

# CRITICAL DIGITAL INFRASTRUCTURE OVERLAY ZONE

## Comprehensive Plan Amendment

An Element of the Livable Frederick Comprehensive Plan

Frederick County, Maryland

Approved by the  
Frederick County Council  
December 2025





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*Projection: NAD 1983 State Plane Maryland FIP 1900 Feet. MAPID:540*

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## Introduction

On May 6, 2025, Frederick County Executive Jessica Fitzwater and the County Council announced that data center development will be limited to the area around the Eastalco property north of Adamstown. In addition to defining the geography of this use, the County Executive and County Council specified that the land area for data centers will be limited to less than 1% of the County's total land mass.

The planning tool selected to implement the decision of the County Executive and County Council is a zoning overlay. Properties included in a zoning overlay area continue to have a base zoning designation, such as Agricultural or Limited Industrial, and property owners can continue to use their property in accordance with their zoning. Property owners in the Critical Digital Infrastructure Overlay Zone (CDI-OZ) are not obligated to pursue data center development. It is an option afforded by inclusion in the CDI-OZ when properties also have a Limited Industrial or General Industrial zoning designation.

For properties that do not have Limited Industrial or General Industrial zoning, a zoning map amendment must be requested. Such requests are reviewed by the Planning Commission, which makes a recommendation, and then advance to the County Council for a decision. The County Council has no obligation to grant such requests.

The mechanism for changing community growth area boundaries and land use designations is a comprehensive plan amendment. Water and sewer classifications can also be changed through a comprehensive plan amendment. The Livable Frederick Comprehensive Plan includes the Livable Frederick Master Plan, the Comprehensive Plan Map, and area, corridor, and thematic plans.

If a property is added to a community growth area, the County's current practice is to remove the property from the Priority Preservation Area and the Rural Legacy Area via amendments to these maps. This is not required; however, the goals for community growth areas differ from those for preservation areas.

The County makes significant investments in infrastructure to support livability in community growth areas. These investments include parks, water and sewer infrastructure, Transit service, sidewalks, and schools that are walkable and bikeable for students. Preserving large tracts of land in community growth areas is contrary to fostering communities where people can live, work, and enjoy community amenities all in proximity. Additionally, even in right-to-farm communities conflicts with neighboring uses can pose challenges to agricultural operations.

The Priority Preservation Area map identifies the areas of the County with soils most suitable for farming. Preservation efforts are not limited to these areas. The Rural Legacy Area map depicts the geographic extent of eligibility for participation in the Rural Legacy Program, which seeks to preserve cultural and agricultural resources. County and State land preservation programs are voluntary. Property owners in the Priority Preservation Area and the Rural Legacy Area are not obligated to preserve their property.

## Consistency with the Livable Frederick Master Plan

The Livable Frederick Master Plan (the Plan) was adopted in September 2019. On Page 43, the Plan describes the area of the decommissioned Eastalco site. Alcoa manufactured aluminum on the site from 1969 until 2005. Closure of the facility in 2010 was followed by demolition of the structures on the property. The Plan states, “This area is currently the largest concentration of undeveloped land in the county zoned for general and/or light industrial development and presents a unique opportunity for future development.”

This is no longer accurate. In 2021, the 2,122-acre Eastalco property was purchased by Quantum Maryland, LLC. Since then, a 1,312-acre area of the property has received preliminary subdivision plan approval and numerous site plans have been approved for the development of a data center campus. Development of data centers in accordance with these site plans is underway. The Eastalco property is now referred to as the Catellus campus.

Seeking to prevent data center sprawl, best utilize existing and planned infrastructure, and ensure that industrial land elsewhere in the County is available for target industries such as life sciences, County Executive Fitzwater and the County Council announced in May of 2025 that data centers will be limited to the Eastalco area. This will be accomplished via the creation of a Critical Digital Infrastructure Overlay Zone (CDI-OZ). Development will be phased as requests for industrial zoning in the CDI-OZ where it does not currently exist are considered by the County Council.

Creation of the CDI-OZ to create predictability for the community and the data center industry, and to support other industries with industrial land needs, is supported by several Plan goals and initiatives. These include:

*Attract, retain, and grow opportunities to create a business climate in Frederick County that is attractive to firms and supportive of the many diverse groups of people, with diverse expertise and experiences, who wish to live and work in Frederick County. (Livable Frederick Master Plan, p. 160)*

*Ensure the availability of a diverse inventory of appropriate potential business locations to meet the demands of a growing and diverse business community. (Livable Frederick Master Plan, p. 163)*

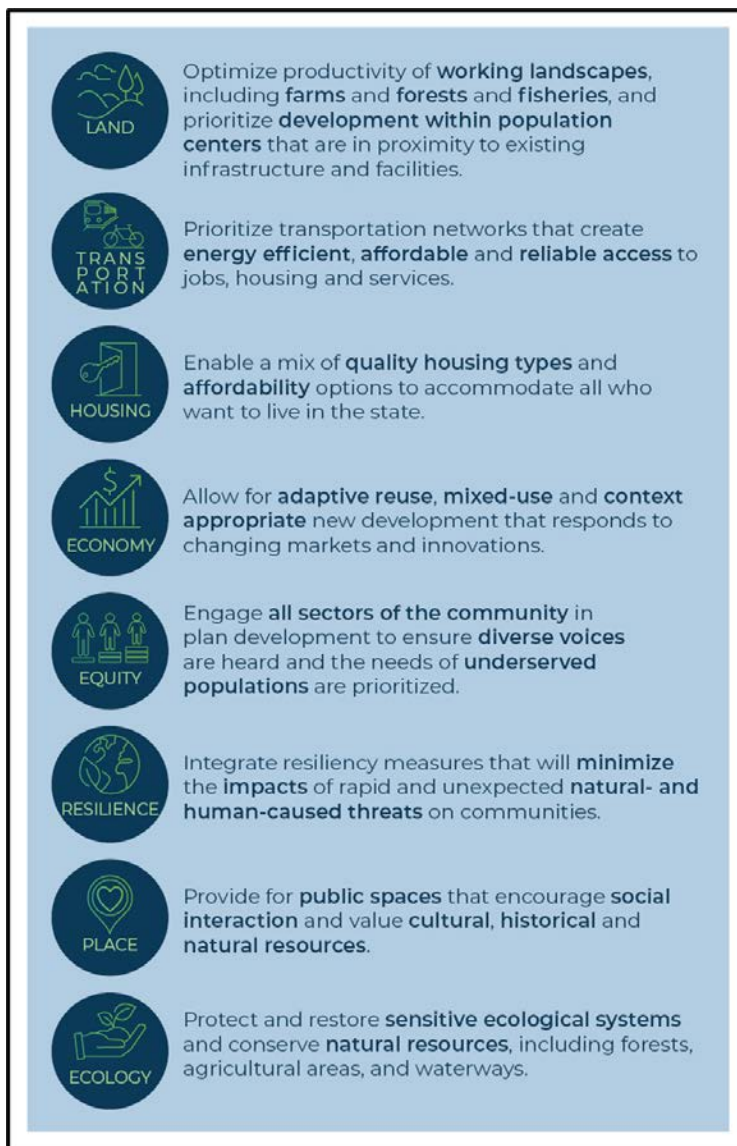
*Work to expand opportunities in knowledge-based industries – those industries where production and services are based on a vast knowledge of technical and scientific skills, with workers highly skilled in those areas – such as information technology, life and natural sciences, and other new and emerging technical business opportunities. (Livable Frederick Master Plan, p. 165)*



# Maryland's Planning Principles

In 2025, the Planning Principles Act ([SB 266](#)) replaced the 12 Planning Visions with the 8 Sustainable Growth Planning Principles. Effective October 1, 2025, [Land Use Article Section 1-201](#) requires a planning commission to implement the Principles through the comprehensive plan. Frederick County affirms that the Livable Frederick Comprehensive Plan, which includes but is not limited to the Comprehensive Plan Map, the Livable Frederick Master Plan (2019), the Sugarloaf Treasured Landscape Management Plan (2022), the South Frederick Corridors Plan (2024), the Water Resources Element (2025), and the subject amendment, implements the following Principles through active partnerships with stakeholders, planning processes, analyses, policies, and actions that enable sustainable communities, protect the environment, and foster a high quality of life.

## Maryland's Planning Principles



## Pre-Amendment Conditions - Eastalco Community Growth Area

Prior to this comprehensive plan amendment, the Eastalco Community Growth Area was 2,219 acres in size. The growth area is located north of the Adamstown Community Growth Area and west of the South Frederick Corridors Community Growth Area. It includes the former Eastalco holdings, the Agro Drive industrial park, and Stanford Industrial Park. It also includes the property known as Noffsinger, which is between the aforementioned industrial parks, and the property known as Windridge, which adjoins the Agro Drive industrial park and the Noffsinger property to the south.

Land use and zoning designations, and their associated acreage, in the Eastalco Community Growth Area were as follows:

**Table 1: Pre-Amendment Land Use and Zoning Acres**

Land Use	Acres	Zoning	Acres
General Industrial	1,592	General Industrial	1,523
Limited Industrial	400	Limited Industrial	415
Natural Resources	167	Agricultural	222
Right-of-Way	60	Right-of-Way	60

The Agricultural zoning was limited to the Windridge property, which has a General Industrial land use designation and was the subject of a zoning map amendment request for General Industrial zoning (R-22-03). The County Council denied this request in May of 2023. A factor in the denial was the lack of actual physical change in the neighborhood. The Council Resolution denying the request characterized the change that had occurred at that time as “paper change,” citing change in ownership of the Eastalco property, changes to the County zoning regulations, and changes to the water and sewer classification of the property.

All properties in the Eastalco Community Growth Area were in the water and sewer service areas, with designations ranging from Planned Service to W-3/S-3.

The westernmost 74 acres of the Windridge property were included in the Rural Legacy Area. Prior to 2012, this area was not included in the Eastalco Community Growth Area. There was also a small area of Rural Legacy on the existing data center campus property, near where the current terminus of Happy Landing Road is shown.

Pre-amendment designations and classifications are shown on Maps 3, 5, 7, 9, and 11.

## Current (Post-Amendment) Conditions - Eastalco Community Growth Area

The Eastalco Community Growth Area is now 3,158 acres in size. The growth area was expanded to the north, south, and east. Properties between the previous eastern boundary and New Design Road were added to the growth area, while a 110-acre wooded tract east of New Design Road was removed from the growth area.

Land use and zoning designations, and their associated acreage, in the Eastalco Community Growth Area are as follows:

**Table 2: Land Use and Zoning Acres**

Land Use	Acres	Zoning	Acres
General Industrial	1,586	General Industrial	1,737
Limited Industrial	1,299	Limited Industrial	904
Natural Resources	166	Agricultural	434
Low Density Residential	24		
Right-of-Way	83	Right-of-Way	83

All properties in the Eastalco Community Growth Area have a land use designation other than Agricultural. Agricultural zoning is limited to the two northernmost properties along New Design Road, the residential properties in the New Design Road/Manor Woods Road area, and the St. Joseph's on Carrollton Manor property.

All properties in the Eastalco Community Growth Area are in the water and sewer service areas, with designations ranging from Planned Service to W-3/S-3.

No properties in the Eastalco Community Growth Area are in the Priority Preservation Area or the Rural Legacy Area approved by the County Council, though changes to the latter are subject to State approval.

Current (post-amendment) designations and classifications are shown on Maps 4, 6, 8, 10, and 12.

### PROPERTIES IN THE EASTALCO GROWTH AREA, BUT NOT THE CRITICAL DIGITAL INFRASTRUCTURE OVERLAY ZONE (CDI-OZ)

The Eastalco Community Growth Area includes two established industrial parks that are not included in the CDI-OZ – the aforementioned Agro Drive industrial park (94.04 acres) and Stanford Industrial Park (258.30 acres). These industrial parks are largely developed and provide much needed space for a variety of businesses, including those that require outdoor storage.

