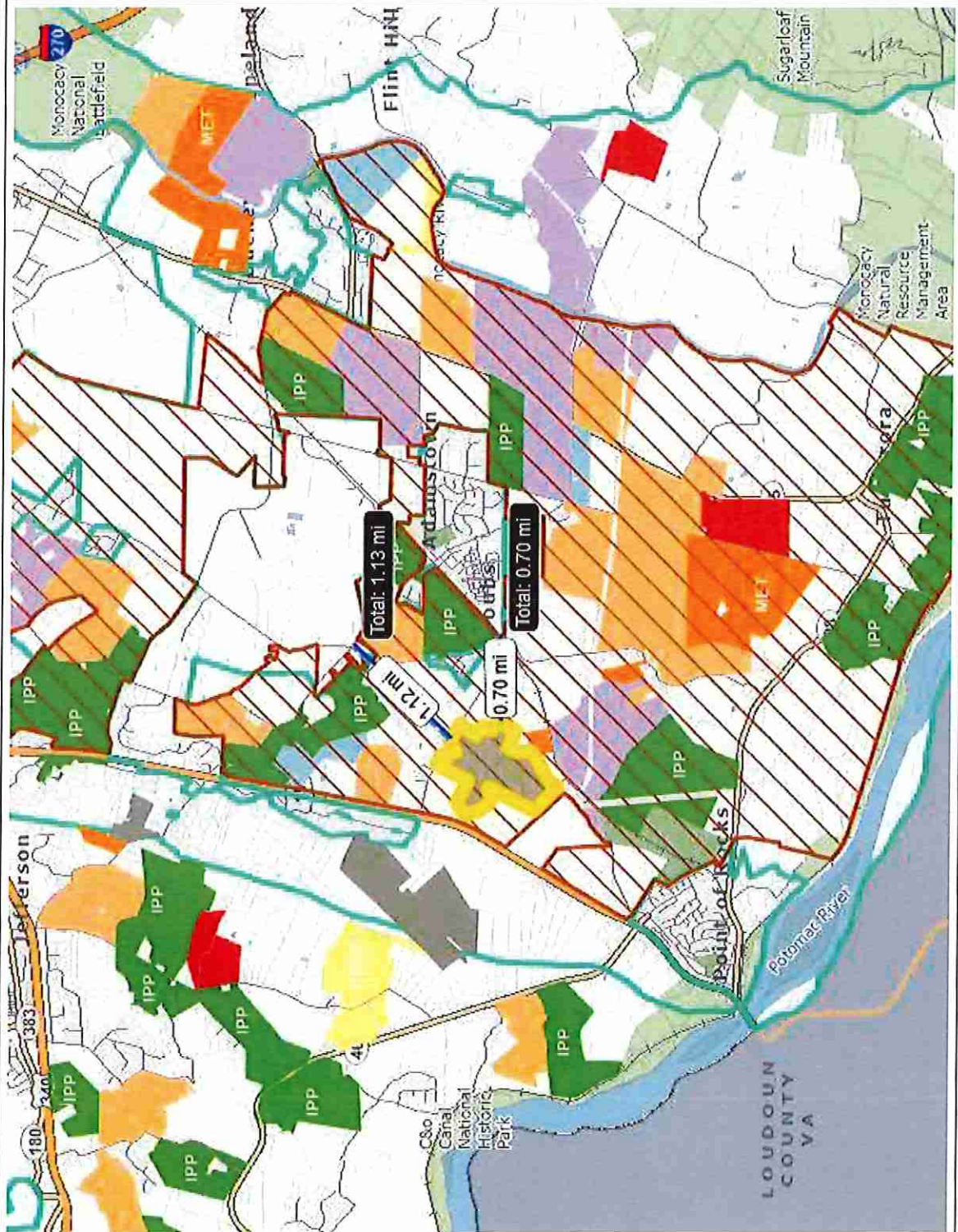
CDI Acres	% of County
2,566.4	0.60
PPA Acres	RLA Acres
933.6	1,012.1





