



2024 MIDDLETOWN COMPREHENSIVE PLAN RECONCILIATION

AN UPDATE OF THE LIVABLE FREDERICK COMPREHENSIVE PLAN | LIVABLE FREDERICK PLANNING AND DESIGN OFFICE | FREDERICK COUNTY, MARYLAND

ADOPTED JANUARY 21, 2025







2024

MIDDLETOWN COMPREHENSIVE PLAN RECONCILIATION

An Update of the Livable Frederick Comprehensive Plan
Frederick County, Maryland

ADOPTED PLAN

County Executive
Jessica Fitzwater

*Frederick
County Council*

Brad Young, President
Kavonté Duckett, Vice-President
Mason Carter
Jerry Donald
M.C. Keegan-Ayer
Renee Knapp
Steve McKay

*Frederick County
Planning Commission*

Tim Davis, Chair
Mark Long, Vice Chair
Carole Sepe, Secretary
Craig Hicks
Barbara Nicklas
Joel Rensberger
Sam Tressler III

Planning and Permitting Division
Deborah Carpenter, Director

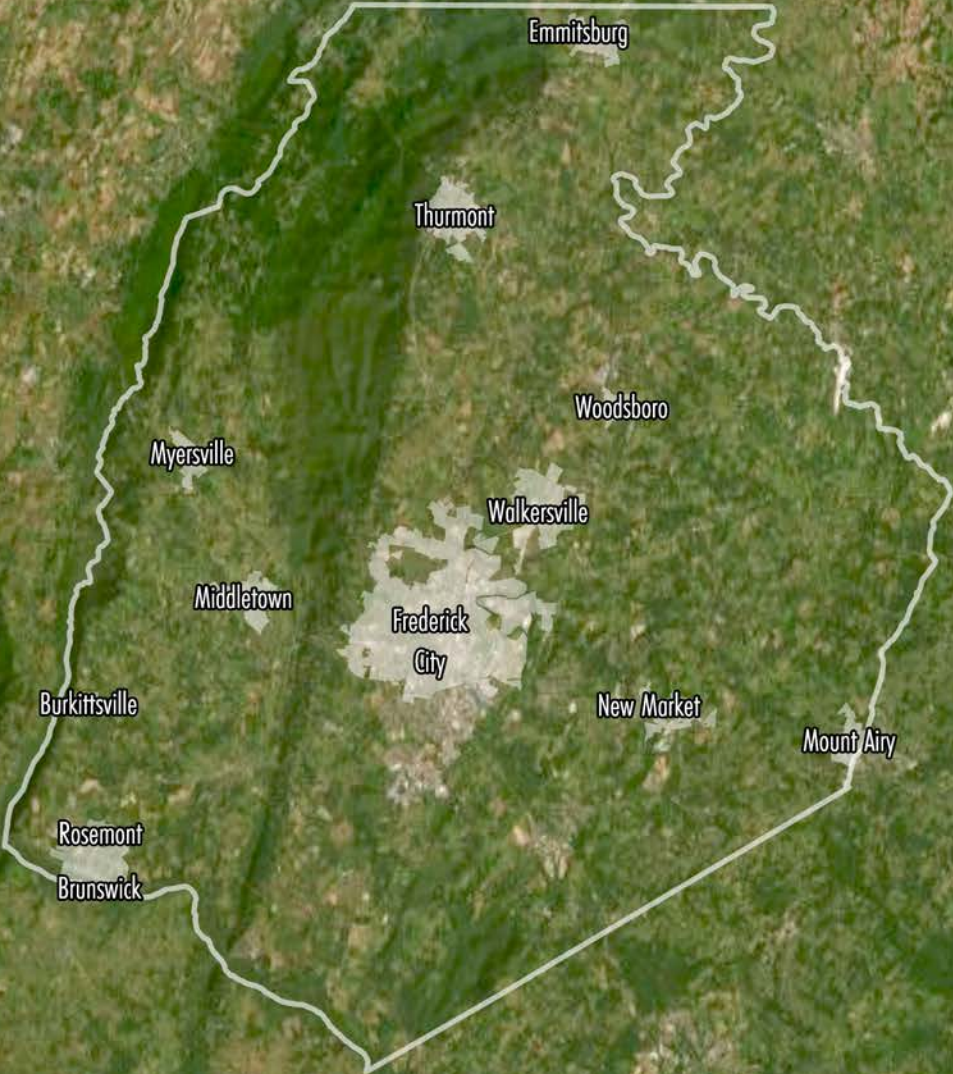
*Livable Frederick
Planning and Design Office*
Kimberly Gaines, Director

Town of Middletown
Cynthia K. Unangst, Town Planner
J.J. Hartner, Town Planner



Contents

Introduction	1
Livable Frederick Master Plan – A Vision of Collaboration	1
<i>Map 1: Town of Middletown</i>	2
Comprehensive Plan Map Reconciliation	3
Growth Area Boundary and Land Use Designations	3
<i>Table 1: Parcels in Middletown, not in the County-Designated Growth Area</i>	3
<i>Map 2: Growth Areas – Frederick County and Town of Middletown Growth Areas</i>	4
<i>Table 2: Parcels in the County-Designated Growth Area, not in the Middletown Growth Area</i>	6
<i>Map 3: Adopted Frederick County Comprehensive Plan</i>	10
<i>Table 3: Parcels in the Middletown Growth Area, not in the County-Designated Growth Area</i>	11
Livable Frederick Comprehensive Plan Facility Locations	11
Transportation Alignments	11
<i>Map 4: Frederick County Previous and Adopted Highway Plan</i>	12
Summary	13
<i>Map 5: Frederick County and Town of Middletown Zoning</i>	14
Zoning Map Reconciliation	15
Priority Funding Area Map Reconciliation	15
Water and Sewer Designation Update	15
Resolution for Adoption	17



Introduction

Middletown is part of Middletown Valley, located in western Frederick County west of Braddock Mountain. The town is eight (8) miles west of the City of Frederick and five (5) miles southwest of the Town of Myersville. US-40A passes through the Town from east to west (named East and West Main Street within municipal limits) and MD-17 runs north and south (named North and South Church Street within municipal limits). Although there are no interchanges with I-70 within the Town limits, the MD-17 interchange is four (4) miles northwest in the Town of Myersville and interchanges with US-40A and US-40 are four (4) miles to the southeast just outside the City of Frederick. Catoctin Creek flows west of the Town, flowing around 10 miles south to the Potomac River.





Middletown has an estimated population of 4,978 persons (2022 5-Year Estimate, American Community Survey). The Town’s first comprehensive plan was completed in 1969. The most recent comprehensive plan was adopted in 2024 and includes goals focusing on a quality living environment, protection of important natural resources and historic landmarks, encouragement of a sound economic base, and management and sustainability of Middletown’s future growth.