Properties added to the Eastalco Growth Area with this amendment, but not included in the CDI-OZ, are listed in Table 3 and identified with lower case letters “a-d” on Map 1. Property “9” is also in this category.

Inclusion of properties “a-d” in the Eastalco Community Growth Area, combined with application of a land use designation other than Agricultural, allows for connection to public water and sewer if there is available

capacity and the property owners are so interested. Accordingly, the water and sewer classifications are changed from No Planned Service to Planned Service. Planned Service means that service is expected to occur in the next 20 years.

The parcel labeled “a” is improved with a house of worship, St. Joseph’s on Carrollton Manor. There is no land use designation specific to this use. The “Institutional” land use designation is applied to public facilities like public schools, libraries, and fire stations. In rural areas, houses of worship generally have an Agricultural land use designation. A review of houses of worship in growth areas shows facilities with General Commercial, Village Center, Low Density Residential, and Medium Density Residential land use designations. A land use designation of Low Density Residential is applied to this property.

Likewise, Low Density Residential is applied to the property identified as “b”, which is two lots under the same ownership (0.46 acres and 0.34 acres). This property is improved with a single-family residence that was built in 1953. Low Density Residential is also applied to the properties identified as “c” and “d”, each of which is improved with a single-family residence with the residence on “c” built in 1955 and the residence on “d” built in 1953. These three residences pre-date the industrial zoning of the Eastalco property, which was applied in the 1960s. They are located on the eastern edge of the expanded growth area in an area that is largely wooded.

Property “9” is at the corner of New Design Road and Manor Woods Road. It adjoins the St. Joseph’s on Carrollton Manor property and is shown on the approved preliminary plan for the Catellus campus. Property “9” is part of a much larger tract that includes acreage that had an industrial land use designation and industrial zoning prior to this amendment.

There are no changes to zoning designations, which is Agricultural for all five properties.

These properties are removed from the Rural Legacy Area and the Priority Preservation Area. The properties are not used for agriculture and do not align with the criteria guidelines for either program. As discussed previously, Priority Preservation and Rural Legacy areas have different goals than community growth areas. Changes to the Rural Legacy Area are subject to final approval by the State.

**Table 3: Additions to Eastalco CGA, Not Included in the CDI-OZ**

Map Label	Acres	Land Use Change Acres	Pre-Amendment Land Use Designation	Land Use Designation	Pre-Amendment Water & Sewer Classification	Water & Sewer Classification
<b>a</b>	21.86	21.86	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
<b>b</b>	0.80	0.80	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
<b>c</b>	0.44	0.44	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
<b>d</b>	0.45	0.45	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
<b>9</b>	13.15	13.15	Agricultural/Rural	Limited Industrial	No Planned Service	Planned Service
<b>Total</b>		36.7				

## PROPERTY REMOVED FROM THE EASTALCO GROWTH AREA

The 110.25-acre undeveloped wooded tract on the east side of New Design Road at Manor Woods Road, identified as property “e” on Map 1, is removed from the Eastalco Community Growth Area. The land use designation is changed from Limited Industrial to Natural Resource as noted in Table 4 and shown on Map 4. No changes to water and sewer classifications or zoning of this tract are included in this amendment.

**Table 4: Property Removed from the Eastalco CGA**

Map Label	Acres	Land Use Change Acres	Pre-Amendment Land Use Designation	Land Use Designation
e	110.25	110.25	Limited Industrial	Natural Resource

## PROPERTIES IN THE EASTALCO COMMUNITY GROWTH AREA AND THE CRITICAL DIGITAL INFRASTRUCTURE OVERLAY ZONE (CDI-OZ)

Development of the CDI-OZ and this associated Livable Frederick Comprehensive Plan amendment included consideration of:

- The proximity of existing industrial areas, such as quarries and industrial parks.
- The proximity of the Eastalco Community Growth Area boundary.
- The proximity of necessary infrastructure, including existing or planned public water and data conveyance infrastructure.
- Minimizing impacts to the Adamstown community.

Properties included in the Eastalco Community Growth Area that are all or partially within the CDI-OZ are listed in Table 5 and identified by numbers 1-8 and 10-14 on Map 1. Table 5 also identifies the pre-amendment and current land use designations and water and sewer classifications.

Property “1” is a 5-lot minor subdivision. Four of the five lots are improved with single-family residences built between 1997 and 2014. Ownership of these lots has transferred, and redevelopment is planned with development of the larger adjacent General Industrial property – Property “13.”

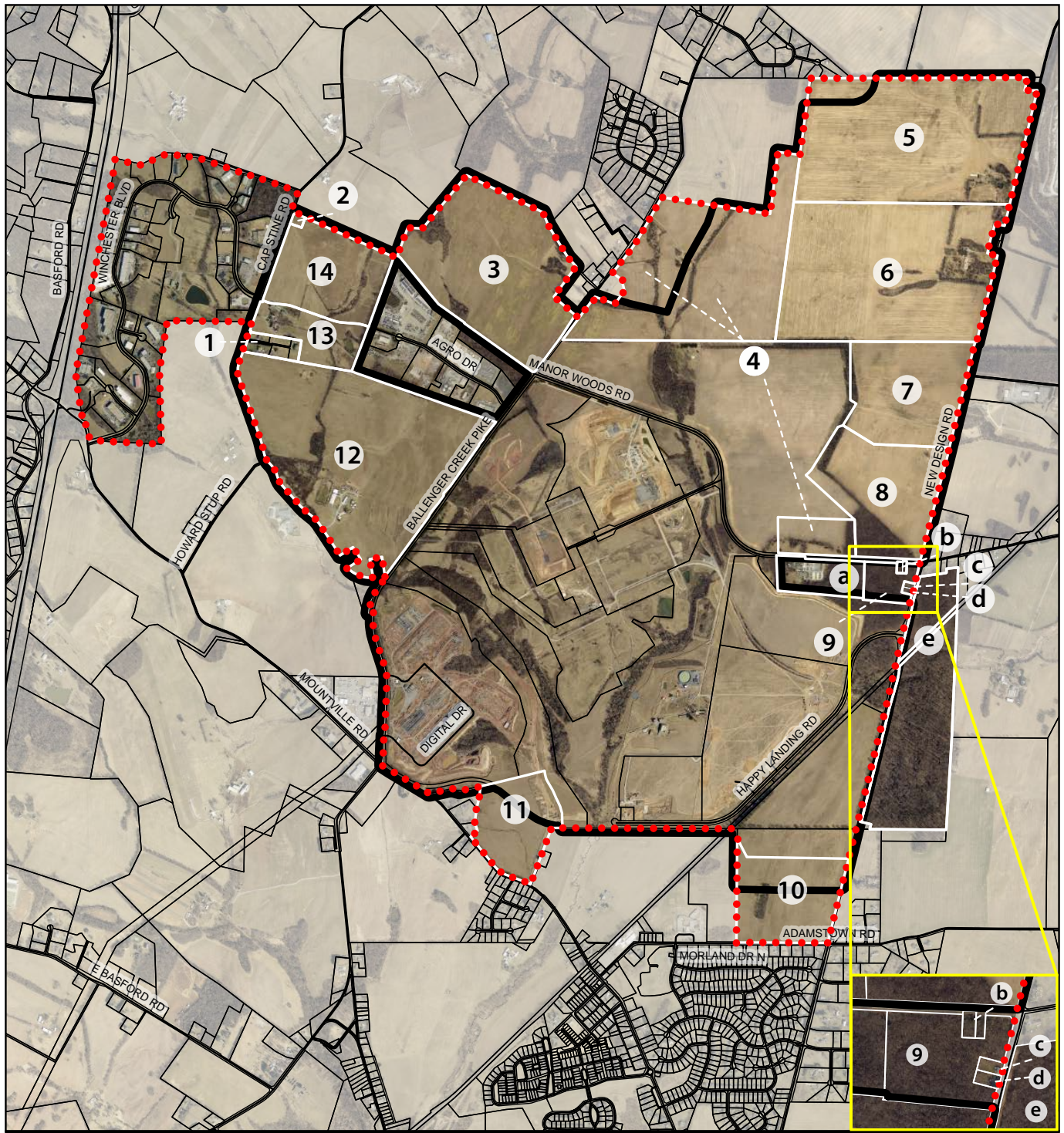
Property “2” was once a separate parcel that has been consolidated with Property “14.” Prior to this amendment, Property “2” had General Industrial land use and zoning, but was not included in the Eastalco Community Growth Area.

Ultimately, Properties “1”/ “13” and “2”/“14” will be separated by a road segment that connects Stanford Industrial Park and the Agro Drive industrial park. All of these properties constitute what has been referred to as the Noffsinger Property.

Property “3” is on the west side of Ballenger Creek Pike and adjoins the Agro Drive Industrial Park. To the north, it includes a narrow strip of land that connects the parcel to Ballenger Creek Pike. This 0.48-acre strip was not subject to land use designation or zoning changes as part of this amendment.

Property “4” is on the north side of Manor Woods Road and includes 236 acres that had an industrial land use designation and industrial zoning prior to this amendment. Properties “5” and “6” are in the northeast corner of the growth area, immediately west of the Argos quarry property that is zoned Mineral Mining.





**Map 1: Council Adopted Critical Digital Infrastructure (CDI) Overlay Zone, Properties**

- ..... Council Adopted Community Growth Area
- Council Adopted CDI Overlay Zone

CDI Acres	CDI % of County
2,614.9	0.61



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Properties “7” and “8” are located between the previous eastern growth area boundary and New Design Road.

Property “10” is on the north side of Adamstown Road and south of the railroad tracks in this area.

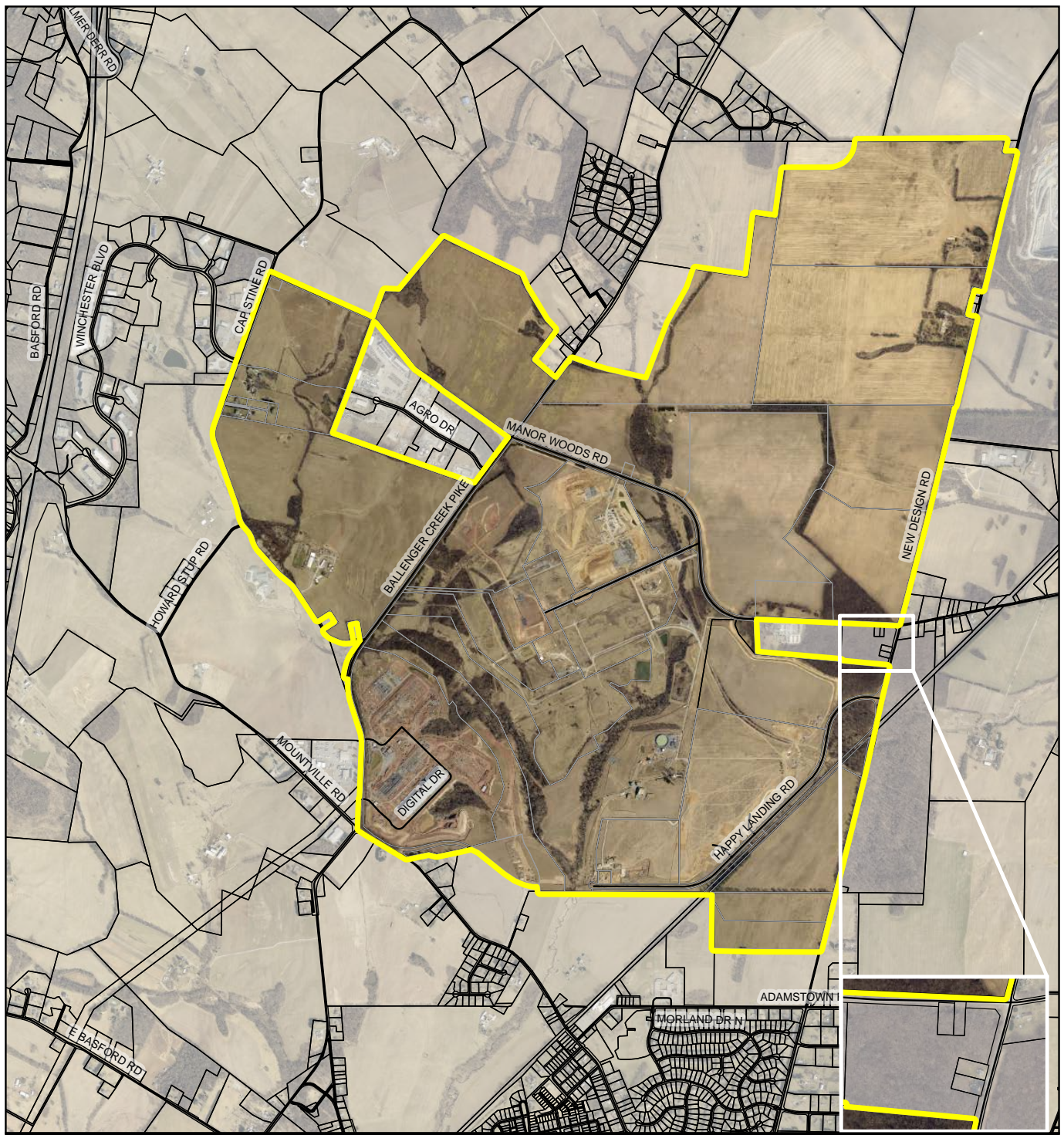
Property “11” is north of Mountville Road and is part of a larger parcel that includes an area of the Catellus campus with preliminary plan approval. Property “11” will ultimately be divided by the planned extension of Happy Landing Road. Property “12” is the Windridge property.