Frederick County,  
Maryland

# Carrollton Manor – Frederick County Agricultural Preservation & Priority Planning Map



- Priority Preservation Areas
  - Conservation Reserve Enhancement Program
  - County Held
  - Critical Farms
  - Federal Farmland Protection
  - Installment Purchase Program
  - ISTEA
  - MALPF District
  - MALPF Easement
  - Maryland Environmental Trust
  - Rural Legacy
  - Next Generation
  - Other Governmental Easements
  - Rural Legacy Areas
  - Small Acreage Next Generation
  - Parcel
  - Fire Stations
  - Golf Courses
  - Libraries
  - MARC Rail Stations
  - Police
  - Post Office
  - Frederick County Boundary
  - Surrounding Counties
  - Maryland
  - <all other values>
- Site: 2404 & 2518  
Ballenger Creek Pike

12,800.0 0 6,400.00 12,800.0 Feet

1: 76,800

8/1/2025

NAD\_1983\_StatePlane\_Maryland\_EPS\_1900\_Feet

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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,

A handwritten signature in black ink, appearing to read "Fernando Parada".

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

**Anderson, Katrina**

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**From:** David Saunders <user@votervoice.net>  
**Sent:** Saturday, August 23, 2025 8:24 AM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

According to a study by the Sage Policy Group, construction and fit-out of the Quantum Frederick campus will support more than 48,000 jobs and \$3.1 billion in labor income over roughly fifteen years. Once operational, the campus will sustain about 6,300 ongoing jobs—including roughly 1,700 high-skill positions on-site—and generate an estimated \$41 million in county tax revenue each year. These new funds are essential to supporting county services and advancing public works projects, including school construction and road improvements.

Just as the County has protected agriculture by placing easements on more than 90,000 acres of farmland with a goal of 160,000 acres, the CDI-OZ balances economic growth with preservation. It confines data-center development to less than one percent of county land and thereby safeguards our rural character while opening a modern revenue stream. Data centers also impose minimal traffic and no added student enrollment, yet their presence can help Frederick maintain its coveted AAA bond rating by anchoring major corporate taxpayers here at home. This opportunity arrives at a critical moment. Federal and state budgets are tightening, and the County will need new, reliable sources of revenue to sustain essential services. Approving the overlay now will position Frederick to capture billions of dollars in private investment instead of watching it migrate to neighboring jurisdictions.

For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

David Saunders  
1278 Drydock St  
Brunswick, MD 21716  
dasaunders73@gmail.com

**Anderson, Katrina**

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**From:** Linda Burger <user@votervoice.net>  
**Sent:** Friday, August 22, 2025 8:53 PM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Linda Burger  
6703 Heirloom Ct  
Frederick, MD 21702  
linda.burger@gmail.com



## Anderson, Katrina

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**From:** Jacob Newquist <user@votervoice.net>  
**Sent:** Friday, August 22, 2025 5:52 PM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Jacob Newquist  
6510 Nightingale Ct  
New Market, MD 21774  
jnewquist9@gmail.com

**Anderson, Katrina**

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**From:** Keith Wilt <user@votervoice.net>  
**Sent:** Friday, August 22, 2025 5:15 PM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Keith Wilt  
2507 New Design Rd Apt B  
Adamstown, MD 21710  
keithwilt65@gmail.com



**Anderson, Katrina**

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**From:** Eric Newquist <enewquist@pleasantsconstruction.com>  
**Sent:** Friday, August 22, 2025 5:00 PM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Eric Newquist  
6510 Nightingale Ct  
New Market, MD 21774  
enewquist@pleasantsconstruction.com



**Anderson, Katrina**

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**From:** Dawn Dawn <user@votervoice.net>  
**Sent:** Friday, August 22, 2025 5:08 PM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Dawn Dawn  
6510 Nightingale Ct  
New Market, MD 21774  
mommynewquist@gmail.com

**Anderson, Katrina**

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**From:** Brian Orban <user@votervoice.net>  
**Sent:** Friday, August 22, 2025 4:49 PM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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This opportunity arrives at a critical moment. Federal and state budgets are tightening, and the County will need new, reliable sources of revenue to sustain essential services. Approving the overlay now will position Frederick to capture billions of dollars in private investment instead of watching it migrate to neighboring jurisdictions.