To support the Town in advancing these goals as their plan is implemented, an update of the Livable Frederick Comprehensive Plan to better align with the Middletown Comprehensive Plan is warranted. Specific elements reviewed through this reconciliation process include growth area boundaries, land use designations, zoning designations, planned public facility locations, planned transportation improvements, zoning designations, Priority Funding Area (PFA) boundaries, and water and sewer classifications. A County reconciliation plan is not a stand-alone comprehensive plan for a municipality. It is not intended to address all required components under Maryland planning statute. The purpose of a reconciliation plan is to bring the County’s comprehensive plan map, zoning map, and water and sewer classifications into alignment with a municipality’s adopted plan.

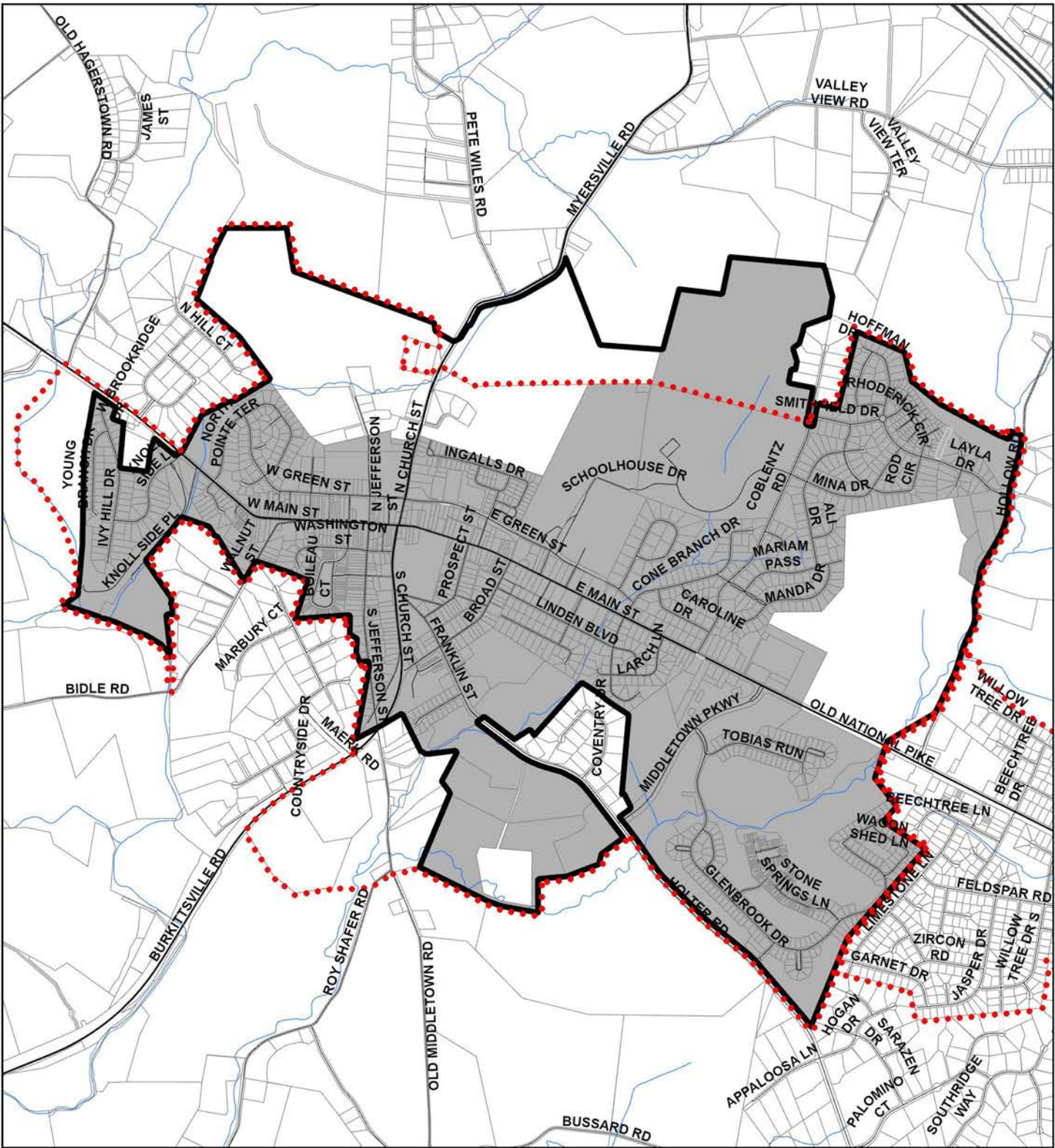
As an amendment to the Livable Frederick Comprehensive Plan, the Middletown area reconciliation plan was subject to review and recommendation by the Frederick County Planning Commission, 60-Day Review by the State of Maryland and neighboring jurisdictions, and approval by the County Council. Both the Planning Commission and the County Council conducted public hearings.

LIVABLE FREDERICK MASTER PLAN – A VISION OF COLLABORATION

The Livable Frederick Master Plan envisioned a county-wide growth strategy built upon a collaborative planning effort between the County and its municipalities. A critical initiative to implement this approach is stated in the LFMP’s Action Framework (*Our Community*, Page 97):

-  *Initiative: Collaboration and Coordination - Foster cooperation, participation, and coordination within and between government agencies including municipalities, citizens, and other interested organizations when developing plans. Specifically,*
-  *“3) Foster a collaborative process between the county and municipalities when developing plans and capital budgets.”*
-  *“5) Maintain consistency between municipal comprehensive plans and the County’s Comprehensive Plan.”*
-  *“7) Initiate a review and update of the county portion of Growth Areas around municipalities concurrent with the respective municipal comprehensive plan update.”*

This *Municipal Growth Area Reconciliation Plan* for Middletown represents Frederick County’s earnest attempt to provide consistent direction to elected and appointed officials, residents, and employers who must make decisions regarding their own properties and communities, while navigating multiple long-range planning documents.



Map 1: Town of Middletown

- Town of Middletown
- Town Growth Area
- County Community Growth Area



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 2/4/2025, MapID: 00513\MXD\Middletown

Comprehensive Plan Map Reconciliation

GROWTH AREA BOUNDARY AND LAND USE DESIGNATIONS

Middletown’s *Comprehensive Plan* includes a Municipal Growth Element that identifies growth capacity within the current municipal limits and beyond. In designating potential areas for annexation, the Town seeks to maintain the historical rural community nature of the Town and manage the rate of growth by annexation to be consistent with the provision of adequate services and infrastructure, particularly water, wastewater, and school capacity. The Town of Middletown refined the growth boundary in the 2023 plan which included removing many properties from the growth boundary. The Municipal Growth Element also included a conservation boundary. The intent of the conservation boundary is to provide a greenbelt to the west and south of the Town to retain Middletown as a distinct community.

The County’s *Livable Frederick Comprehensive Plan* also includes a Middletown community growth area. While municipal and County-designated growth areas are not required to be the same, any differences should be intentional and reflective of significant policy or practical factors. The areas of difference between the Middletown Growth Area and the County-designated growth area for the Town can be sorted into three categories:

1. parcels that have been annexed into Middletown, but are not in the current County-designated growth area;
2. parcels that are in the County-designated Growth Area, but not in the Middletown Growth Area; and
3. parcels that are in the Middletown Growth Area, but are not in the County-designated Growth Area.

