

SPRING 2025 WATER & SEWERAGE PLAN AMENDMENTS

To view application materials, click on the blue "WS__" number.

FcPc Hearing: May 21, 2025

County Council: July 15, 2025

WS-25-01 Vista Pointe LLC (Ferris & Brylawski) ([WS277440](#))

Request: Reclassification of 71.43 acres from Planned Service (water and sewer) to W-4/Dev, S-4/Dev

Tax Map 091F, Parcel 0099 and Tax Map 091I, Parcel 0240. Property IDs #12-288778 and #12-296193

Location: Two unaddressed parcels located on Jefferson Pike (MD-180), approximately 1,550 feet southwest of the intersection with Monocacy Crossing Parkway

Comp. Plan: Moderate Density Residential (City of Brunswick) **Zoning:** R-1, Low Density Residential (City of Brunswick)

WS-25-02 Washco Jefferson Village, LLC (Jefferson Village) (WS277423)

Request: Reclassification of 9.41 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev and depiction of a well symbol on the Water Infrastructure Map

Tax Map 0084, Parcel 0065. Property ID #14-327339

Location: One unaddressed parcel located near the intersection of Jefferson Pike (MD-180) and Holter Road

Comp. Plan: Village Center Zoning: Village Center

WS-25-03 LAM Properties LLC (Valley School) (WS277498)

Request: Reclassification of 0.94 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev
Tax Map 076F, Parcel 0472. Property ID #23-436345

Location: 6023 Fair Oaks Drive

Comp. Plan: Office, Research, Industrial (ORI) Zoning: Office, Research, Industrial (ORI)

WS-25-04 SJP Jefferson 1 LLC (Jefferson Exchange) (WS277499)

Request: Reclassification of 19.75 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev
Tax Map 076F, Parcel 0091. Property ID #23-442809

Location: 6126 Jefferson Pike

Comp. Plan: Office, Research, Industrial (ORI) Zoning: Mixed-Use Development (MXD)

WS-25-05 Division of Planning & Permitting (Ballenger Creek Park) ([WS277556](#))

Request: Reclassification of 77.76-acres from W-5/Dev and/or S-5/Dev to W-3/Dev and/or S-3/Dev.

Tax Map 0076, Parcel 0447, Portion of Lot 1 and all of Lot 2 and a Portion of Parcel 503. Property IDs #23-444941, #23- 439468, & #23-443547.

Location: 5346B, 5346A, & 5420 Ballenger Creek Pike.

Comp. Plan: Medium Density Residential **Zoning:** Agricultural & Public Parkland / Open Space

WS-25-06 Division of Planning & Permitting (South Frederick Corridors Plan)

([WS277557](#))

Request: Reclassification of 60 properties from No Planned Service (water and sewer) to Planned Service (water and sewer) and 1 property from W-1/S-1 to No Planned Service (water and sewer) in an area totaling 1,139 +/- acres and a text amendment to Chapter 1, Policies and Procedures. *See next pages for a list of properties.*

Location: Properties addressed on Buckeystown Pike, Lime Kiln Road, English Muffin Way, Catoctin Mountain Highway (US-15), and New Design Road

Comp. Plan: Various **Zoning:** Various

WS-25-07 Division of Planning & Permitting (Clover Hill) ([WS277558](#))

Request: Reclassification of 87 properties totaling approximately 25.31 acres from W-1 to W-5/Dev. *See next pages for a list of properties.*

Location: Properties addressed on Arrowhead Court, Morning Dew Lane, Morning Dew Court, Indian Summer Lane, Rainbow Lane, Lookout Lane, and Hayward Road.

Comp. Plan: Low Density Residential **Zoning:** R-3, Low Density Residential and R-5, Medium Density Residential

WS-25-08 Division of Planning & Permitting (Braddock Heights) ([WS277559](#))

Request: Reclassification of 8 properties totaling approximately 3.23 acres from W-1 to No Planned Service (water). *See next pages for a list of properties.*

Location: Properties addressed on Whispering Pines Lane.

Comp. Plan: Rural Community **Zoning:** R-3, Low Density Residential

WS-25-09 Division of Planning & Permitting (Infrastructure Maps) ([WS277560](#))

Request: Various updates to the Water and Sewer Infrastructure Maps to reflect current development and infrastructure status.