For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Brian Orban  
6616 Mountainview Dr  
Frederick, MD 21702  
Brianmorban@gmail.com



## Anderson, Katrina

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**From:** Chelle Davis <user@votervoice.net>  
**Sent:** Friday, August 22, 2025 4:28 PM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Chelle Davis  
3313 Nicholas Ct  
Ijamsville, MD 21754  
dvsboyz114@yahoo.com



**Anderson, Katrina**

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**From:** Glenn Conklin <user@votervoice.net>  
**Sent:** Friday, August 22, 2025 4:17 PM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Glenn Conklin  
14005 E Annapolis Ct  
Mount Airy, MD 21771  
glennphilipconklin@gmail.com

Mr. Brad Young, President *and*  
Commission  
Members of the Frederick County Council  
Winchester Hall  
12 E. Church Street  
Frederick, MD 21701  
[countycouncil@frederickcountymd.gov](mailto:countycouncil@frederickcountymd.gov)

Members of the Frederick County Planning  
[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)

Dear Frederick County Council and Planning Commission:

I'm writing in support of the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ) as proposed by the County Executive's planning staff in July, 2025. As stated in the introduction of the CDI-OZ presented by staff;

The Eastalco area has the infrastructure attributes necessary to support data center development and is strategically located in close proximity to the world's most important data center hub in Northern Virginia. This represents an important opportunity for both the County and State of Maryland to bolster and diversify the region's economic base and generate significant revenues to benefit County services for our residents.

The increased tax revenue provided by Data centers and the related service providers and businesses will help relieve the stress of unsustainable home property tax increases.

Data center growth in Frederick County will provide long term benefits to the residents of Frederick County and the State of Maryland. Frederick County should not miss this opportunity.

Please approve the Overlay Zone (CDI-OZ) as proposed.

Best regards,  
Mrs. Summer Kuhn  
116 Royal Oak Dr,  
New Market, MD 21774





**Anderson, Katrina**

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**From:** Susan Hough <sue@8vodesigns.com>  
**Sent:** Friday, August 22, 2025 9:31 AM  
**To:** Planning Commission  
**Subject:** Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Susan Hough  
50 Citizens Way Ste 403-1A  
Frederick, MD 21701  
sue@8vodesigns.com

Anderson, Katrina

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**From:** DIANE & BRUD BICKNELL <bicknell0104@comcast.net>  
**Sent:** Thursday, August 21, 2025 5:19 PM  
**To:** Planning Commission  
**Subject:** July 28 Draft to the Livable Frederick Master Plan

[EXTERNAL EMAIL]

Dear Planning Commission,

My husband and I bought our retirement home on Char Leigh Circle last summer. We were thrilled to find our forever home in a quiet neighborhood, bounded on one side by farmed land in the Priority Preservation area with a view of Sugarloaf Mountain. We've been sickened to learn that the county has placed our neighboring cornfield in the CDI Overlay and that we could, one day, live in the shadow of 75' data centers. As the land abutting our backyard is a flat field, the promise of a 500' setback does nothing to shield us from the constant noise, diesel fuel, and concrete presence of such buildings. No tree can grow high enough (or fast enough); no berm can be built tall enough to protect us.

I felt a rare glimmer of hope when I read in your draft submission:

*Please note that the Planning Commission has discussed and may ultimately recommend to the County Council a more limited area for the CDI-OZ. Alternatives discussed include:*

- 1. Only the current 2,219-acre Eastalco Community Growth Area*
- 2. Only the 2,122-acre Quantum Maryland, LLC property*
- 3. Only the 1,311-acre area that has received preliminary plan approval*

I'm at the point of begging you to please recommend one of these three options. We moved to Frederick from Prince William County to escape the horrors that data centers have done to that area. The thought of enduring years of construction and having these monstrosities in our backyard has made us lose a lot of sleep and wonder if we need to take a loss on our home and move.

When this topic returns to the Planning Commission, please protect our quality of life and our investment in our retirement home, as well as the overall well-being and bucolic character of Frederick County.

Sincerely,  
Diane Bicknell





5905 Char Leigh Circle, Frederick, MD