Parcels in Middletown / Not in the County-Designated Growth Area

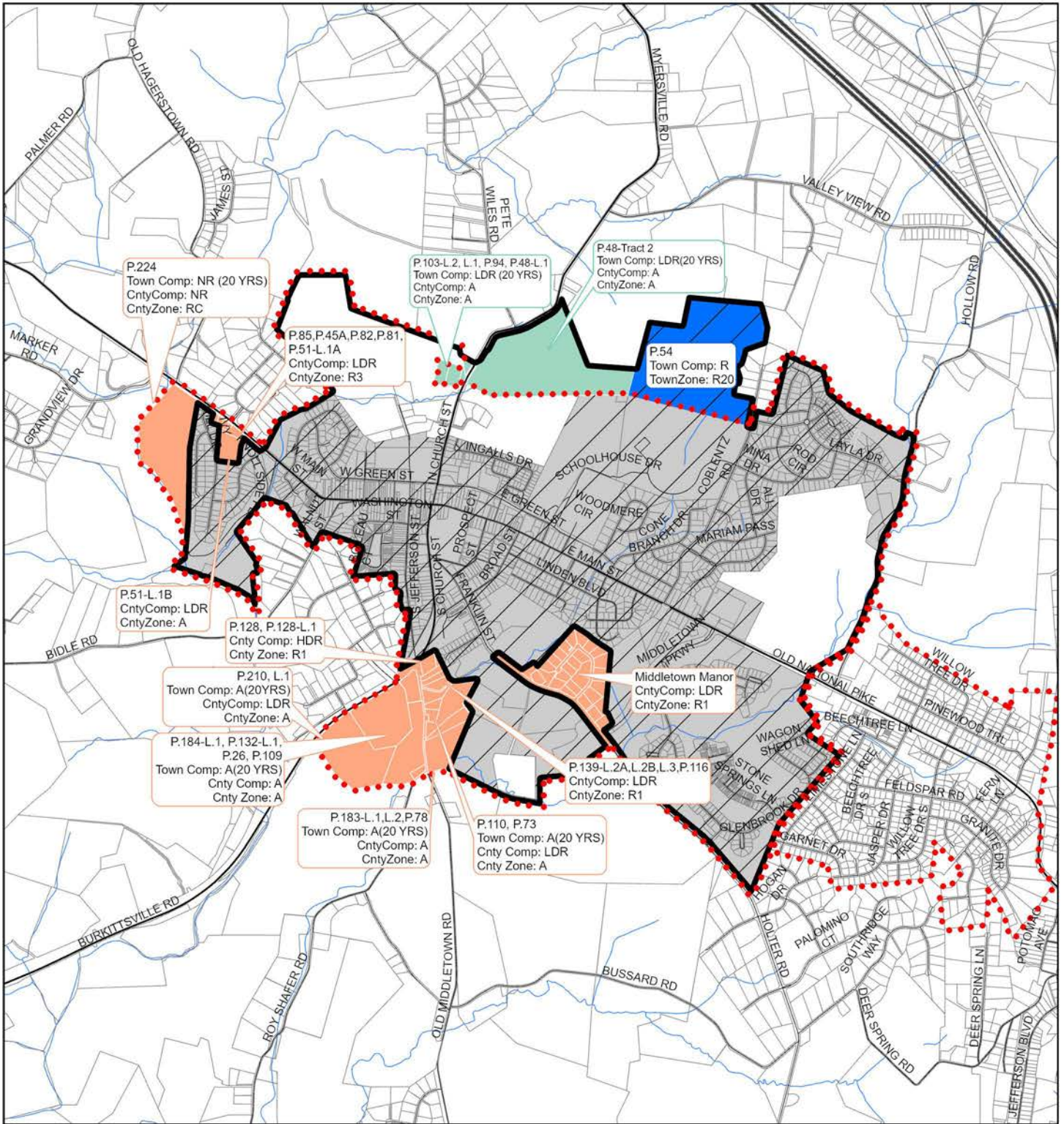
One parcel that has been annexed into Middletown but that is not in the County-designated growth area is identified in Table 1 and shown on Map 2 in blue. This parcel has Town land use and zoning designations. It is shown in gray on the current County land use and zoning maps, like all properties within municipal limits. This parcel is recommended for addition to the County-designated growth area.

Table 1: Parcels in Middletown, not in the County-Designated Growth Area

Parcel	Lot	Acres	Existing Growth Area (GA) Status	Existing County Land Use	Existing Town Land Use	Existing County Zoning	Existing Town Zoning	Council Decision
54	--	93.88	In Town, Not in County GA	N/A	Low Density Residential	N/A	R-20 Residential	Add to County GA

Parcels in the County-Designated Growth Area / Not in the Middletown Growth Area

Parcels that are in the County-designated growth area, but not in the Middletown Growth Area are identified in Table 2 and shown on Map 2 in orange. Most of these parcels are developed with residential homes in unincorporated areas or subdivisions and served by well and septic. With only a few exceptions, these properties already have been developed, primarily with single family detached homes. The Town has removed the properties from its growth boundary and it does not intend to annex these properties or serve them with water or sewer.



Map 2: Growth Areas – Frederick County and Town of Middletown Growth Areas

- Town of Middletown
- Town Growth Area with Remsberg Park
- County Community Growth Area
- Parcels in County Growth Area
- Parcels in Town Growth Area
- Parcels in Town Growth Area, in Town



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 2/4/2025, MapID: 00513/WXD/Middletown

Middletown Manor Area. There are 23 lots in the Middletown Manor subdivision located off of Holter Road, north of Remsburg Park. There are also 5 lots adjacent to the Middletown Manor subdivision that are accessed from Holter Road. Twenty-six lots are developed with single family homes on well and septic. Parcel 120, Lot 2 is undeveloped but under common ownership with a developed lot (Parcel 120, Lot 1). Parcel 162, Lot 1 is developed with a single family home and is on a private well but is connected to public sewer. These properties are not within the Town limits. The Town does not plan to annex these parcels or serve these parcels with water or sewer. The County zoning is Low Density Residential (R1) and the County land use designation is Low Density Residential (LDR). These parcels are recommended for removal from the County-designated growth area and a change in land use designation to Rural Residential (RR) since the LDR designation “is only applied within growth areas and where public water/sewer is available or planned” (LFMP, page 199).

Old National Pike area. There are 7 parcels on the south side of Old National Pike that are not in the Town of Middletown growth boundary. These properties are not within the Town limits. The Town does not plan to annex these parcels or serve these parcels with water or sewer.

- **Parcel 51, Lot 1B.** This parcel has a County land use designation of Low Density Residential and the County zoning is Agricultural (A). It is developed with a single family home and agricultural buildings served by well and septic. The parcel is recommended for removal from the County-designated growth area and a change in land use designation to Agricultural/Rural.
- **Parcel 45A; Parcel 51, Lot 1A; Parcel 81, Parcel 82, Parcel 85.** These parcels have a County land use designation of Low Density Residential (LDR) and the County zoning is Low Density Residential (R3). Parcel 45A; Parcel 51, Lot 1A; and Parcel 82 are developed with single family homes. Parcel 85 is a small apartment building. Parcel 81 is a business. All parcels are served by well and septic. The parcels are recommended for removal from the County-designated growth area.
- **Parcel 224.** This parcel has a County land use designation of Natural Resource and the County zoning is Resource Conservation. The property is currently used for agricultural purposes and is served by well and septic. No changes to the property’s growth boundary status or land use and zoning is proposed because the Town anticipates annexing the property.