Location: Water and/or wastewater infrastructure owned by: Frederick County, City of Brunswick, Town of Emmitsburg, City of Frederick, Town of Middletown, Town of Myersville, Town of Walkersville

Comp. Plan: N/A **Zoning:** N/A

Reclassification List, WS-25-06 (South Frederick Corridors)

No.	Property Owner	Premises Address	Tax Account	Current Sewer	Prop. Sewer	Current Water	Prop. Water	Land Use	Zoning
1	Leslie Curtis Poe	4310 Buckeystown Pike, Frederick, MD 21704	01-032674	NPS	PS	NPS	PS	RurR	R1
2	Brayan W Galeas Acosta	4213 Lime Kiln Rd, Frederick, MD 21703	01-001981	NPS	PS	NPS	PS	RurR	R1
3	Steven & Christine Muir	4314 Buckeystown Pike, Frederick, MD 21704	01-004654	NPS	PS	NPS	PS	RurR	R1
4	Don Pepe Contractors Inc	4210 Lime Kiln Rd, Frederick, MD 21703	01-001965	NPS	PS	NPS	PS	RurR	R1
5	Vince & Antoinette Flook	4224 Lime Kiln Rd, Frederick, MD 21703	01-001817	NPS	PS	NPS	PS	RurR	R1
6	Roscoe G Bartlett, Jr. & Ellen Louise Baldwin Bartlett (Trustees)	4219 A Lime Kiln Rd, Frederick, MD 21703 4219 B Lime Kiln Rd, Frederick, MD 21703	01-001973	NPS	PS	NPS	PS	RurR	R1
7	Philip & Barbara Switzer	4205 Lime Kiln Rd, Frederick, MD 21703	01-009346	NPS	PS	NPS	PS	RurR	R1
8	Brenda Tam	4202 Lime Kiln Rd, Frederick, MD 21703	01-004069	NPS	PS	NPS	PS	RurR	R1
9	Katie McGivern	4100 Buckeystown Pike, Frederick, MD 21704	01-013130	NPS	PS	NPS	PS	RurR	R1
10	Shakir Lynch	4042 Buckeystown Pike, Frederick, MD 21704	01-007688	NPS	PS	NPS	PS	RurR	R1
11	Melissa Hairr & James King	4034 Buckeystown Pike, Frederick, MD 21704	01-002392	NPS	PS	NPS	PS	RurR	R1
12	Rachel Fay Brown	4326 Buckeystown Pike, Frederick, MD 21704	01-002686	NPS	PS	NPS	PS	RurR	R1
13	Joaquin Amaya Cruz	4028 Buckeystown Pike, Frederick, MD 21704	01-014714	NPS	PS	NPS	PS	RurR	R1
14	Magda Cuenca & Peter Rodriguez	4318 Buckeystown Pike, Frederick, MD 21704	01-012371	NPS	PS	NPS	PS	RurR	R1
15	Adrian Lainez	4328 Buckeystown Pike, Frederick, MD 21704	01-014749	NPS	PS	NPS	PS	RurR	R1
16	Reynaldo Alvarado & Maria Lourdes Hernandez Chavez	4228 Buckeystown Pike, Frederick, MD 21704	01-005561	NPS	PS	NPS	PS	RurR	R1
17	Bonnie Miller	Lime Kiln Rd	01-009532	NPS	PS	NPS	PS	RurR	R1
18	John & Ruth Webb	4216 Lime Kiln Rd, Frederick, MD 21703	01-012959	NPS	PS	NPS	PS	RurR	R1
19	Bernard & Terri Sellers	4200 Lime Kiln Rd, Frederick, MD 21703	01-013912	NPS	PS	NPS	PS	RurR	R1
20	Colin Kutz & Caitlin Leahy	4218 Buckeystown Pike, Frederick, MD 21704	01-004956	NPS	PS	NPS	PS	RurR	R1
21	Gerald & Diana Tibbs	4130 Buckeystown Pike, Frederick, MD 21704	01-012029	NPS	PS	NPS	PS	RurR	R1
22	Daniel & Brittany Shaw	4306 Buckeystown Pike, Frederick, MD 21704	01-008234	NPS	PS	NPS	PS	RurR	R1
23	Brothers General Contracting	4201 Lime Kiln Rd, Frederick, MD 21703	01-009443	NPS	PS	NPS	PS	RurR	R1
24	Micas LLC	4330 Buckeystown Pike, Frederick, MD 21704	01-014757	NPS	PS	NPS	PS	RurR	R1
25	William Duley	4302 Buckeystown Pike, Frederick, MD 21704	01-009915	NPS	PS	NPS	PS	RurR	R1
26	Don Pepe Contractors Inc.	4210 Lime Kiln Rd, Frederick, MD 21703	01-001965	NPS	PS	NPS	PS	RurR	R1
27	Shannon Summers	Buckeystown Pike	01-010247	NPS	PS	NPS	PS	RurR	R1
28	Bonnie Miller	4204 Lime Kiln Rd, Frederick, MD 21703	01-013181	NPS	PS	NPS	PS	RurR	R1
29	Kitty V Poole Revocable Trust	4322 Buckeystown Pike, Frederick, MD 21704	01-004948	NPS	PS	NPS	PS	RurR	R1