The Eastalco Community Growth Area and the CDI-OZ also include the core Catellus campus, which currently includes properties owned by Catellus, Rowan, and Aligned.


**Table 5: Properties in the Eastalco CGA and all or partially in the CDI-OZ – Land Use Designations and Water / Sewer Classifications**

Map Label	Total Acres in Map Label	Land Use Change Acres	Pre-Amendment Land Use Designation	Land Use Designation	Pre-Amendment Water & Sewer Classification	Water & Sewer Classification
1	7.86	7.86	Agricultural/Rural	General Industrial	No Planned Service	W-5/Dev, S-5/Dev
2	0.92*	0	General Industrial	General Industrial	No Planned Service	W-5/Dev, S-5/Dev
3	142.03	141.62	Agricultural/Rural	Limited Industrial, Agricultural/Rural	No Planned Service	W-5/Dev, S-5/Dev No Planned Service
4	423.92	187.97	Agricultural/Rural, Natural Resource, General Industrial	Natural Resource, Limited Industrial, General Industrial	No Planned Service W-3/Dev, S-3/Dev	W-5/Dev, S-5/Dev W-3/Dev, S-3/Dev
5	195.34	195.34	Agricultural/Rural	Limited Industrial	No Planned Service	W-5/Dev, S-5/Dev
6	201.60	201.60	Agricultural/Rural	Limited Industrial	No Planned Service	W-5/Dev, S-5/Dev
7	80.87	80.87	Agricultural/Rural	Limited Industrial	No Planned Service	W-5/Dev, S-5/Dev
8	82.91	82.91	Agricultural/Rural	Limited Industrial	No Planned Service	W-5/Dev, S-5/Dev
10	61.34	61.34	Agricultural/Rural	Limited Industrial	No Planned Service	W-5/Dev, S-5/Dev
11	47.74*	47.74	Agricultural/Rural	Limited Industrial	No Planned Service	W-5/Dev, S-5/Dev
12	222.14	0	General Industrial	General Industrial	Planned Service	Planned Service
13	31.22	0	General Industrial	General Industrial	Planned Service	W-5/Dev, S-5/Dev
14	63.43	0	General Industrial	General Industrial	W-5/Dev, S-5/Dev	W-5/Dev, S-5/Dev
<b>Total Land Use Change Acres</b>		<b>1,007.25</b>				



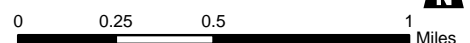


**Map 2: Council Adopted Critical Digital Infrastructure (CDI) Overlay Zone**

 Council Adopted CDI Overlay Zone

CDI Acres	CDI % of County
2,614.9	0.61

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MAPID:540



\*The total acres associated with the map label does not represent a distinct parcel.

Table 6 identifies the pre-amendment and current zoning designations and the acreage of property included in the CDI-OZ.

An area of Property “4” along Ballenger Creek Pike is excluded from the CDI-OZ. The excluded area is measured 1,000 feet from the edge of the Ballenger Creek Pike right-of-way, with the exception of cemetery area. The setback is larger in this area as the 1,000 feet begins where the cemetery development ends. The excluded area of Property “4” is 49.56 acres in size.

The northwest area of Property “5,” measured 500 feet from the property line shared with the adjacent residential lots on Char Leigh Circle, is excluded from the CDI-OZ. This excluded area is 13.17 acres in size.

An area of Property “10” north of Adamstown Road is excluded from the CDI-OZ, with the excluded area measured 1,000 feet from the edge of the Adamstown Road right-of-way. This excluded area is 39.55 acres in size.

An area of Property “11” south of Mountville Road is excluded from the CDI-OZ. The area excluded is below the planned right-of-way of Happy Landing Road extended. This excluded area is 35.93 acres in size.

The CDI-OZ boundaries are shown on Map 2 and the Zoning Map, Map 6.

**Table 6: Properties in the Eastalco CGA and all or partially in the CDI-OZ - Zoning**

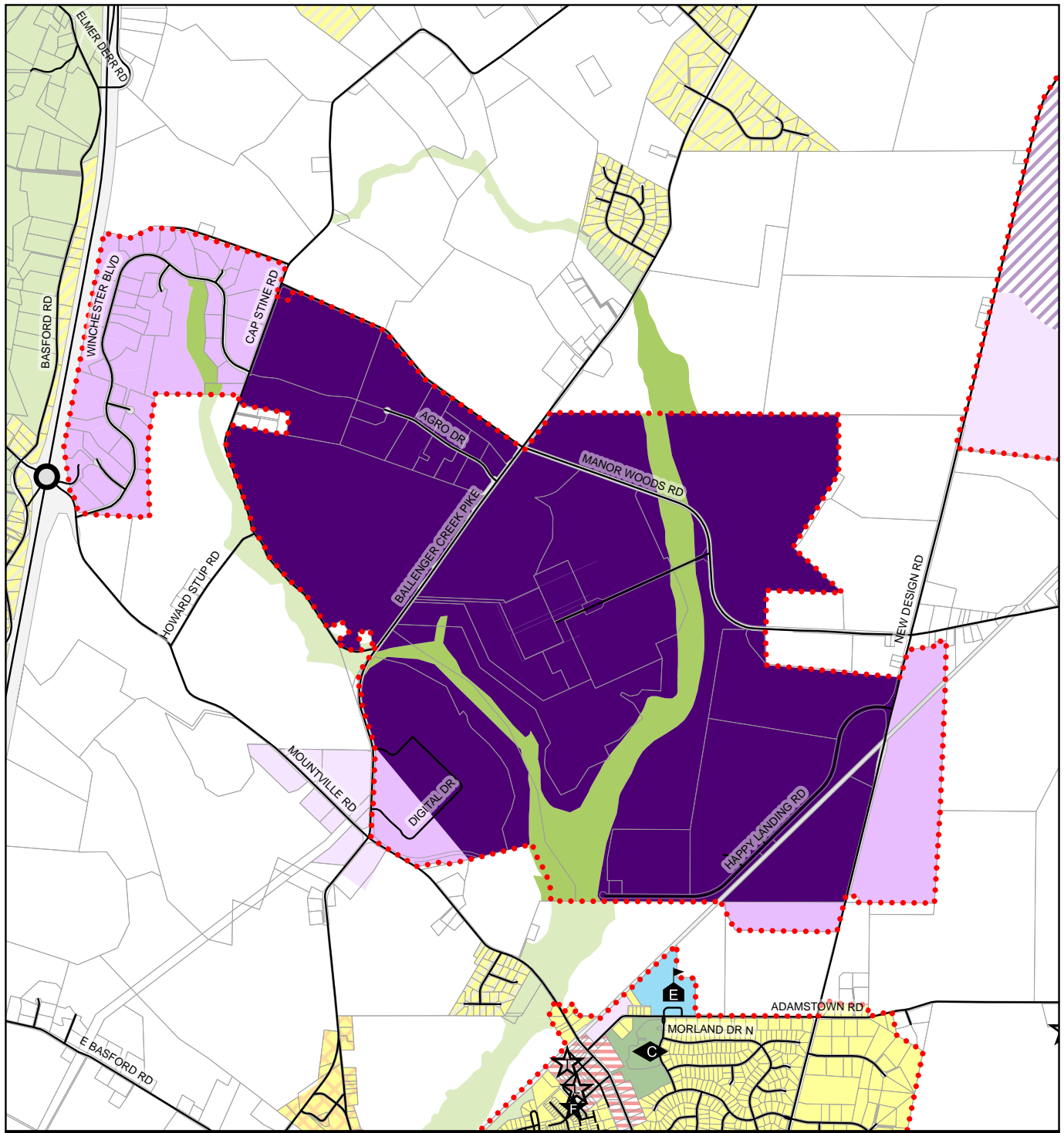
Map Label	Total Acres	Acreage Included in CDI-OZ	Pre-Amendment Zoning Designation	Zoning Designation
1	7.86	7.86	Agricultural	General Industrial
2	0.92	0.92	General Industrial	General Industrial
3	142.03	141.62	Agricultural	Limited Industrial
4	423.92	374.36	General Industrial, Agricultural	General Industrial, Limited Industrial
5	195.34	182.17	Agricultural	Agricultural
6	201.60	201.60	Agricultural	Agricultural
7	80.87	80.87	Agricultural	Limited Industrial
8	82.91	82.91	Agricultural	Limited Industrial
10	61.34	21.79	Agricultural	Limited Industrial
11	47.74	11.81	Agricultural	Limited Industrial
12	222.14	222.14	Agricultural	General Industrial
13	31.22	31.22	General Industrial	General Industrial
14	63.43	63.43	General Industrial	General Industrial
Unlabeled Property		1,142.1	-	-
Right-of-Way		50.1	-	-
<b>Total Acres</b>		<b>2,614.9</b>		

## Summary of County Council Decisions

The County Council approved the Comprehensive Plan Amendment with modifications to the Planning Commission's recommendations. The Council decisions are summarized below and described in greater detail in the preceding sections.

- The Eastalco Community Growth Area is expanded to 3,158 acres.
- With the Eastalco Community Growth Area expansion, the Priority Preservation Area is reduced by 1,053.42 acres and the Rural Legacy Area is reduced by 1,127.45 acres, with the latter subject to State approval. The acreage removed includes properties and adjacent road right-of-way.
- The wooded property on the east side of New Design Road at Manor Woods Road that is split by the railroad tracks is removed from the Eastalco Community Growth Area and the land use designation is changed from Limited Industrial to Natural Resource.
- Properties added to the Eastalco Community Growth Area are assigned a land use designation other than Agricultural/Rural – Limited Industrial, General Industrial, or Low Density Residential – and added to the water and sewer service areas.
- A 2,614.9-acre Critical Digital Infrastructure Overlay Zone area is added to the Zoning Map. This area constitutes 0.61% of the area of the County.
- 832 acres of land are rezoned from Agricultural to Limited Industrial or General Industrial.





**Map 3: Pre-Amendment Comprehensive Plan Map**



Community Growth Areas

Land Use Designations

Agricultural / Rural

Natural Resource

Public Parkland / Open Space

Rural Community

Rural Residential

Low Density Res.