Old Middletown Road/Burkittsville Road Area. There are 18 parcels in the vicinity of Old Middletown Road/Burkittsville Road that have been removed from the Town of Middletown growth boundary. These parcels have a variety of County land use, zoning, and water and sewer designations. The parcels are listed in numerical order in Table 2 but are grouped together by County land use and zoning designations in the following paragraphs.

- **Parcel 139, Lots 2A, 2B, and 3; and Parcel 116 (two parcels).** These five parcels are accessed from Old Middletown Road and have a County designation of Low Density Residential (LDR) and the County zoning is Low Density Residential (R1). These properties are not within the Town limits. The Town does not plan to annex these parcels or serve these parcels with water or sewer. One parcel associated with Parcel 116 is owned by the Town of Middletown and is a sewage pumping station. The remaining parcels are developed with a single family dwelling and served by well and septic. One parcel is unbuilt (Parcel 139, Lot 3) but is under common ownership with a developed property. These parcels are recommended for removal from the County-designated growth area and a change in land use designation to Rural Residential (RR).
- **Parcel 73; Parcel 110; and Parcel 210, Lot 1.** Parcel 73 and Parcel 110 are accessed from Old Middletown Road and Parcel 210, Lot 1 is accessed from MD-17/Burkittsville Road. They have a County designation of Low Density Residential (LDR) and the County zoning is Agricultural (A). These properties are not within the Town limits. The Town does not plan to annex these parcels or serve these parcels with water or sewer. All three parcels are developed with a single family detached dwelling and served by well and septic. These parcels are recommended for removal from the County-designated growth area and a change in land use designation to Agricultural/Rural (A).

- **Parcel 183, Lots 1 and 2; Parcel 78; Parcel 141, Lot 2; Parcel 184, Lot 1; Parcel 132, Lot 1; Parcel 26; Parcel 109.** Parcel 184, Lot 1 is accessed from MD-17/Burkittsville Road and all other parcels are accessed from Old Middletown Road. All parcels have a County designation of Agricultural/Rural (A) and the County zoning is Agricultural (A). These properties are not within the Town limits. The Town does not plan to annex these parcels or serve these parcels with water or sewer. All parcels are developed with a single-family home except for Parcel 184, Lot 1 (place of worship). All parcels are served by well and septic. These parcels are recommended for removal from the County-designated growth area.
- **Parcel 128; Parcel 128, Lot 1.** These two parcels are associated with 7331 Old Middletown Road. They have a County designation of High Density Residential (HDR) and the County zoning is Low Density Residential (R1). These properties are not within the Town limits. The Town does not plan to annex these parcels or serve these parcels with water or sewer. The property is developed with a single family home and served by well and septic. These parcels are recommended for removal from the County-designated growth area and a change in land use designation to Rural Residential (RR).

Table 2: Parcels in the County-Designated Growth Area, not in the Middletown Growth Area

Parcel	Lot	Acres	Existing Growth Area (GA) Status	Existing County Land Use	Existing Town Land Use	Existing County Zoning	Existing Town Zoning	Council Decision
Middletown Manor subdivision								
40	-	0.78	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
161	101	0.99	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
161	102	1.39	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
161	201	1.07	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
161	202	1.34	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
161	203	1.37	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	104	1.35	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	105	1.11	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	106	0.96	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	107	0.93	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	108	0.94	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential

Parcel	Lot	Acres	Existing Growth Area (GA) Status	Existing County Land Use	Existing Town Land Use	Existing County Zoning	Existing Town Zoning	Council Decision
174	109	1.10	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	110	1.27	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	111	1.00	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	112	0.91	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	113	0.91	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	114	0.93	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	204	1.38	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	206	1.42	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	207	0.95	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	209	1.14	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	210	1.07	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
174	208A	0.94	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential

Parcel	Lot	Acres	Existing Growth Area (GA) Status	Existing County Land Use	Existing Town Land Use	Existing County Zoning	Existing Town Zoning	Council Decision
Parcels adjacent to the Middletown Manor subdivision (fronting Holter Road)								
120	1	1.05	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
120	2	1.02	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
124	-	1.00	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
162	1	0.84	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
191	PC002	1.01	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
Old National Pike Area								
51	0001A	1.10	In County GA Not in Town GA	LDR	None	R3	None	Remove from County GA
51	0001B	3.90	In County GA Not in Town GA	LDR	None	A	None	Remove from County GA Change Land Use to Agricultural/Rural
81	-	0.11	In County GA Not in Town GA	LDR	None	R3	None	Remove from County GA
82	-	0.44	In County GA Not in Town GA	LDR	None	R3	None	Remove from County GA
85	-	0.26	In County GA Not in Town GA	LDR	None	R3	None	Remove from County GA
224	PC224	35.74	In County GA Not in Town GA	NR	NR (20YRS)	RC	None	No changes
0045A	-	0.29	In County GA Not in Town GA	LDR	None	R3	None	Remove from County GA
Old Middletown Road / Burkittsville Road Parcels								
26	-	14.23	In County GA Not in Town GA	A	Ag/Rural (20YRS)	A	None	Remove from County GA
73	PC00B	1.02	In County GA Not in Town GA	LDR	Ag/Rural (20YRS)	A	None	Remove from County GA Change Land Use to Agricultural/Rural
78	RP000	8.71	In County GA Not in Town GA	A	Ag/Rural (20YRS)	A	None	Remove from County GA
109	-	0.85	In County GA Not in Town GA	A	Ag/Rural (20YRS)	A	None	Remove from County GA
110	PC00A	1.03	In County GA Not in Town GA	LDR	Ag/Rural (20YRS)	A	None	Remove from County GA Change Land Use to Agricultural/Rural