30	Bonnie Miller	4209 Lime Kiln Rd, Frederick, MD 21703	01-006959	NPS	PS	NPS	PS	RurR	R1
31	Brothers General Contractors LLC	4324 Buckeystown Pike, Frederick, MD 21704	01-002694	NPS	PS	NPS	PS	RurR	R1
32	Edin Ruperto Delcid Cedillo	4136 Buckeystown Pike, Frederick, MD 21704	01-007343	NPS	PS	NPS	PS	RurR	R1
33	Abel Galindo Jimenez	4220 Lime Kiln Rd, Frederick, MD 21703	01-015192	NPS	PS	NPS	PS	RurR	R1
34	Patricia Fowler & Alta Kraft	4038 Buckeystown Pike, Frederick, MD 21704	01-007696	NPS	PS	NPS	PS	RurR	R1
35	Ayu & Michael Limbacher	4222 Buckeystown Pike, Frederick, MD 21704	01-013386	NPS	PS	NPS	PS	RurR	R1
36	Gerald & Diana Tibbs	4102 Buckeystown Pike, Frederick, MD 21704	01-002732	NPS	PS	NPS	PS	RurR	R1
37	Hannah McBee & Claire Winik	4308 Buckeystown Pike, Frederick, MD 21704	01-032666	NPS	PS	NPS	PS	RurR	R1
38	Alexander Smith & Heather Wagner	4226 Buckeystown Pike, Frederick, MD 21704	01-007017	NPS	PS	NPS	PS	RurR	R1
39	Bonnie Miller	Lime Kiln Rd	01-013203	NPS	PS	NPS	PS	RurR	R1
40	Samuel Snow	7117 C English Muffin Way, Frederick, MD 21703	01-007521	NPS	PS	NPS	PS	OS	RC
41	Lucille Philleo	7117 English Muffin Way, Frederick, MD 21703	01-008315	NPS	PS	NPS	PS	OS	RC
42	Kerri Stevens	7117 B English Muffin Way, Frederick, MD 21703	01-005812	NPS	PS	NPS	PS	OS	RC
43	Samuel Snow	English Muffin Way	01-007548	NPS	PS	NPS	PS	OS	RC
44	Roscoe G Bartlett, Jr. & Ellen Louise Baldwin Bartlett (Trustees)	7117 E English Muffin Way, Frederick, MD 21703	01-011839	NPS	PS	NPS	PS	OS	RC
45	Lisa & Deanna Kraus	7117 D English Muffin Way, Frederick, MD 21703	01-005529	NPS	PS	NPS	PS	OS	RC
46	Peter Shepherd & Alina Pankova	7117A English Muffin Way, Frederick, MD 21701	01-006231	NPS	PS	NPS	PS	OS	RC
47	Roscoe G Bartlett, Jr. & Ellen Louise Baldwin Bartlett (Trustees)	4317 Buckeystown Pike Frederick, MD 21704	01-015605	NPS	PS	NPS	PS	IC, IN	AG, RC
48	Shannon & Timothy Viverette	4101 Buckeystown Pike, Frederick, MD 21704	01-007319	NPS	PS	NPS	PS	IC, IN	AG
49	Howard & Virginia Crum	4007 Buckeystown Pike, Frederick, MD 21704	01-013904	NPS	PS	NPS	PS	IN	AG
50	Argos USA LLC	"E/S Rt 15 S/Lime Kiln Nr. Lime Kiln"	01-000101	NPS	PS: IC, IN NPS: OS	NPS	PS: IC, IN NPS: OS	IC, IN, OS	AG, RC
51	APIF Maryland LLC	4001 Buckeystown Pike, Frederick, MD 21704	01-026313	NPS	PS	NPS	PS	IN	AG