Village Center

Limited Industrial

General Industrial

Mineral Mining

Institutional

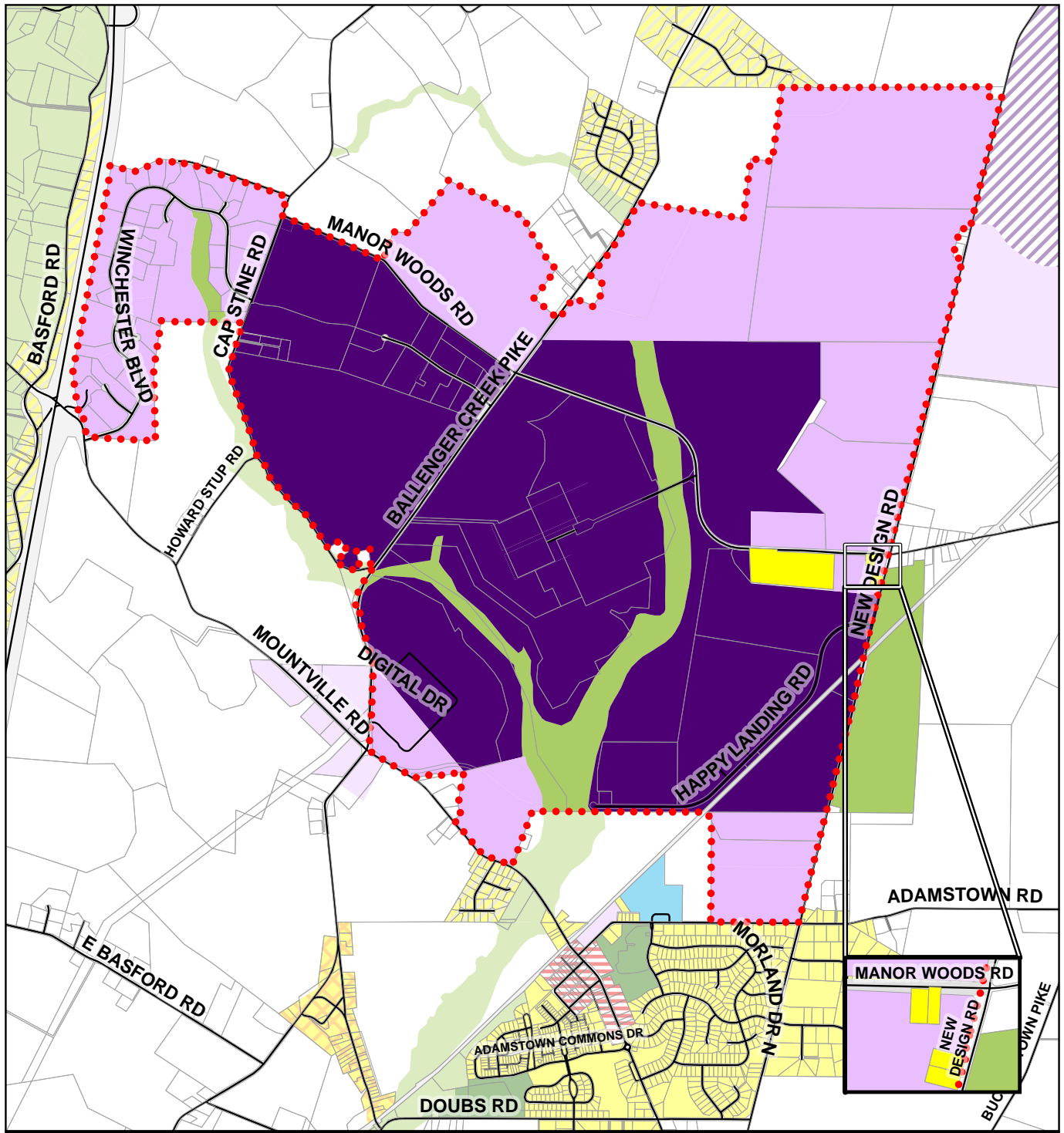


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0 0.2 0.4 0.8 Miles





**Map 4: Adopted Comprehensive Plan Map**

..... Council Adopted  
Community Growth Area

**Land Use Designations**

Agricultural / Rural

Natural Resource

Public Parkland / Open  
Space

Rural Community

Rural Residential

Low Density Res.

Village Center

Limited Industrial

General Industrial

Mineral Mining

Institutional

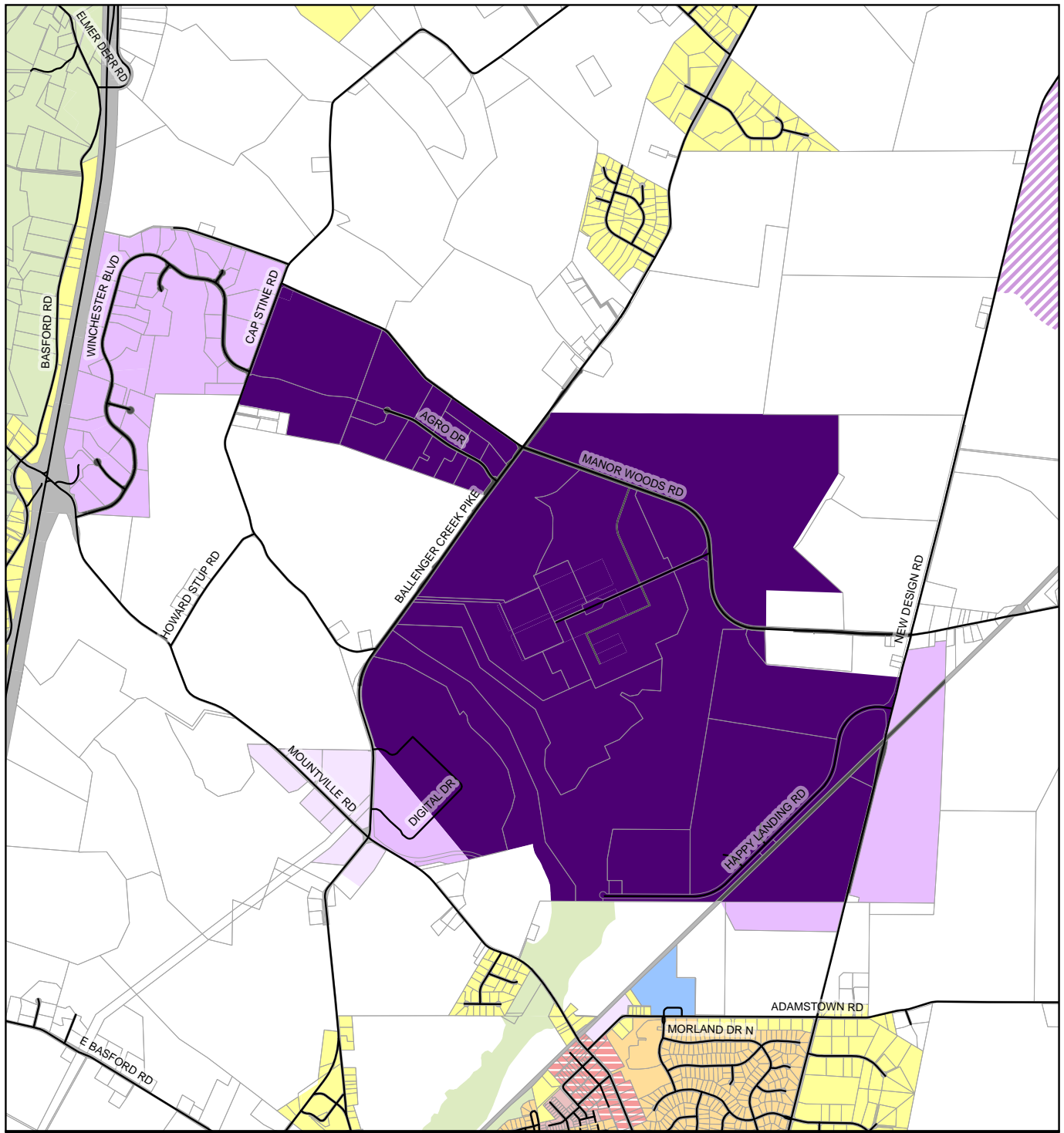


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0 0.2 0.4  
Miles





**Map 5: Pre-Amendment Zoning**

**Zoning Districts**

A – Agricultural

RC – Resource Conservation

R1 – Low Density Residential

R3 – Low Density Residential

PUD – Planned Unit Development

VC – Village Center

GI – General Industrial

LI – Limited Industrial

MM – Mineral Mining

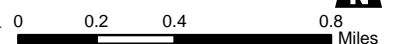
Ie – Institutional

Right of Way

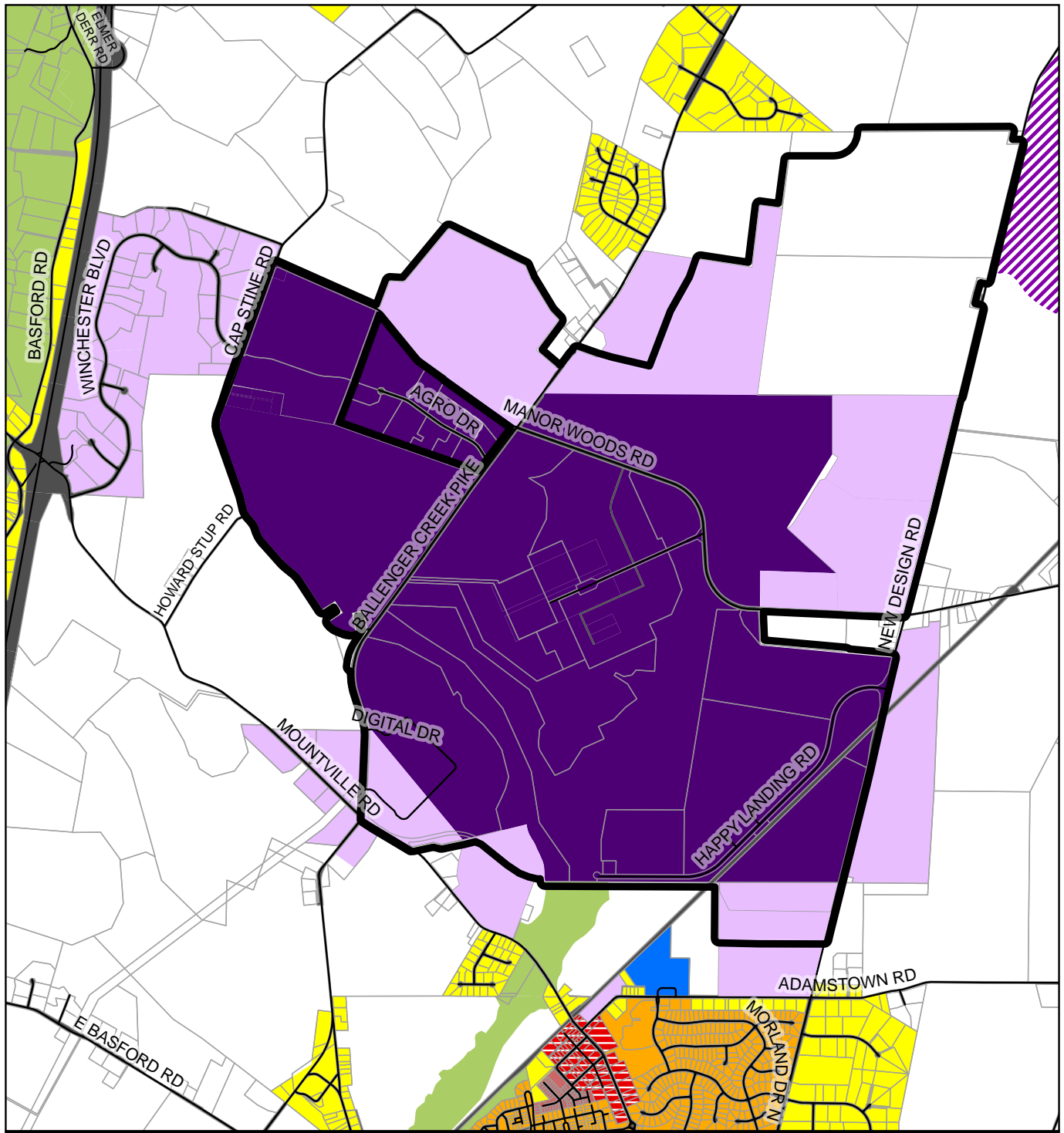


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**Map 6: Adopted Zoning**

 Council Adopted CDI Overlay Zone

 A – Agricultural  
 RC – Resource Conservation  
 R1 – Low Density Residential

 R3 – Low Density Residential  
 PUD – Planned Unit Development  
 VC – Village Center  
 GI – General Industrial

