



# 2024 MYERSVILLE 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

## MYERSVILLE COMPREHENSIVE PLAN RECONCILIATION

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

### ADOPTED PLAN

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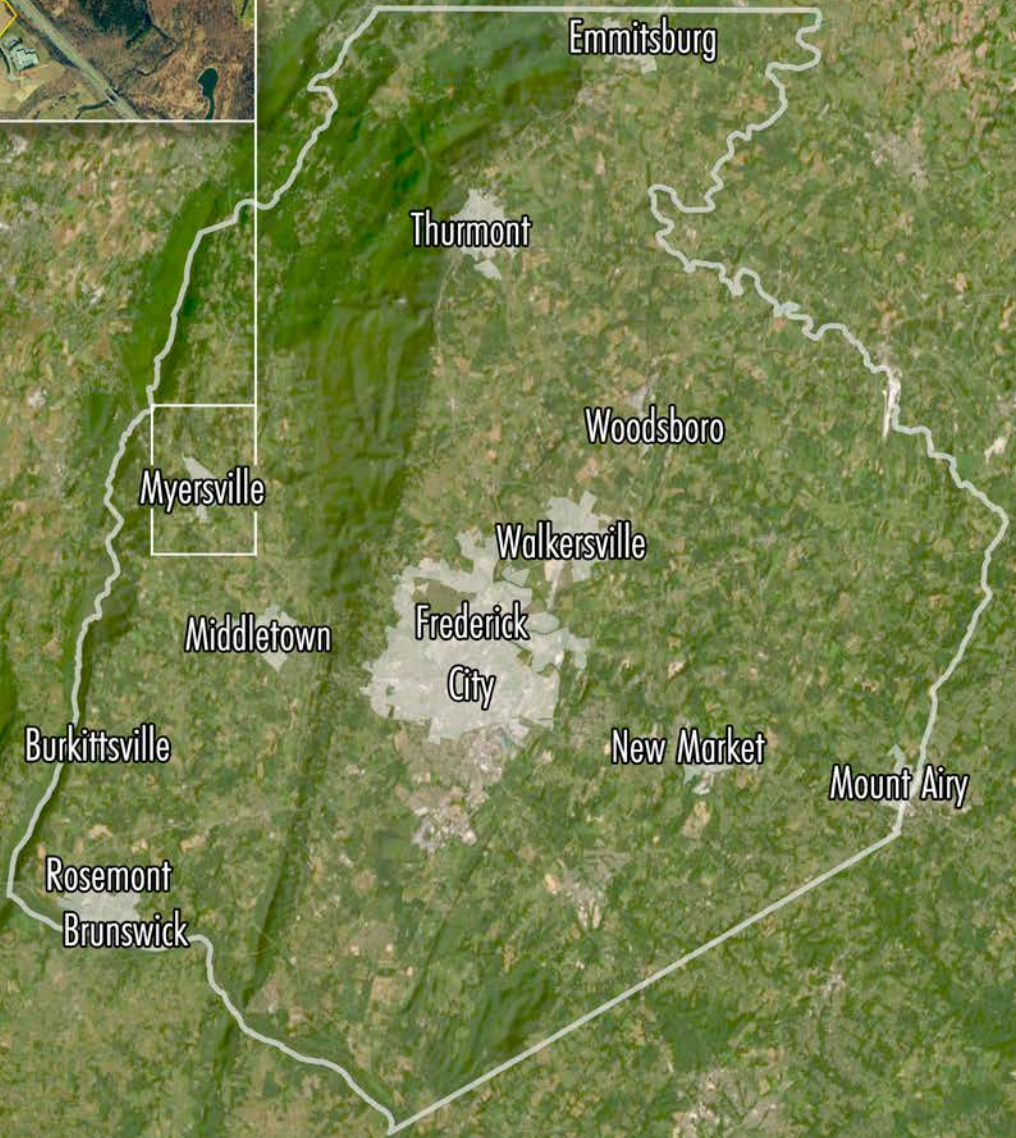
# Contents