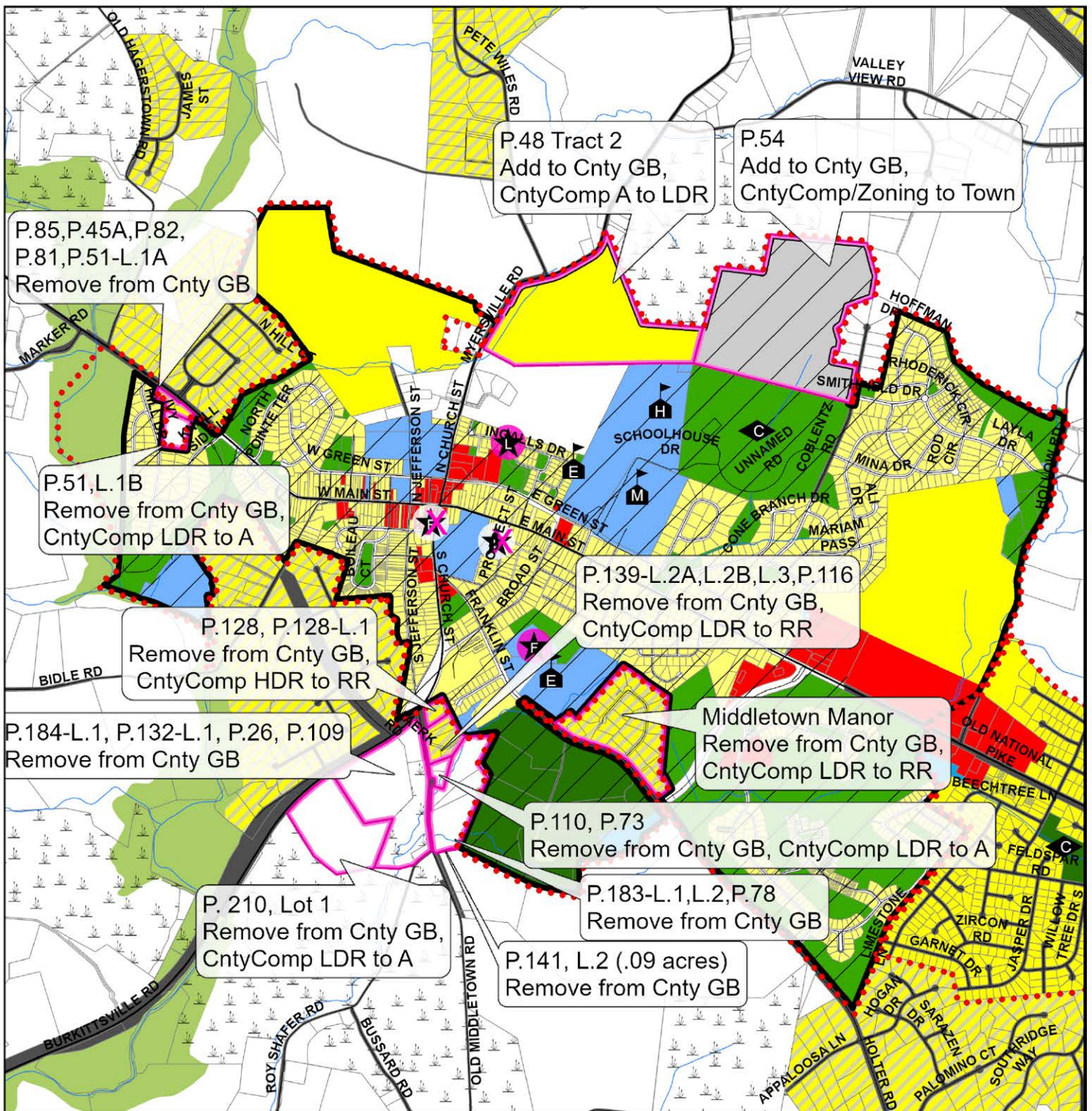
Parcel	Lot	Acres	Existing Growth Area (GA) Status	Existing County Land Use	Existing Town Land Use	Existing County Zoning	Existing Town Zoning	Council Decision
116	-	1.87	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
116	-	0.44	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
128	-	0.26	In County GA Not in Town GA	HDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
128	1	1.78	In County GA Not in Town GA	HDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
132	1	3.39	In County GA Not in Town GA	A	Ag/Rural (20YRS)	A	None	Remove from County GA
139	3	1.55	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
139	0002A	1.01	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
139	0002B	1.07	In County GA Not in Town GA	LDR	None	R1	None	Remove from County GA Change Land Use to Rural Residential
141	2	0.09	In County GA Not in Town GA	A	Ag/Rural (20YRS)	A	None	Remove from County GA
183	1	7.23	In County GA Not in Town GA	A	Ag/Rural (20YRS)	A	None	Remove from County GA
183	2	3.28	In County GA Not in Town GA	A	Ag/Rural (20YRS)	A	None	Remove from County GA
184	1	20.04	In County GA Not in Town GA	A	Ag/Rural (20YRS)	A	None	Remove from County GA
210	1	26.63	In County GA Not in Town GA	LDR	Ag/Rural (20YRS)	A	None	Remove from County GA Change Land Use to Agricultural/Rural

Parcels in the Middletown Growth Area / Not in the County-Designated Growth Area

Parcels that are in the Middletown Growth Area, but not in the County-designated growth area are identified in Table 3 and shown on Map 2 in green.

Parcels 103, Lots 1 and 2; Parcel 94; and Parcel 48, Lot 1 are north of the current Town limits and are located on the west side of MD-17/Myersville Road. They are all improved with single family homes served with well and septic. The parcels have a County land use designation of Agricultural/Rural (A) and the County zoning is Agricultural (A). The parcels have a Town land use designation of Low Density Residential (LDR).

Parcel 48, Tract 2 is also north of the current Town limits but is located on the east side of MD-17/Myersville Road. It is currently used for agricultural purposes. The parcel has a County land use designation of Agricultural/Rural (A) and the County zoning is Agricultural (A). The parcel has a Town land use designation of Low Density Residential (LDR). The parcel is recommended for addition to the County-designated growth area and change of County land use designation to Low Density Residential (LDR).



Map 3: Adopted Frederick County Comprehensive Plan

0 0.2 0.4 Miles

□ Town of Middletown

□ Town Growth Area

••• Proposed County Community Growth Area

□ Proposed Area of Change

Town Land Use Class

■ Commercial
 ■ Institutional
 ■ Open Space
 ■ Residential

County Land Use Class

■ Agricultural / Rural
 ■ Natural Resource
 ■ Public Parkland / Open Space
 ■ Rural Residential
 ■ Low Density Residential
 ■ Medium Density Residential
 ■ High Density Residential
 ■ General Commercial
 ■ Institutional

Community Facilities

■ Elementary School, Existing
 ■ Middle School, Existing
 ■ High School, Existing
 ■ Community Park, Existing
 ■ Ag Preservation Easement

Proposed Community Facilities Changes

★ Fire Station, Existing to Remove
 ★ Fire Station, Proposed to Existing
 ★ Library, Existing to Remove
 ★ Library, Proposed to Existing

Table 3: Parcels in the Middletown Growth Area, not in the County-Designated Growth Area

Parcel	Lot	Acres	Existing Growth Area (GA) Status	Existing County Land Use	Existing Town Land Use	Existing County Zoning	Existing Town Zoning	Council Decision
48	1	1.00	In Town GA Not in County GA	A	LDR (20YRS)	A	N/A	No change
48	TRC02	70.07	In Town GA Not in County GA	A	LDR (20YRS)	A	N/A	Add to County GA Change Land Use to Low Density Residential
94	0	0.61	In Town GA Not in County GA	A	LDR (20YRS)	A	N/A	No change
103	1	2.30	In Town GA Not in County GA	A	LDR (20YRS)	A	N/A	No change
103	2	2.30	In Town GA Not in County GA	A	LDR (20YRS)	A	N/A	No change

LIVABLE FREDERICK COMPREHENSIVE PLAN FACILITY LOCATIONS

The Livable Frederick Comprehensive Plan Map shows a proposed and an existing library facility within Middletown. The new library, located on East Green Street and west of Middletown Elementary School opened in May 2024. It was announced in June 2024 that the former library, located on Prospect Street, will be repurposed into a senior/active adult community center slated to open Fall 2024. The map also shows a proposed and existing fire station within Middletown. The new fire station located on Franklin Street, west of the Middletown Primary School, opened in 2018 and replaced the fire station on South Church Street. The former fire station has been adaptively reused into a distillery.