 LI – Limited Industrial  
 MM – Mineral Mining  
 Ie – Institutional

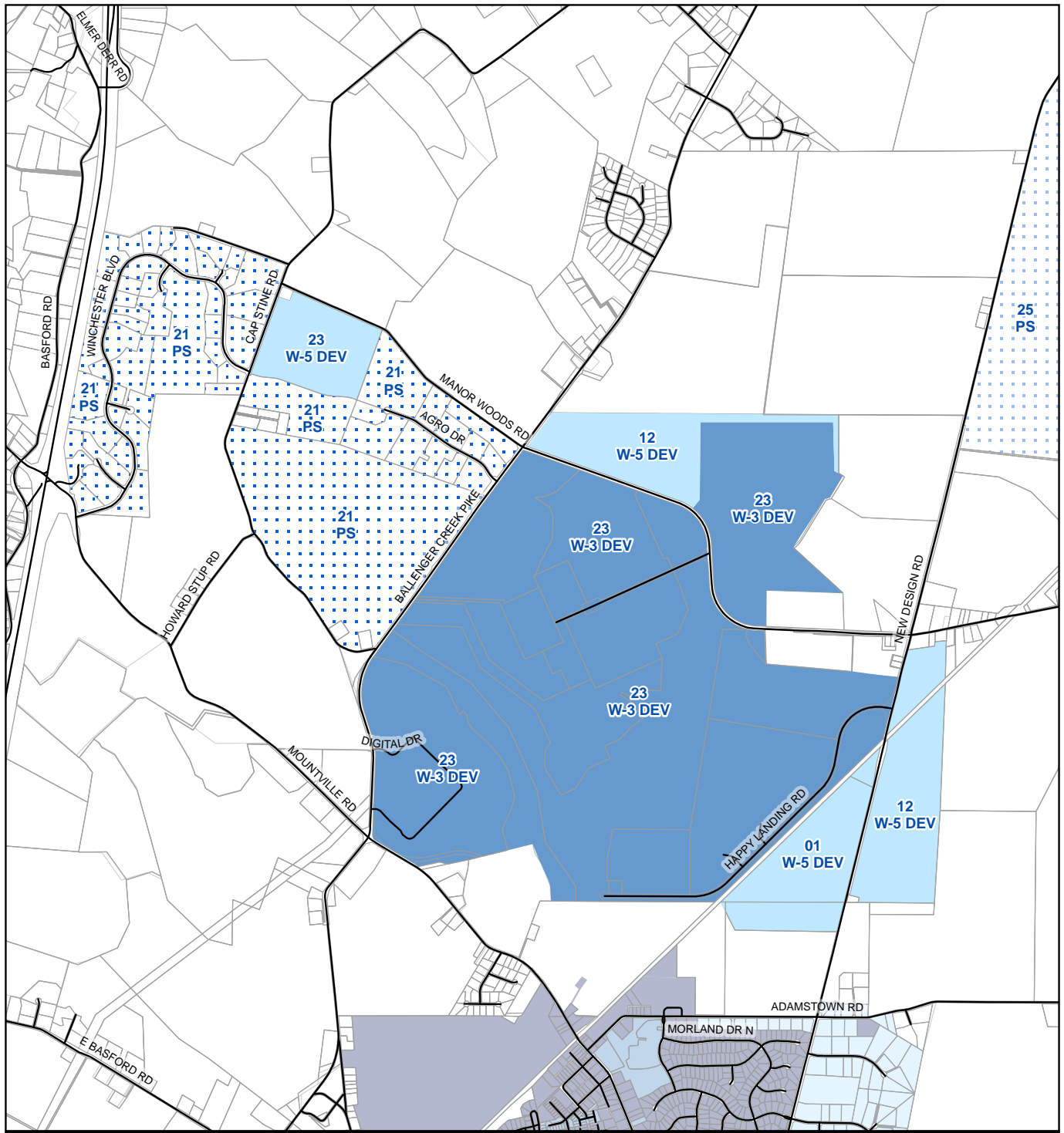


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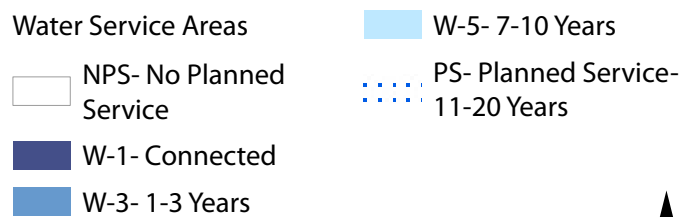
Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. Printed 1/6/2026

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Miles



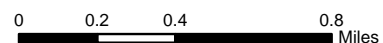


**Map 7: Pre-Amendment Water Service Areas**

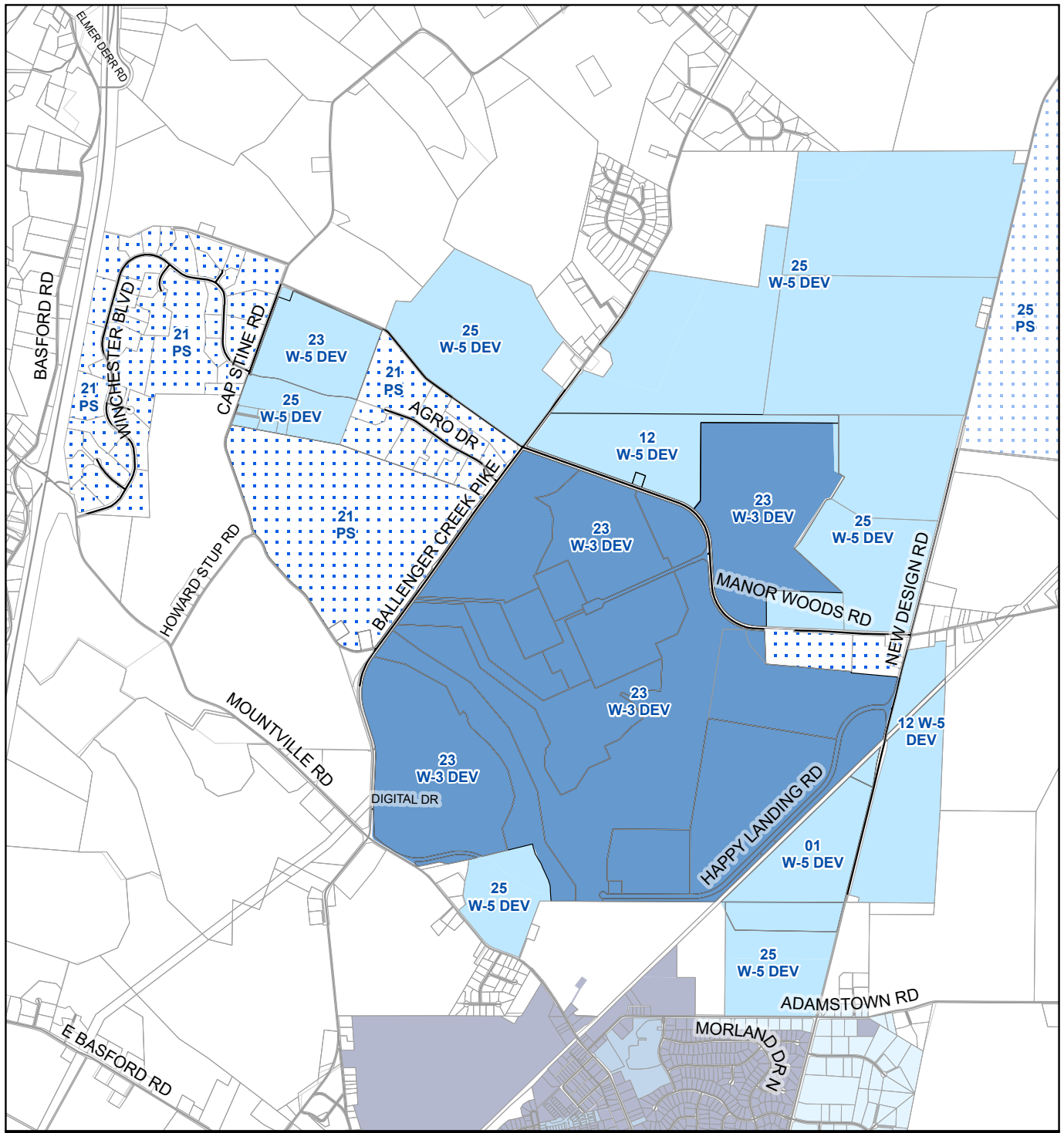


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**Map 8: Adopted Water Service Areas**