<b>Introduction</b>	<b>3</b>
<i>Livable Frederick Master Plan – A Vision of Collaboration</i>	5
Initiative: Collaboration and Coordination	5
MAP 01: Town of Myersville	6
<b>Comprehensive Plan Map Reconciliation</b>	<b>7</b>
<i>Growth Area Boundary and Land Use Designations</i>	7
Parcels in Myersville / Not in the County-Designated Growth Area	7
Table 1. Parcels in Myersville, not in the County-Designated Growth Area	7
Parcels in the County-Designated Growth Area / Not in the Myersville Growth Area	9
MAP 02: Growth Areas - Frederick County and Town of Myersville Growth Areas	8
Table 2. Parcels in the County-Designated Growth Area, not in the Myersville Growth Area	9
Parcels in the Myersville Growth Area / Not in the County-Designated Growth Area	9
Table 3. Parcels in the Myersville Growth Area, not in the County-Designated Growth Area	11
<i>Livable Frederick Comprehensive Plan Facility Locations</i>	11
MAP 03: County Comprehensive Plan	12
<i>Transportation Alignments</i>	13
<i>Summary</i>	13
MAP 04: Frederick County and Town of Myersville Zoning	14
<b>Zoning Map Reconciliation</b>	<b>15</b>
<b>Priority Funding Area Map Reconciliation</b>	<b>15</b>
<b>Water and Sewer Designation Update</b>	<b>16</b>
<b>Resolution for Adoption</b>	<b>17</b>

*image: Aerial View of Myersville*









# Introduction

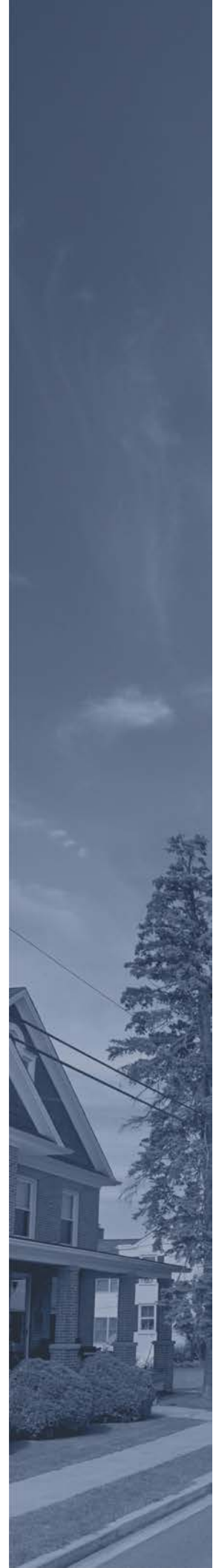
Myersville is located in western Frederick County on a ridge in the foothills of South Mountain. The town is 14 miles south of the Mason-Dixon Line and seven (7) miles west of the City of Frederick. Interstate 70 (I-70) passes through the Town from southeast to northwest and Maryland Route 17 runs north and south through the Town's center. Catoctin Creek traverses the eastern boundary of the Town, flowing 22 miles south to the Potomac River.

The community of Myersville dates to the mid-1700's when businesses were established to provide services to the surrounding rural area. For much of its history, the population of Myersville numbered in the hundreds. During the 1990's, the Town experienced a considerable increase in residents, with the population growing by 200% to 1,382 residents. Since then, the population has continued to grow at a more moderate pace. In 2022, the population of Myersville was 1,866 persons and the total number of housing units was 612.

The Town's first comprehensive plan was completed in 1966 and was followed by adoption of its first zoning ordinance, also in 1966, and subdivision regulations in 1967. The most recent comprehensive plan was adopted in 2023 and includes goals focusing on the preservation of Myersville's small-town character, history and historical landmarks, and water resources. Additional goals include protecting environmentally-sensitive areas, ensuring the provision of adequate public facilities, implementing smart and sustainable growth practices, and improving pedestrian connectivity.

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 Town of Myersville 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.

As an amendment to the Livable Frederick Comprehensive Plan, the Myersville 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."*