As shown on Map 3, the status of the new library should be updated from proposed to existing on the Livable Frederick Comprehensive Plan Map and the former library should be removed. Similarly, the proposed fire station should be updated from proposed to existing and the former fire station removed.

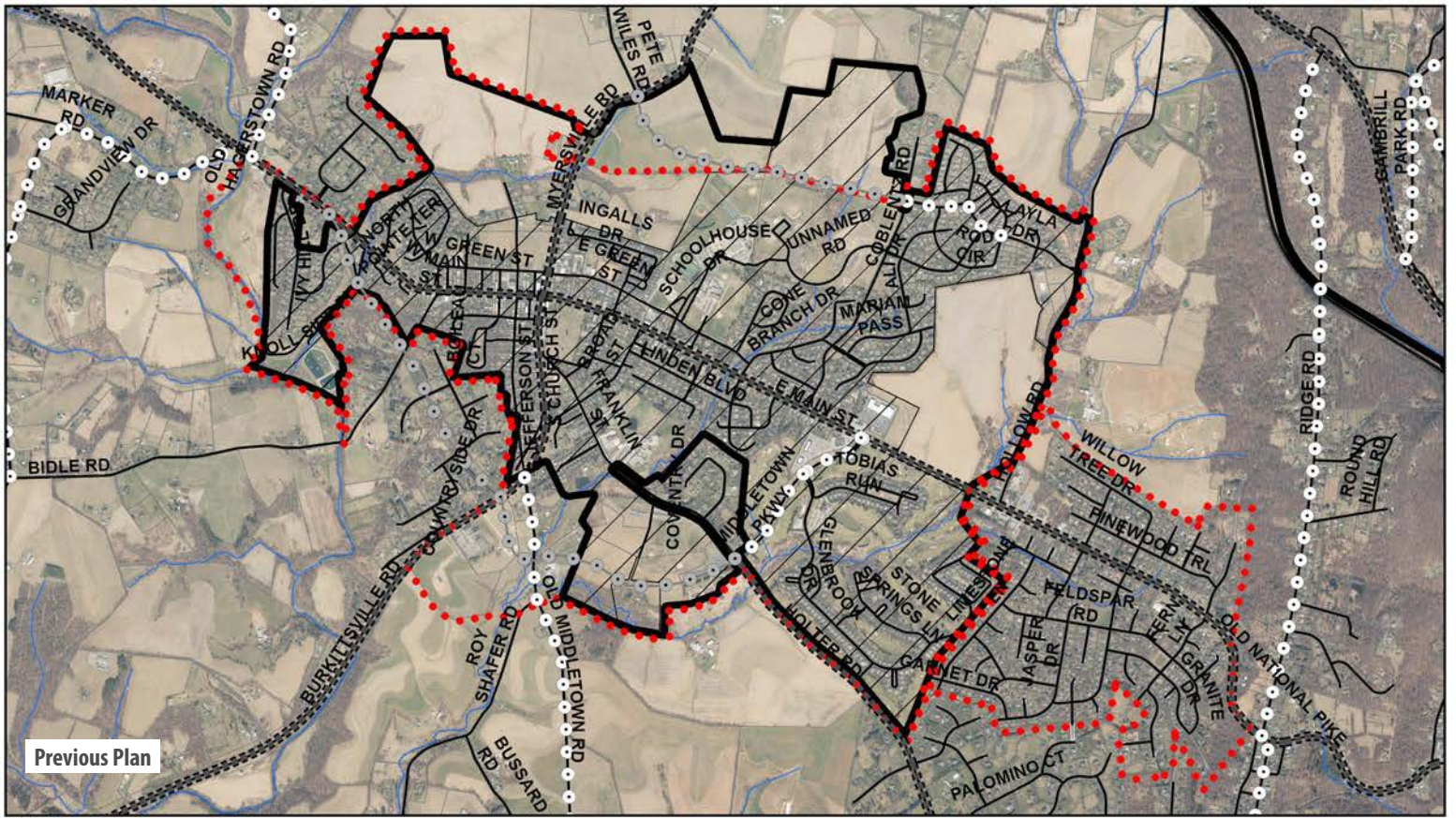
TRANSPORTATION ALIGNMENTS

The Livable Frederick Comprehensive Plan Map identifies existing transportation infrastructure in the Middletown area. There are two proposed connections. The first is an east-west connection north of town which would connect Coblenz Road with MD-17/Myersville Road. The second is an extension of Middletown Parkway west through Remsberg Park to Old Middletown Road, and then northwest Burkittsville Road, Walnut Street, and finally West Main Street.

The 2023 Middletown Comprehensive Plan (Map 5-4) includes these connections in the future transportation map. However, the east-west connection extends further west to Old Hagerstown Road and beyond. The Middletown Comprehensive Plan has an additional connection not on the Livable Frederick Comprehensive Plan Map which is a parallel north-south Hollow Road. At one time, an interchange with I-70 at Hollow Road was studied. The status or location of a future interchange is not known however, Hollow Road has limited right-of-way for additional safety or capacity improvements. The Town has secured right-of-way dedications for the parallel Hollow Road as part of the Foxfield development.