**Water Service Areas**

- NPS- No Planned Service
- W-1- Connected

- W-3- 1-3 Years
- W-5- 7-10 Years
- PS- Planned Service- 11-20 Years

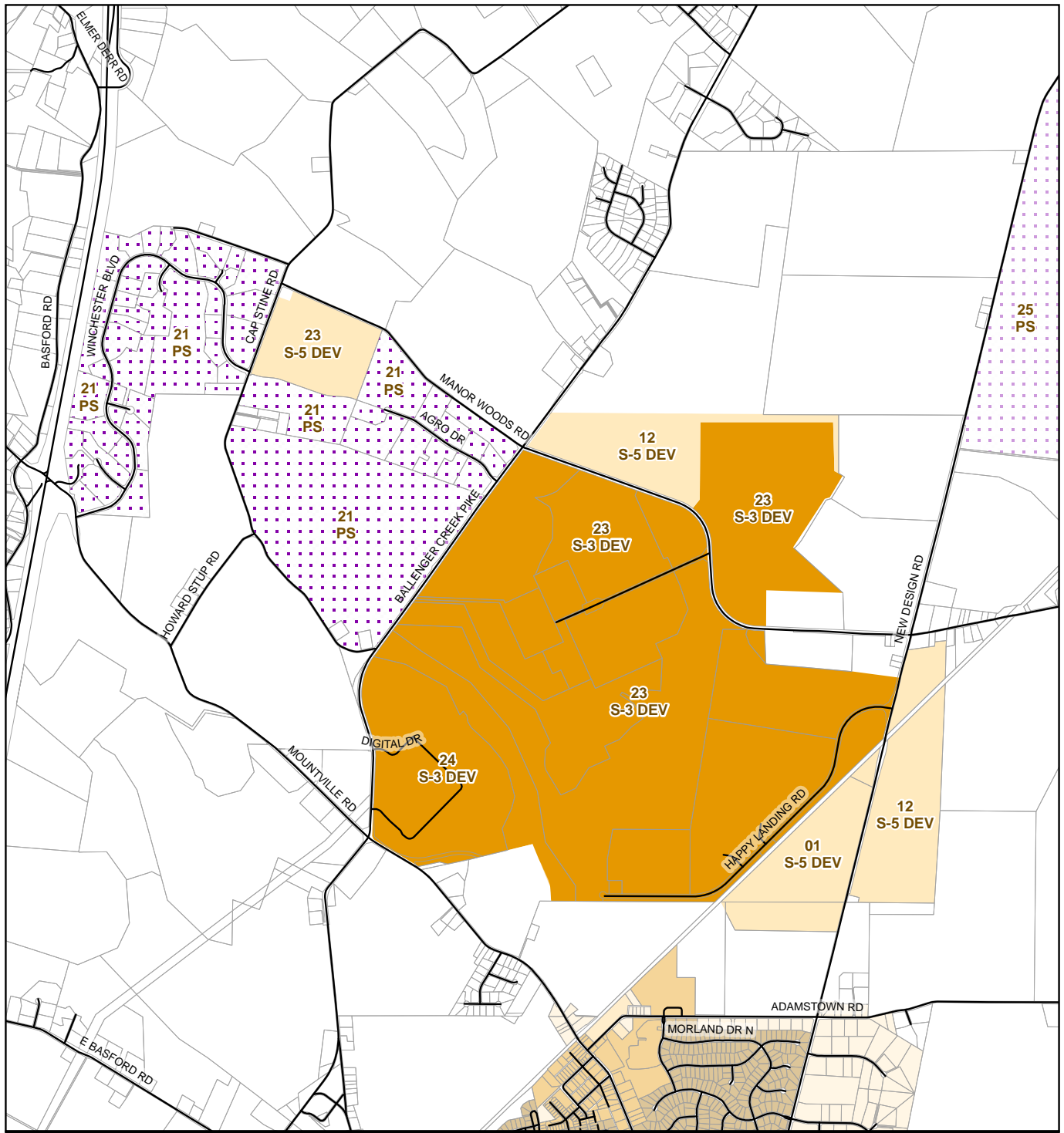


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0 0.2 0.4 0.8 Miles



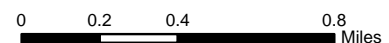


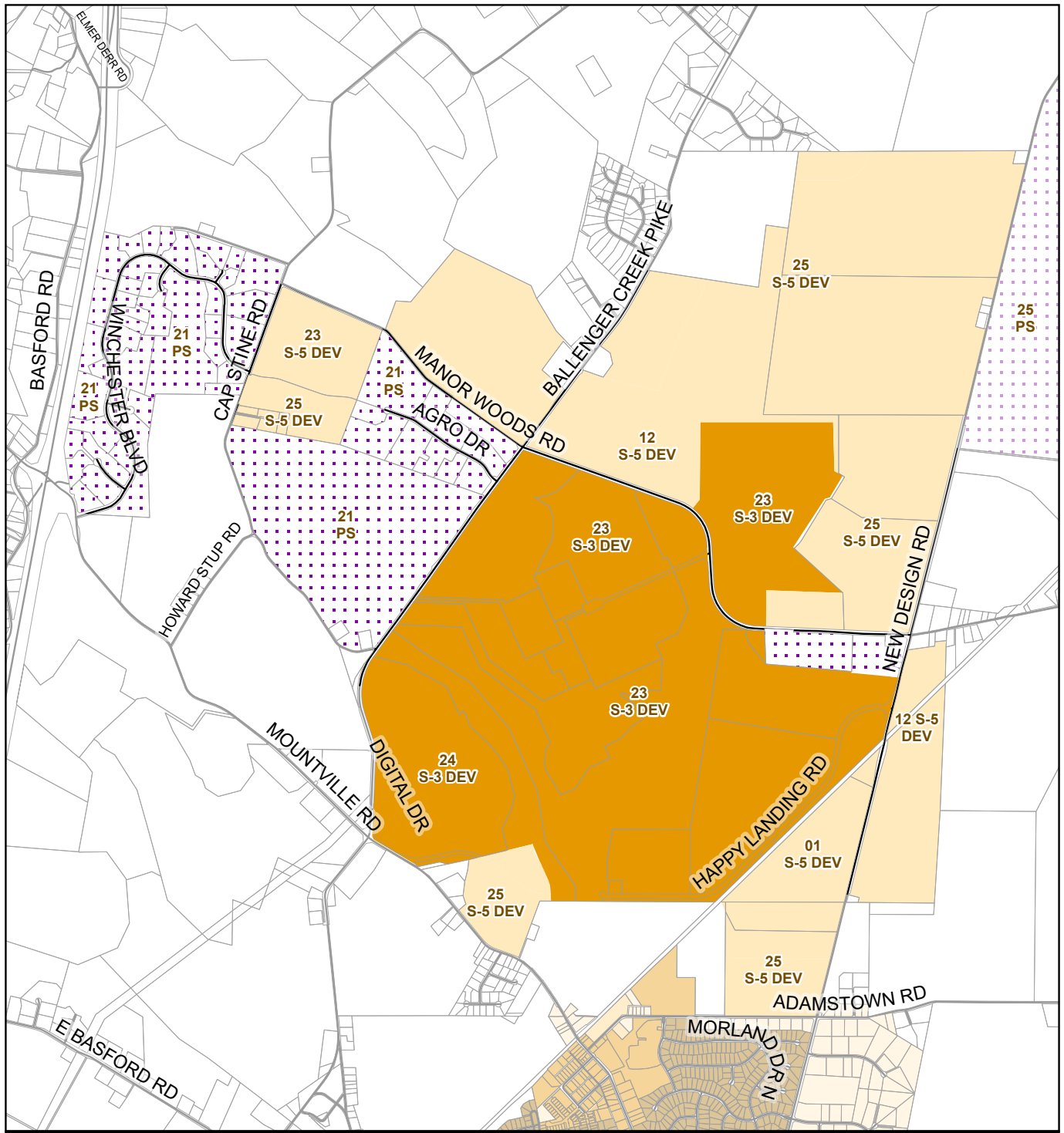
**Map 9: Pre-Amendment Sewer Service Areas**



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**Map 10: Adopted Sewer Service Areas**

- |   |  |
|---|--|
| Sewer Service Areas   | <span style="display:inline-block; width:15px; height:15px; background-color:darkorange;"></span> S-3- 1-3 Years   |
| <span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> NPS-No Planned Service | <span style="display:inline-block; width:15px; height:15px; background-color:lightorange;"></span> S-4- 4-6 Years  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightorange;"></span> S-5- 7-10 Years  | <span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, purple 2px, purple 4px);"></span> PS- Planned Service |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkorange;"></span> S-1- Connected    |  |



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0 0.2 0.4 0.8 Miles







**Map 11: Pre-Amendment Agricultural Preservation Areas**



Priority Preservation  
Areas



Rural Legacy Areas



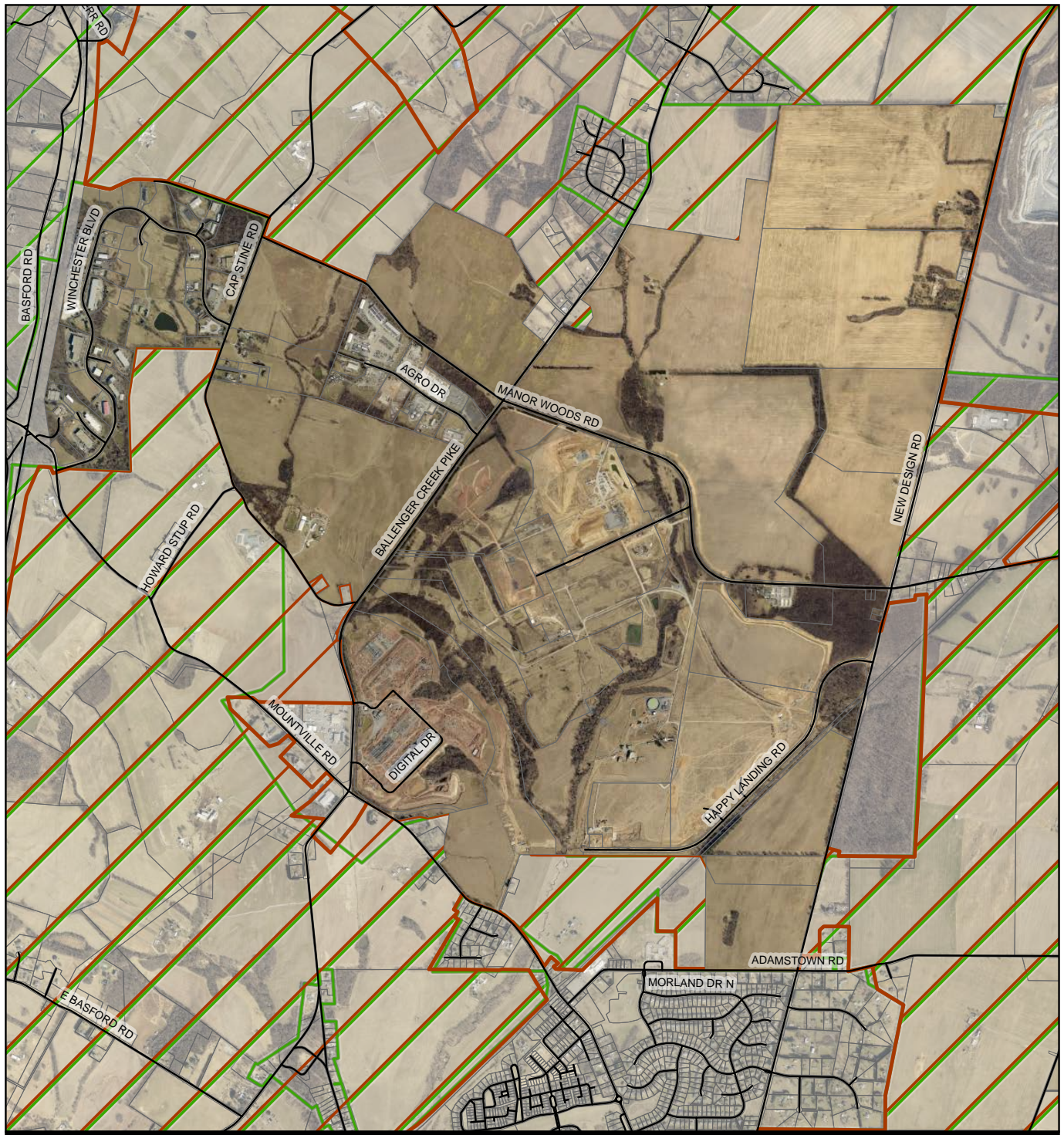
Frederick County, Maryland  
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Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies 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 1/5/2026

0 0.2 0.4 0.8  
Miles







**Map 12: Adopted Agricultural Preservation Areas**



Council Adopted Priority  
Preservation Areas



Council Adopted Rural  
Legacy Areas



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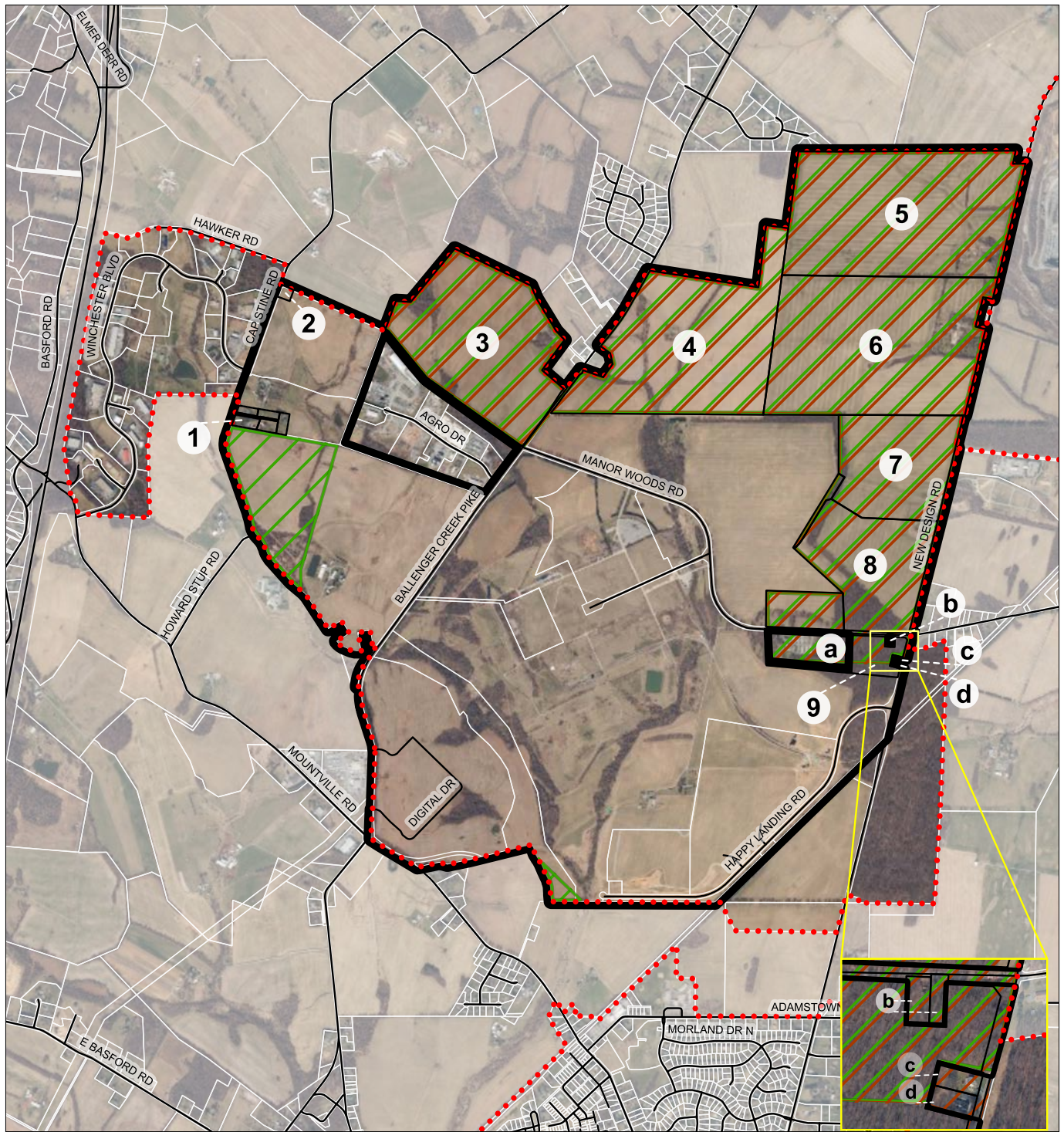
0 0.15 0.3 0.6  
Miles








