



# FREDERICK COUNTY PLANNING COMMISSION

## Division of Planning & Permitting

30 North Market Street

Frederick, Maryland 21701

(301) 600-1138

### FcPc Transmittal Memorandum

**To:** County Council

**FROM:** Frederick County Planning Commission

**THROUGH:** Michael Wilkins, Director of Development Review and Planning *MW*

**DATE:** April 10, 2025

**RE:** Bill #25-05. An Act to amend Chapter 1-19 of the Frederick County Code (Zoning Ordinance) to update Design Requirements for Critical Digital Infrastructure Facilities and update Specific Use Regulations for Critical Digital Infrastructure Facilities and Critical Digital Infrastructure Electric Substations

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The Planning Commission held a public hearing on April 9, 2025, to consider Bill #25-05.

The Commission voted on the following recommendations to the County Council:

**Motion 1.** It was moved by Mr. Rensberger to recommend to move and adopt Council Bill 25-05 regarding Critical Digital Infrastructure Facilities.

Seconded by Mr. Long.

**Vote:** 2 – 4 – 1 – 0

For: Rensberger, Davis

Against: Tressler, Long, Sepe, Nicklas

Absent: Hicks

Abstain:

The motion failed.

**Motion 2.** It was moved by Mr. Rensberger to recommend the Critical Digital Infrastructure Facilities legislation incorporates a sustainability mandate that these site plans be reviewed by the Department of Energy and Environment with an eye on things such as renewable energy generation, on-site water storage, and similar energy and environment matters.

Seconded by Mr. Long.

**Vote:** 6 – 0 – 1 – 0

For: Rensberger, Tressler, Davis, Long, Sepe, Nicklas

Against:  
Absent: Hicks  
Abstain:

The motion passed.

**Motion 3.** It was moved by Ms. Nicklas to recommend the County Council include a CDI Floating Zone in this bill and apply it only to General Industrial and Limited Industrial.

Seconded by Mr. Tressler

**Vote: 4 – 1 – 1 – 1**  
For: Tressler, Davis, Sepe, Nicklas  
Against: Rensberger  
Absent: Hicks  
Abstain: Long

The motion passed.

**Motion 4.** It was moved by Mr. Long to include: Any application for data center construction and operation in Frederick must include estimates of daily maximum water demand, storage volumes and water usage on site, compounds and their concentrations in discharged water, the total volume of discharged water returned to the County public utilities.

Seconded by Ms. Nicklas

**Vote: 6 – 0 – 1 – 0**  
For: Rensberger, Tressler, Davis, Long, Sepe, Nicklas  
Against:  
Absent: Hicks  
Abstain:

The motion passed.

**Motion 5.** It was moved by Ms. Sepe that location of lots should be within 1 mile of an existing transmission line instead of 2 miles as currently written.

Seconded by Mr. Rensberger

**Vote: 6 – 0 – 1 – 0**  
For: Rensberger, Tressler, Davis, Long, Sepe, Nicklas  
Against:  
Absent: Hicks

Abstain:

The motion passed.

**Motion 6.** It was moved by Ms. Sepe to recommend to define the word “vicinity” in the location criteria.

Seconded by Mr. Rensberger

**Vote: 6 – 0 – 1 – 0**

For: Rensberger, Tressler, Davis, Long, Sepe, Nicklas

Against:

Absent: Hicks

Abstain:

The motion passed.

**Motion 7.** It was moved by Ms. Sepe to add electrical equipment throughout the ordinance where referencing mechanical equipment.

Seconded by Mr. Mr. Long

**Vote: 4 – 0 – 2 – 0**

For: Tressler, Davis, Long, Sepe

Against:

Absent: Hicks

Abstain: Rensberger, Nicklas

The motion passed.

**Motion 8.** It was moved by Ms. Sepe to recommend an updated report prior to occupancy rather than waiting 6 months for it.

Seconded by Ms. Nicklas

**Vote: 3 – 3 – 1 – 0**

For: Tressler, Sepe, Nicklas

Against: Davis, Long, Rensberger

Absent: Hicks

Abstain:

The motion failed.