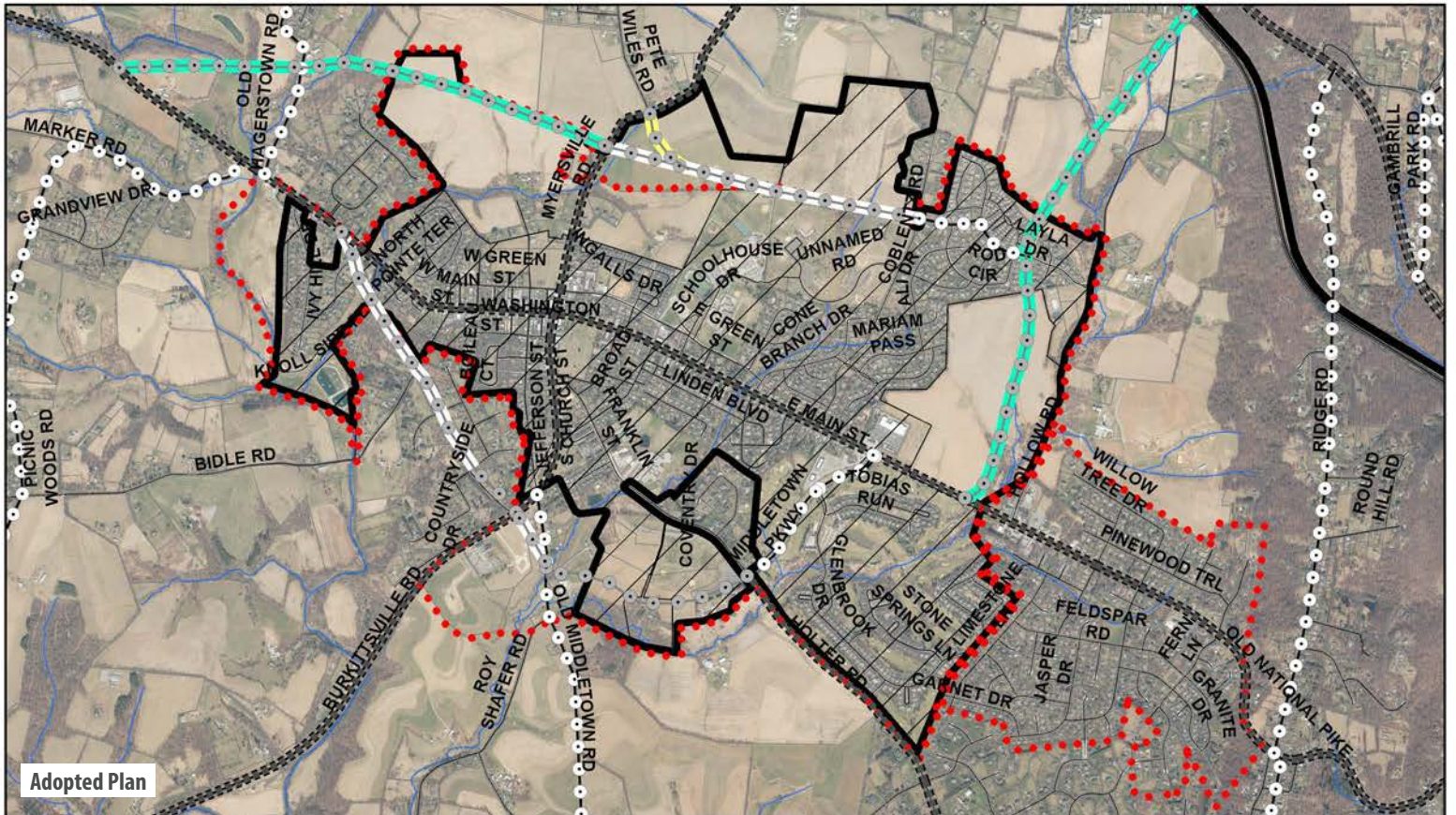
To be consistent with the adopted 2023 Middletown comprehensive plan, the following changes are proposed (see Map 3 for the Comprehensive Plan Map and Map 4 for detailed changes to the highway plan map):

1. Extend the east-west collector connection from Coblenz Road to Myersville Road to extend west to Old Hagerstown Road.
2. Depict the north-south parallel Hollow Road collector, from Old National Pike up to I-70.



Previous Plan

- Freeway / Expressway, Existing
- Minor Arterial, Existing
- Collector, Existing
- Collector, Proposed
- Town of Middletown
- Town Growth Area w/ Remsberg Park
- County Community Growth Area

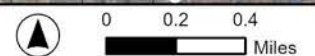


Adopted Plan

Map 4: Frederick County Previous and Adopted Highway Plan

- Delete
- New/Add
- Move

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet

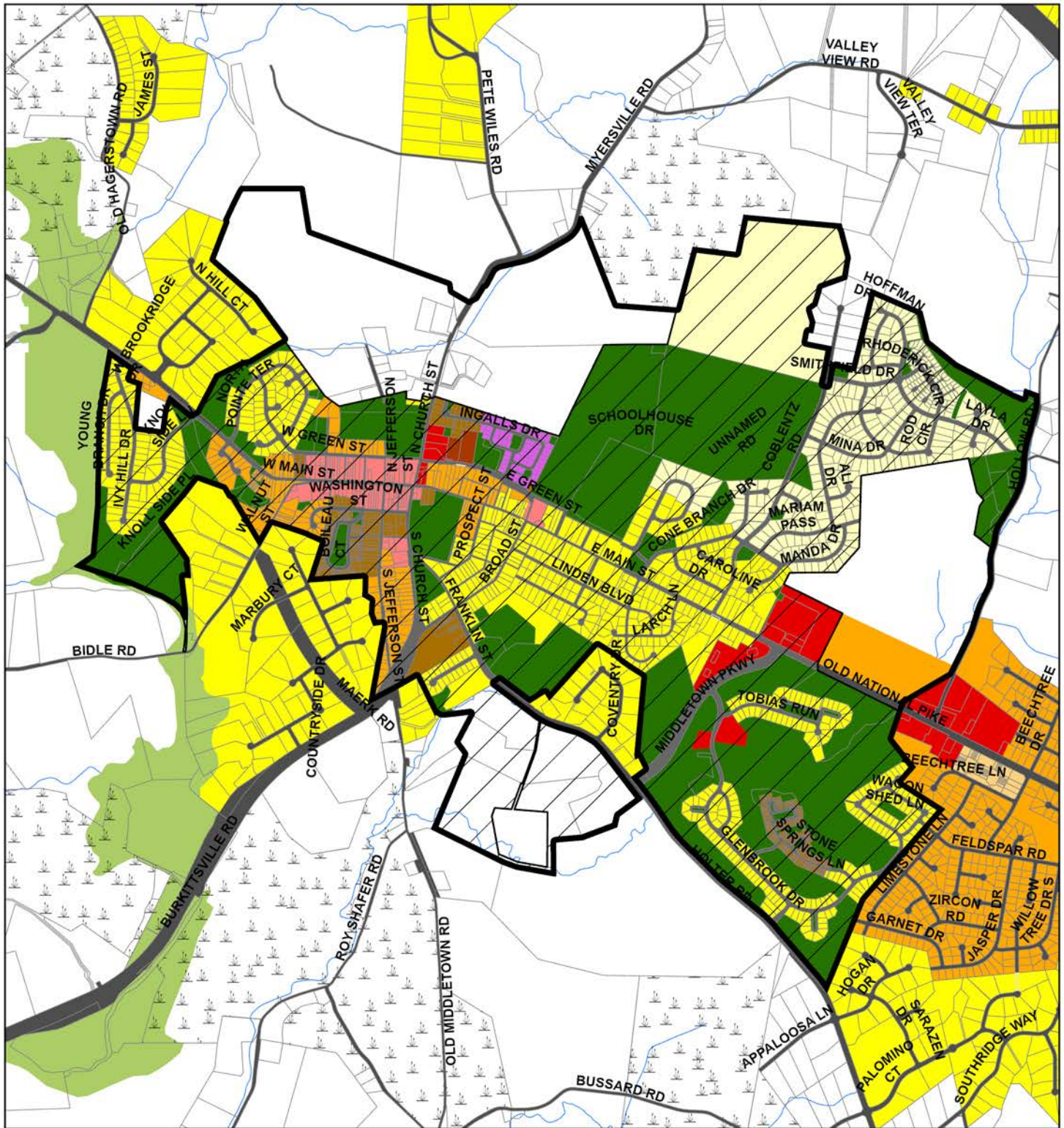


While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. Printed 2/4/2025, MapID: 00513/MXD/Middletown