# Appendix





**Map 13: JULY 2025 DRAFT - Critical Digital Infrastructure (CDI) Overlay Zone**

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

 Proposed CDI Overlay Zone

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



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0 0.2 0.4 0.8 Miles





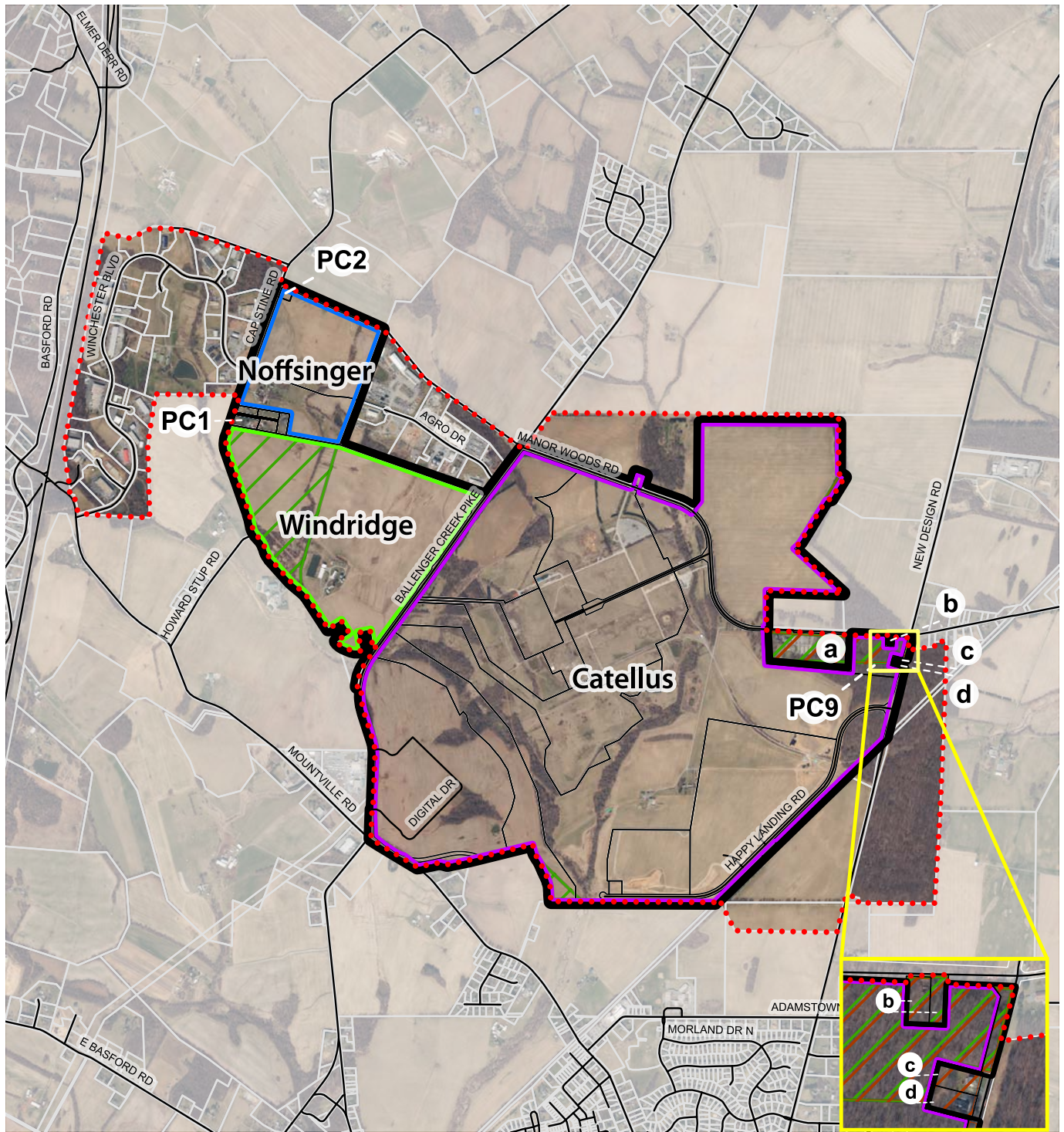
**JULY 2025 DRAFT**

**Additions to Eastalco CGA, Not Included in CDI-OZ**

Map Label	Acres	Land Use Change Acres	Current Land Use Designation	Proposed Land Use Designation	Current Water & Sewer Classification	Proposed Water & Sewer Classification
a	21.86	21.86	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
b	0.80	0.80	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
c	0.44	0.44	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
d	0.45	0.45	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
<b>Total Acres</b>		23.55				

**Proposed Inclusions to Eastalco CGA and CDI-OZ**

Map Label	Total Acres	Land Use Change Acres	Current Land Use Designation	Proposed Land Use Designation	Current Water & Sewer Classification	Proposed Water & Sewer Classification
1	7.86	7.86	Agricultural	General Industrial	No Planned Service	Planned Service
2	1.11	1.11	General Industrial	-	No Planned Service	W-5/Dev, S-5/Dev
3	141.62	141.62	Agricultural	Limited Industrial	No Planned Service	Planned Service
4	423.92	163.21	Agricultural, Natural Resource	Limited Industrial, Natural Resource	No Planned Service	Planned Service
5	195.34	195.34	Agricultural	Limited Industrial	No Planned Service	Planned Service
6	201.60	201.60	Agricultural	Limited Industrial	No Planned Service	Planned Service
7	80.87	80.87	Agricultural	Limited Industrial	No Planned Service	Planned Service
8	82.91	82.91	Agricultural	Limited Industrial	No Planned Service	Planned Service
9	571.38	13.15	Agricultural	Limited Industrial	No Planned Service	Planned Service
<b>Total Acres</b>		887.67				



**Map 14: FCPC Recommended Critical Digital Infrastructure (CDI) Overlay Zone**



Frederick County, Maryland  
Division of Planning and Permitting

0 0.2 0.4 0.8 Miles



	Priority Preservation Areas in Proposed CDI &/or CGA		Windridge	
	Rural Legacy Areas in Proposed CDI &/or CGA		Proposed CDI Overlay Zone	
	Catellus			
	Noffsinger			
<b>CDI Acres</b>		<b>% of County</b>		
1,585.8		0.37		
<b>PPA Acres</b>		<b>RLA Acres</b>		
35.4		113		

## FCPC Recommended Plan

### Properties Recommended for Addition to Eastalco CGA, Not Recommended for Inclusion in CDI-OZ

Map Label	Acres	Land Use Change Acres	Current Land Use Designation	Proposed Land Use Designation	Current Water & Sewer Classification	Proposed Water & Sewer Classification
a	21.86	21.86	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
b	0.80	0.80	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
c	0.44	0.44	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
d	0.45	0.45	Agricultural/Rural	Low Density Residential	No Planned Service	Planned Service
<b>Total</b>	23.55					

### Properties Recommended for Inclusion in the Eastalco CGA and CDI-OZ

Map Label	Total Acres	Land Use Change Acres	Current Land Use Designation	Proposed Land Use Designation	Current Water & Sewer Classification	Proposed Water & Sewer Classification
PC1	7.86	7.86	Agricultural	General Industrial	No Planned Service	Planned Service
PC2	1.11	1.11	General Industrial	-	No Planned Service	W-5/Dev, S-5/Dev
PC9	571.38	13.15	Agricultural	Limited Industrial	No Planned Service	Planned Service
<b>Total Acres</b>		<b>22.12</b>				

# Comprehensive Plan Amendment Resolution

## RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND

### RESOLUTION NO. 26-01

#### Re: Adoption of the Critical Digital Infrastructure Comprehensive Plan Amendment

#### RECITALS

WHEREAS, State Law, Md. Code Ann., Land Use Article § 3-201 et. seq provides that the Planning Commission shall make and approve a plan which the Planning Commission shall recommend to the local legislative body, the County Council, for adoption; and

WHEREAS, the Frederick County Planning Commission certified to the County Council the Critical Digital Infrastructure Overlay Zone Comprehensive Plan Amendment (Plan) on November 4, 2025; and

WHEREAS, Md. Code Annotated, Land Use § 3-204 provides that the County Council may approve, modify, remand, or disapprove the whole or part of the Plan amendment received from the Planning Commission.

WHEREAS, the County Council, after providing the required public notice, conducted a public hearing on December 16 and 17, 2025, concerning the Plan amendment; and

WHEREAS, the County Council considered all of the recommendations of the Frederick County Planning Commission, the Planning Staff, public comments received as part of the public hearings of the Planning Commission and before the Council, and also reviewed written correspondence which was submitted concerning the Plan by adjoining planning jurisdictions, municipalities, affected State and local agencies and interested persons, and the County Council conducted this review in sessions open to the public; and

WHEREAS, as a result of the public hearing, comments, and correspondence received on this matter, the County Council approved 7 amendments to the Planning Commission's recommended Plan on December 23, 2025; and

WHEREAS, the County Council finds that the Plan was made in accordance with the Land Use Article of the Annotated Code of Maryland with the general purpose of guiding and accomplishing the coordinated and harmonious development of Frederick County, and will accommodate present and future needs, promote the health, safety, morals, order, convenience, prosperity, and general welfare of the County and its citizens.



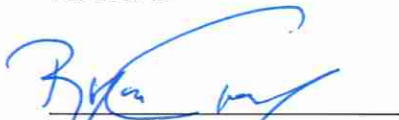
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF  
FREDERICK COUNTY, MARYLAND, that the Planning Commission certified 2025 Critical  
Digital Infrastructure Overlay Zone Comprehensive Plan Amendment with the 7 amendments  
approved by the County Council is hereby approved and adopted.

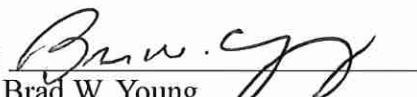
AND BE IT FURTHER RESOLVED that this Resolution shall take effect on January 20,  
2026.

The undersigned hereby certifies that this Resolution was approved and adopted on the  
20<sup>th</sup> day of January, 2026.