52	Roscoe G Bartlett, Jr. & Ellen Louise Baldwin Bartlett (Trustees)	4317 Buckeystown Pike, Frederick, MD 21704	01-001906	NPS	PS: IN NPS: OS	NPS	PS: IN NPS: OS	IC, IN, OS	AG, RC
53	Howard & Virginia Crum	4005 Buckeystown Pike, Frederick, MD 21704	01-045954	NPS	PS	NPS	PS	IN	AG
54	Nevins & Desiree Bartlett	Catoctin Mountain Hwy	01-001876	NPS	PS	NPS	PS	IC, IN	AG
55	Dudrow Industrial Park LLC	4423B Buckeystown Pike, Frederick, MD 21701	01-005030	S-1, NPS	NPS	W-1, NPS	NPS	IC, OS	RC
56	Argos USA LLC	4120 Buckeystown Pike, Frederick, MD 21704 4120 B Buckeystown Pike, Frederick, MD 21704	01-000136	NPS	PS	NPS	PS	MM	MM
57	5703 Urbana Pike LLC	4126 Buckeystown Pike, Frederick, MD 21704	01-000128	NPS	PS	NPS	PS	MM, RurR	AG, MM
58	Argos USA LLC	4105 New Design Rd, Frederick, MD 21703	01-021508	NPS	PS	NPS	PS	LI, MM	AG, MM
59	YBC Investors LLC	New Design Road	01-046071	NPS	PS	NPS	PS	MM	MM
60	Jorgensen Family Foundation Inc	3760 Buckeystown Pike, Adamstown, MD 21710	01-045709	NPS	PS	NPS	PS	LI, RurR	AG
61	Argos USA LLC	No Address	N/A	NPS	PS	NPS	PS	MM	ROW

Reclassification List, WS-25-07 (Clover Hill)