SUMMARY

The recommended changes to the Livable Frederick Comprehensive Plan Map, as shown on Map 4, are as follows:

1. Addition of parcels 48 (Tract 2) and 54 to the County-designated growth area.
2. Removal of parcels 26, 40, 45A, 51 (Lots 1A and 1B), 73 (Lot PC00B), 78 (Lot RP000), 81, 82, 85, 109, 110 (Lot PC00A), 116 (two parcels), 141 (Lot 2), 120 (Lots 1 and 2), 124, 128, 128 (Lot 1), 132 (Lot 1), 139 (Lots 2A, 2B, 3), 161 (Lots 101, 102, 201, 202, 203), 162 (Lot 1), 174 (Lots 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 204, 206, 207, 209, 210, 208A), 183 (Lots 1 and 2), 184 (Lot 1), 191 (Lot PC002), and 210 (Lot 1) from the County-designated growth area.
3. Change in the land use designation of parcels 51 (Lot 1B), 73 (PC00B), 110 (PC00A), and 210 (Lot 1) to Agricultural/Rural.
4. Change in the land use designation of parcels 40, 116 (two parcels), 120 (Lots 1 and 2), 124, 128, 128 (Lot 1), 139 (Lots 2A, 2B, 3), 161 (Lots 101, 102, 201, 202, 203), 162 (Lot 1), 174 (Lots 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 204, 206, 207, 209, 210, 208A), and 191 (Lot PC002) to Rural Residential.
5. Change in the land use designation of parcel 48 (Tract 2) to Low Density Residential.
6. Change in the designation of the Middletown library from proposed to existing and remove the previous existing symbol.
7. Change in the designation of the Middletown fire station from proposed to existing and remove the previous existing symbol.
8. Extend the east-west collector connection from Coblenz Road to Myersville Road to extend west to Old Hagerstown Road.
9. Depict the north-south parallel Hollow Road collector, from Old National Pike up to I-70.



Map 5: Frederick County and Town of Middletown Zoning

Town Zoning

- Open Space
- Low Density Residential (R1)
- Low Density Residential (R20)
- Medium Density Residential (R2)
- High Density Residential (R3)
- R-3/Neo-Traditional Residential
- Town Commercial
- General Commercial
- Service Commercial/Light Manufacturing

County Zoning

- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential
- R8 – Middle Density Residential
- GC – General Commercial

Ag Preservation Easement

Town of Middletown

Town Growth Area

0 0.2 0.4 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 2/4/2025, MapID: 00513\MXD\Middletown



Zoning Map Reconciliation

Zoning has been reviewed for consistency with existing and proposed land use designations. No zoning changes are recommended with this amendment. Current zoning is shown on Map 5.

For the annexed Parcel 54, Middletown zoning has replaced County zoning. For parcels being added to the growth area, zoning would be changed to a Town designation with annexation.

Priority Funding Area Map Reconciliation

The Priority Funding Area (PFA) map has been reviewed. The Maryland General Assembly passed the Neighborhood Conservation and Smart Growth initiatives (Smart Growth Act) in 1997, which includes the designation of PFAs – a mechanism to guide where State funding, for both capital projects and programs, will be targeted. PFAs are not a planning tool used by the local jurisdictions to identify appropriate growth areas. The designation of PFAs by a local jurisdiction follows a designation or revision of growth areas and the subsequent application of zoning and water/sewer service classifications.

As the Town of Middletown annexes parcels, it will determine whether the parcels should be included in the municipal PFA based on their Comprehensive Plan and the State criteria.

Parcels in the County PFA that are being removed from the growth area will no longer be eligible for the PFA. This is because a growth area is one of the defining characteristic of PFA eligibility. These are parcels 26, 40, 45A, 51 (Lots 1A and 1B), 73 (Lot PC00B), 78 (Lot RP000), 81, 82, 85, 109, 110 (Lot PC00A), 116 (two parcels), 141 (Lot 2), 120 (Lots 1 and 2), 124, 128, 128 (Lot 1), 132 (Lot 1), 139 (Lots 2A, 2B, 3), 161 (Lots 101, 102, 201, 202, 203), 162 (Lot 1), 174 (Lots 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 204, 206, 207, 209, 210, 208A), 183 (Lots 1 and 2), 184 (Lot 1), 191 (Lot PC002), and 210 (Lot 1).

Water and Sewer Designation Update

A review of water and sewer designations within Middletown and its growth area has been completed. Numerous changes will be included in the 2024 Triennial Update of the County Water and Sewerage Plan, which is subject to a review and approval process separate from this comprehensive plan amendment. Changes include correcting the designation of properties that are not connected to Middletown water and/or sewer and changing to 'No Planned Service' numerous parcels that are no longer in the growth area designated by Middletown in their 2023 *Comprehensive Plan*.



**RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND
RESOLUTION NO. 25-02**

Re: Adoption of the 2024 Middletown Comprehensive Plan Reconciliation

RECITALS

WHEREAS, Maryland 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 2024 Middletown Comprehensive Plan Reconciliation (“Plan”) on November 13, 2024; and

WHEREAS, the County Council, after providing the required public notice, conducted public hearings on January 7 and January 14, 2025, concerning the Plan; 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 County Council, and the County Council conducted this review in sessions open to the public; and

WHEREAS, Maryland Code Ann., Land Use Article, § 3-204 provides that the County Council may approve, modify, remand or disapprove the whole or part of the Plan received from the Planning Commission; and

WHEREAS, as a result of the various public hearings, comments and correspondence received on this matter, the County Council approved the Planning Commission’s recommended Plan, with 1 amendment, on January 21, 2025; and

WHEREAS, the County Council finds that the Plan was made in accordance with the Land Use Article of the Maryland Code with the general purpose of guiding and accomplishing the coordinated

and harmonious development of the unincorporated area around the Town of Middletown, and will accommodate present and future needs, promote the health, safety, order, convenience, prosperity and general welfare of the County and its citizens.

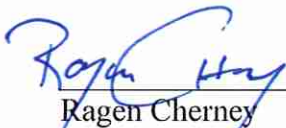
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND, that the Planning Commission-certified 2024 Middletown Comprehensive Plan Reconciliation, with 1 amendment approved by the County Council, is hereby approved and adopted.

AND BE IT FURTHER RESOLVED that this Resolution shall take effect on February 4, 2025.

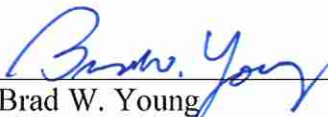
The undersigned hereby certifies that this Resolution was approved and adopted on the 4th day of February, 2025.


ATTEST:

FREDERICK COUNTY COUNCIL



Ragen Cherney
Council Chief of Staff

By: 

Brad W. Young
President 





Division of
Planning and Permitting

Livable Frederick Planning and Design Office

Frederick County
Government *Maryland*