ATTEST:

FREDERICK COUNTY COUNCIL

  
\_\_\_\_\_  
Ragen Cherney  
Council Chief of Staff

By:   
\_\_\_\_\_  
Brad W. Young  
President

The motion to adopt the Critical Digital Infrastructure Comprehensive Plan Amendment was approved by  
a vote of 5-2.

# Comprehensive Zoning Ordinance

**THE EFFECTIVE DATE OF THIS ORDINANCE IS JANUARY 20, 2026**

**ORDINANCE NO. 26-01-001**

## **ORDINANCE OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND**

**RE: Comprehensive Zoning for the Critical Digital Infrastructure Overlay Zone – An  
Element of the Livable Frederick Comprehensive Plan**

### PREAMBLE

WHEREAS, in conjunction with the Frederick County Planning Commission's development of the Critical Digital Infrastructure Overlay Zone – An Element of the Livable Frederick Comprehensive Plan (Plan), the Planning Commission also engaged in a comprehensive review of the zoning and land use designations of the properties within the Critical Digital Infrastructure Overlay Zone Planning Area (Planning Area); and

WHEREAS, Planning Department Staff and County property owners requested changes to zoning and land use designations of numerous properties within the Planning Area; and

WHEREAS, The Frederick County Planning Commission also recommended certain zoning and land use designation changes when it certified the Critical Digital Infrastructure Overlay Zone – An Element of the Livable Frederick Comprehensive Plan on November 4, 2025; and

WHEREAS, after providing the required public notice, the County Council conducted a public hearing on December 16 and 17, 2025, on the proposed Plan; and

WHEREAS, after providing the required public notice, the County Council conducted a public hearing on December 16 and 17, 2025, concerning the proposed land use and rezoning designation changes, and overlay application for various properties within the Planning Area; and

WHEREAS, The County Council considered all of the recommendations of the Frederick County Planning Commission, the Planning Staff, public comments received as part of the public hearings of the Planning Commission and the County Council, written correspondence submitted concerning the Plan and the zoning and land use designation from adjoining planning jurisdictions, municipalities, affected State and local agencies and interested persons; and

WHEREAS, the County Council conducted its review in sessions open to the public; and

WHEREAS, after the various public hearings, and consideration of all comments and correspondence received on this matter, the County Council approved changes to the Planning Commission's recommended Critical Digital Infrastructure Overlay Zone – An Element of the Livable Frederick Comprehensive Plan and to the recommended land use and zoning designations; and

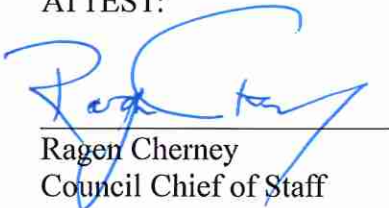
WHEREAS, the County Council has determined that the zoning and land use designation changes set forth in the attached Exhibit A are consistent with the Plan and are designed to create predictability for the community and the data center industry, and support other industries with industrial land needs, to best promote health, safety order, convenience, prosperity, and general welfare.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the zoning and land use designation, as set forth in Exhibit A, which is attached hereto and incorporated by reference, shall hereinafter be as designated in the exhibit.

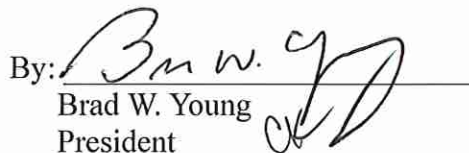
AND BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect on January 20<sup>th</sup>, 2026.

The undersigned hereby certifies that this Ordinance was approved and adopted on the 20<sup>th</sup> day of January, 2026.

ATTEST:

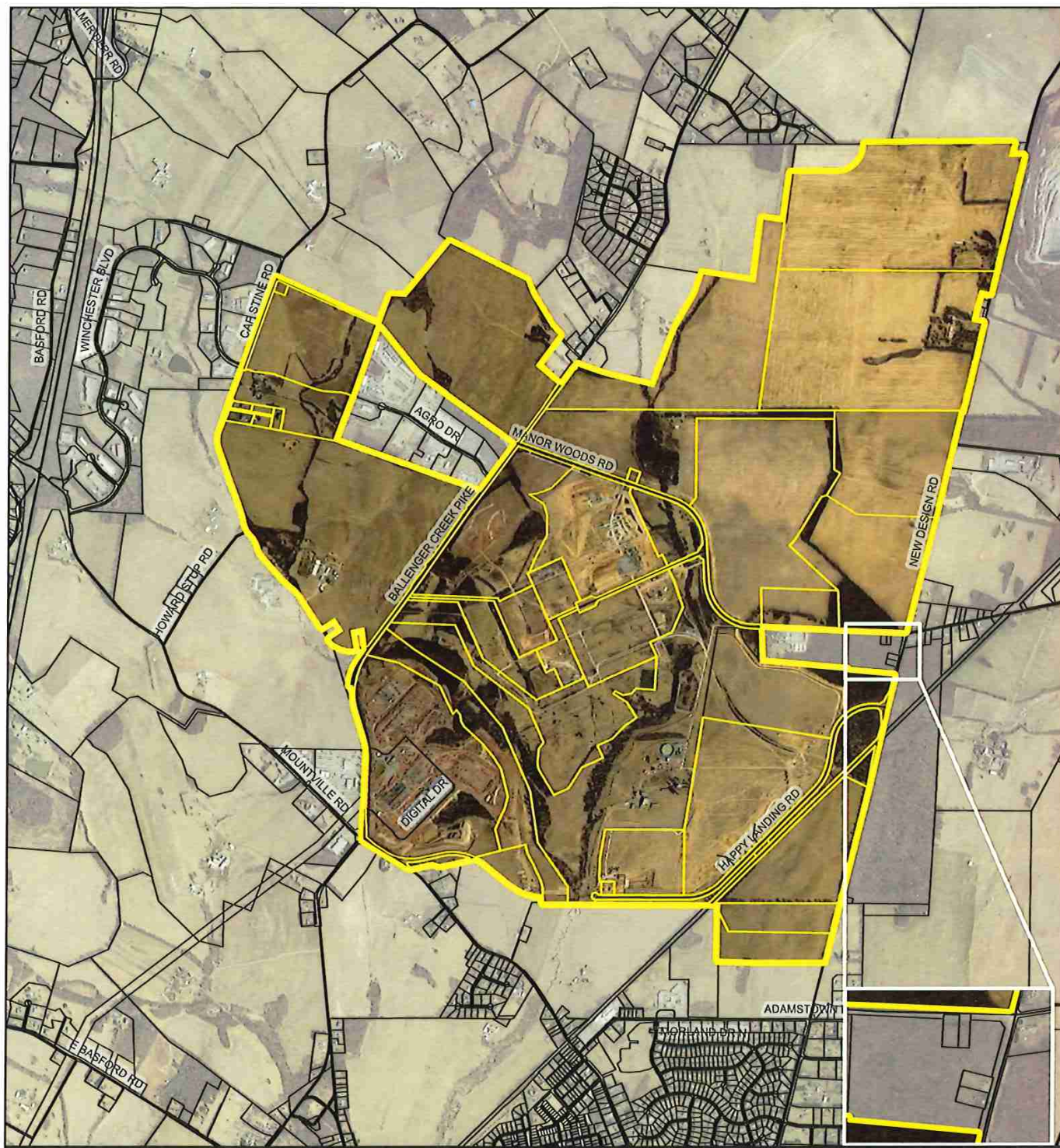
  
Ragen Cherney  
Council Chief of Staff

FREDERICK COUNTY COUNCIL

By:   
Brad W. Young  
President

The motion to adopt the zoning changes outlined in Exhibit A was approved by a vote of 5-2.





# Council Adopted Critical Data Infrastructure (CDI) Overlay Zone

 Council Adopted CDI Overlay Zone

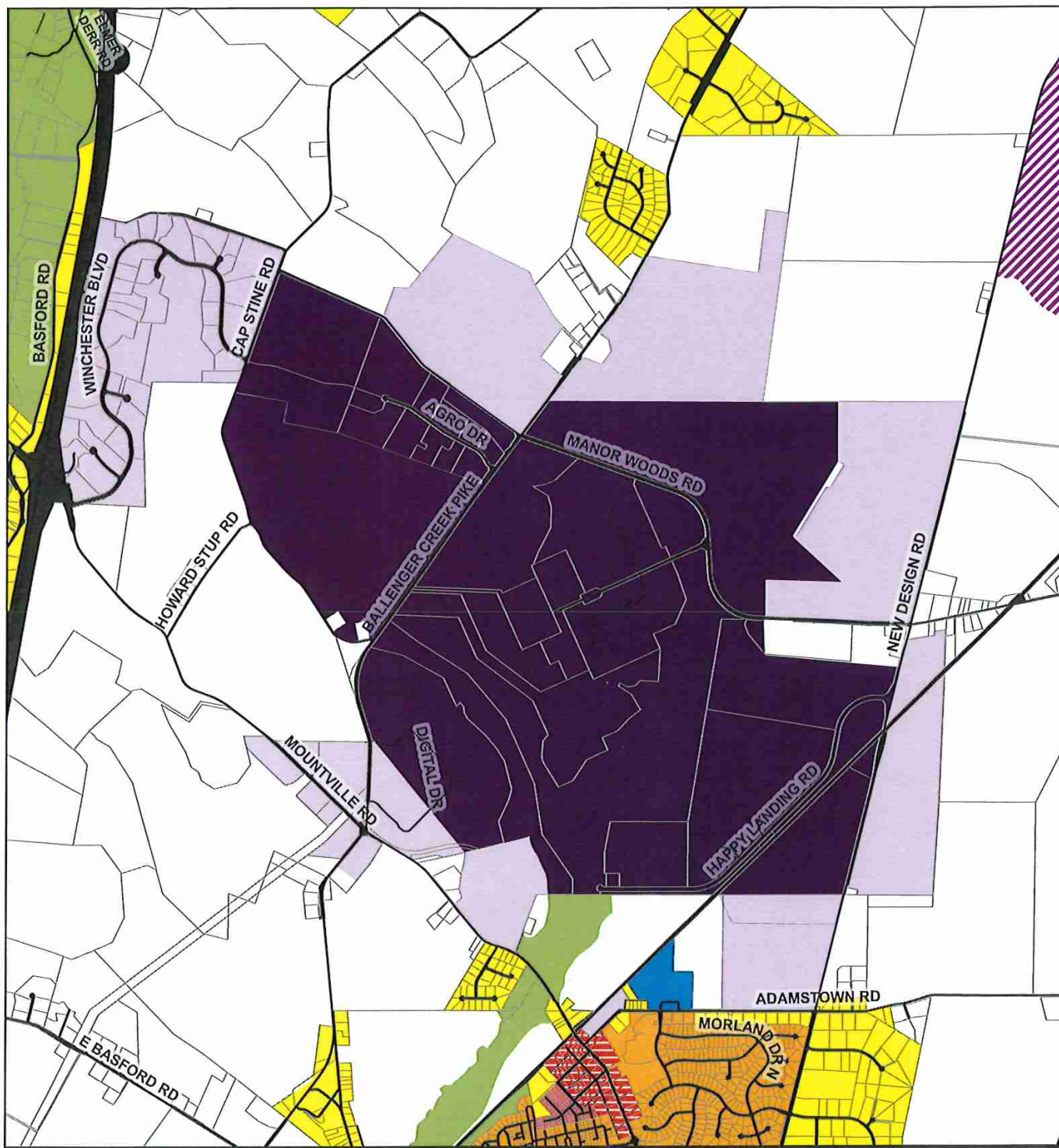
CDI Acres	CDI % of County
2,614.9	0.61

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MAPI0.540





## Council Adopted Zoning

	A – Agricultural		PUD – Planned Unit Development		MM – Mineral Mining
	RC – Resource Conservation		VC – Village Center		Ie – Institutional
	R1 – Low Density Residential		GI – General Industrial		
	R3 – Low Density Residential		LI – Limited Industrial		



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Division of  
Planning and Permitting

**Livable Frederick Planning and Design Office**

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**Frederick County**  
Government *Maryland*