No.	Premise	Owner	Tax ID	Land Use	Zoning
1	8101 Arrowhead Ct	Kerry & Lucinda Verbeek	28-557140	LDR	R-3
2	8102 Arrowhead Ct	Paul & Barbara Biddinger	28-556926	LDR	R-3
3	8103 Arrowhead Ct	Christopher & Lisa Caro	28-557132	LDR	R-3
4	8104 Arrowhead Ct	Luisa Miranda	28-556934	LDR	R-3
5	8105 Arrowhead Ct	Woodward & Nancy Davies	28-557124	LDR	R-3
6	8106 Arrowhead Ct	Kouadio Camille Konan & Ahouman Camille Monnet Konan	28-556942	LDR	R-3
7	8107 Arrowhead Ct	Robert & Teresa Heister	28-557116	LDR	R-3
8	8108 Arrowhead Ct	John & Ashley Corcoran	28-556950	LDR	R-3
9	8109 Arrowhead Ct	Ramona Turner	28-557108	LDR	R-3
10	8110 Arrowhead Ct	Miranda Temple	28-556969	LDR	R-3
11	8111 Arrowhead Ct	Michael McLaughlin & Annelise Nentwick	28-557094	LDR	R-3
12	8112 Arrowhead Ct	Mark & Debra Disney	28-556977	LDR	R-3
13	8113 Arrowhead Ct	Darrell & Laurel Batson	28-557086	LDR	R-3
14	8114 Arrowhead Ct	Keller Rivera	28-556985	LDR	R-3
15	8115 Arrowhead Ct	Amanda Aguilar	28-557078	LDR	R-3
16	8116 Arrowhead Ct	Thomas & Mary Sue Schrider	28-556993	LDR	R-3
17	8117 Arrowhead Ct	Aaron & Kathryn Miller	28-557051	LDR	R-3
18	8118 Arrowhead Ct	Mario Enrique Flores & Rocio Stephanie Pena Segovia	28-557000	LDR	R-3
19	8119 Arrowhead Ct	Kenneth Moore & Barbara Lawson	28-557043	LDR	R-3
20	8120 Arrowhead Ct	Thomas & Lucille Croker	28-557019	LDR	R-3
21	8121 Arrowhead Ct	Michael & Kathryn Dissinger	28-557035	LDR	R-3
22	8122 Arrowhead Ct	Brooks & Sherry Yetter	28-557027	LDR	R-3
23	7337 Hayward Rd	Mark & Shelley Sunkel	28-598346	LDR	R-5
24	7339 Hayward Rd	Daryl Whittington	28-561237	LDR	R-5
25	7341 Hayward Rd	Unified Community Connections	28-561229	LDR	R-5
26	7204 Indian Summer Ln	David & Linda Sterling	28-537654	LDR	R-5
27	7206 Indian Summer Ln	Darryl & Jennifer Brenzel	28-537662	LDR	R-5
28	7208 Indian Summer Ln	Vonn & Jessica Holt	28-537670	LDR	R-5
29	7210 Indian Summer Ln	Brien Jones & Thanh T. Trinh	28-537689	LDR	R-5
30	7212 Indian Summer Ln	Thomas & Carrie Kurdt	28-537697	LDR	R-5
31	7214 Indian Summer Ln	Ryan & Tiffany Dinsmore	28-537700	LDR	R-5
32	7216 Indian Summer Ln	Elmer Vidon Torres & Salena Martinez Torres	28-537719	LDR	R-5
33	7218 Indian Summer Ln	Brett & Sandra Chaney	28-537727	LDR	R-5
34	8214 Lookout Ln	Thomas & Aubrey Mohler	28-547781	LDR	R-5

Reclassification List, WS-25-07 (Clover Hill)

No.	Premise	Owner	Tax ID	Land Use	Zoning
35	8216 Lookout Ln	Daniel & Stephanie Ervin	28-547773	LDR	R-5
36	8217 Lookout Ln	Kenneth & Laura Skipper	28-547692	LDR	R-5
37	8218 Lookout Ln	Judith Eyler	28-547730	LDR	R-5
38	8219 Lookout Ln	Jasmyne & Kevin Barbour	28-547684	LDR	R-5
39	8220 Lookout Ln	Antonia Martinez Sanchez	28-547749	LDR	R-5
40	8222 Lookout Ln	Clifford & Irene Morris	28-547757	LDR	R-5
41	8224 Lookout Ln	Carl & Roslyn Martin	28-547765	LDR	R-5
42	8201 Morning Dew Ln	Manuel & Jackelyn Salmero	28-535147	LDR	R-5
43	8202 Morning Dew Ln	Richard & Luceil Padron	28-545681	LDR	R-5
44	8203 Morning Dew Ln	Diego Gomez-Morales & Amparo Morales	28-535139	LDR	R-5
45	8204 Morning Dew Ln	Harry & Nancy Beard	28-534264	LDR	R-5
46	8205 Morning Dew Ln	Brian & Jami Biernacki Pritchard	28-538219	LDR	R-5
47	8206 Morning Dew Ln	Kathy Rohrer	28-535112	LDR	R-5
48	8207 Morning Dew Ln	Donald & Richelle Putman	28-533918	LDR	R-5
49	8208 Morning Dew Ln	Harold & Carla Martz	28-535104	LDR	R-5
50	8209 Morning Dew Ln	Shannon Butts	28-543840	LDR	R-5
51	8210 Morning Dew Ln	Ronald Patterson	28-544499	LDR	R-5
52	8211 Morning Dew Ln	Lisa Sichert	28-535120	LDR	R-5
53	8212 Morning Dew Ln	Tony Nghia & Hong Ly	28-535090	LDR	R-5
54	8213 Morning Dew Ln	Viola Carroll	28-534728	LDR	R-5
55	8214 Morning Dew Ln	Timothy & Sheryl Fast	28-535082	LDR	R-5
56	8215 Morning Dew Ct	John & Donna Barr	28-535228	LDR	R-5
57	8217 Morning Dew Ct	Cheryl Pyles	28-535236	LDR	R-5
58	8218 Morning Dew Ct	Tyler Snoots & Megan Linthicum	28-535163	LDR	R-5
59	8219 Morning Dew Ct	Mark Dagro	28-535244	LDR	R-5
60	8220 Morning Dew Ct	Ryan & Kelley Schisler	28-535171	LDR	R-5
61	8221 Morning Dew Ct	Robert & Elida Bassett	28-535252	LDR	R-5
62	8222 Morning Dew Ct	Timothy Cannon	28-535198	LDR	R-5
63	8223 Morning Dew Ct	Michael Wolford	28-535260	LDR	R-5
64	8224 Morning Dew Ct	Ralph & Margaret Feaga	28-535201	LDR	R-5
65	8225 Morning Dew Ct	Eric & Diane Gallagher	28-537581	LDR	R-5
66	8226 Morning Dew Ct	Robert & Elizabeth Morcock	28-537549	LDR	R-5
67	8227 Morning Dew Ct	Valerie Funderburk	28-537573	LDR	R-5
68	8228 Morning Dew Ct	Altia Sherman	28-537557	LDR	R-5

Reclassification List, WS-25-07 (Clover Hill)

No.	Premise	Owner	Tax ID	Land Use	Zoning
69	8229 Morning Dew Ct	Nathan & Lisa Rector	28-537565	LDR	R-5
70	7202 Rainbow Ln	Christopher Wareing & Genevieve Clarke	28-547722	LDR	R-5
71	7204 Rainbow Ln	Andrew & Deborah Zoulias	28-547714	LDR	R-5
72	7205 Rainbow Ln	Steven & Nadia Jennings	28-547676	LDR	R-5
73	7206 Rainbow Ln	Jeffrey Matrone & Holly Arthur	28-547706	LDR	R-5
74	7207 Rainbow Ln	Kenneth & Peggy Sue Garst	28-547668	LDR	R-5
75	7208 Rainbow Ln	Norman & Melissa Ross	28-547935	LDR	R-5
76	7209 Rainbow Ln	Laura & David Wright	28-548079	LDR	R-5
77	7210 Rainbow Ln	Elizabeth Kissee & Mary Horton	28-547943	LDR	R-5
78	7211 Rainbow Ln	Janet Sappington	28-548060	LDR	R-5
79	7212 Rainbow Ln	Kyra Szugye	28-547951	LDR	R-5
80	7213 Rainbow Ln	Stephen & Deborah Tuel	28-548052	LDR	R-5
81	7214 Rainbow Ln	Sharew & Megan Hailu	28-547978	LDR	R-5
82	7215 Rainbow Ln	William Shoemaker	28-548044	LDR	R-5
83	7216 Rainbow Ln	Andrew & Denise Brown	28-547986	LDR	R-5
84	7217 Rainbow Ln	Donald & Diane Colville	28-548036	LDR	R-5
85	7218 Rainbow Ln	Patrick Younkins & Jesse Nisley	28-547994	LDR	R-5
86	7219 Rainbow Ln	Community Living Inc	28-548028	LDR	R-5
87	7220 Rainbow Ln	Steven Hall & Kathleen Myers	28-548001	LDR	R-5

LDR = Low Density Residential; R-3, Low Density Residential; R-5, Medium Density Residential

Reclassification List – WS-25-08 (Braddock Heights)

No.	Premise	Owner	Tax ID
1	5009 Whispering Pines Ln	Robert & Martha Berberich	24-446581
2	5013 Whispering Pines Ln	Robert Keller III	24-457621
3	5009 Whispering Pines Ln	Robert & Martha Berberich	24-446603
4	5005 Whispering Pines Ln	Paige Crawford (Trustee)	24-457613
5	5014 Whispering Pine Ln	Boris Medrano & Morella Bautista	24-447456
6	5018 Whispering Pines Ln	Jeffrey Jay Masters	24-458989
7	5017 Whispering Pines Ln	Daysi Velasquez & Celio Reyes	24-462854
8	5021 Whispering Pines Ln	Carl & Joyce Huddleson	24-450759