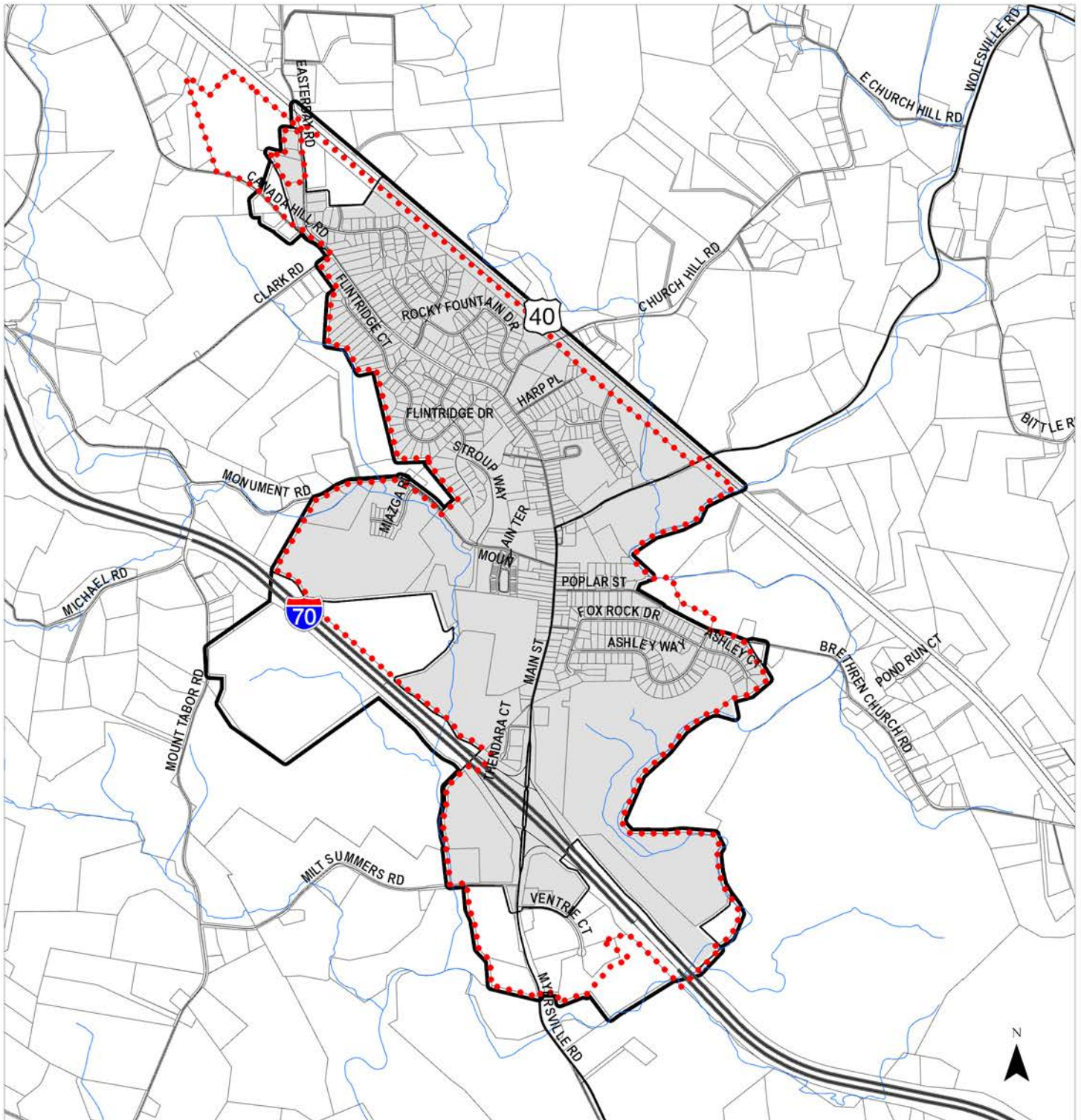
*"5) Maintain consistency between municipal comprehensive plans and the County's Comprehensive Plan."*

*"7) Initiate a review and update of the county portion of Growth Areas around municipalities concurrent with the respective municipal comprehensive plan update."*

This Comprehensive Plan Reconciliation for Myersville 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. Town of Myersville staff partnered with County staff in this effort. Town staff shared their knowledge of individual properties to be considered through the reconciliation process, as well as their plans for extension of water and sewer utilities. Future land needs to accommodate a growing Myersville population, including parkland and open space, were also reviewed and discussed. The recommended changes contained herein reflect this collaborative process.

*image: Aerial View of Myersville Looking North*

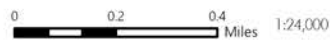




MAP 01: TOWN OF MYERSVILLE

- Town of Myersville
- Town of Myersville Growth Area
- County Community Growth Area

Frederick County, Maryland



Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet

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# Comprehensive Plan Map Reconciliation

## Growth Area Boundary and Land Use Designations

Myersville’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 balance its needs for additional land with the impacts of future growth on municipal facilities and services. In certain cases, properties that were previously in the Myersville growth area have been removed because of the difficulty and expense associated with extending municipal utilities to these properties. The Myersville growth area in the adopted 2023 Comprehensive Plan is approximately 337.1 acres in size and contains 19 parcels.

The County’s Livable Frederick Comprehensive Plan also includes a Myersville 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 Myersville growth area and the County-designated growth area for the Town can be sorted into three categories:

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

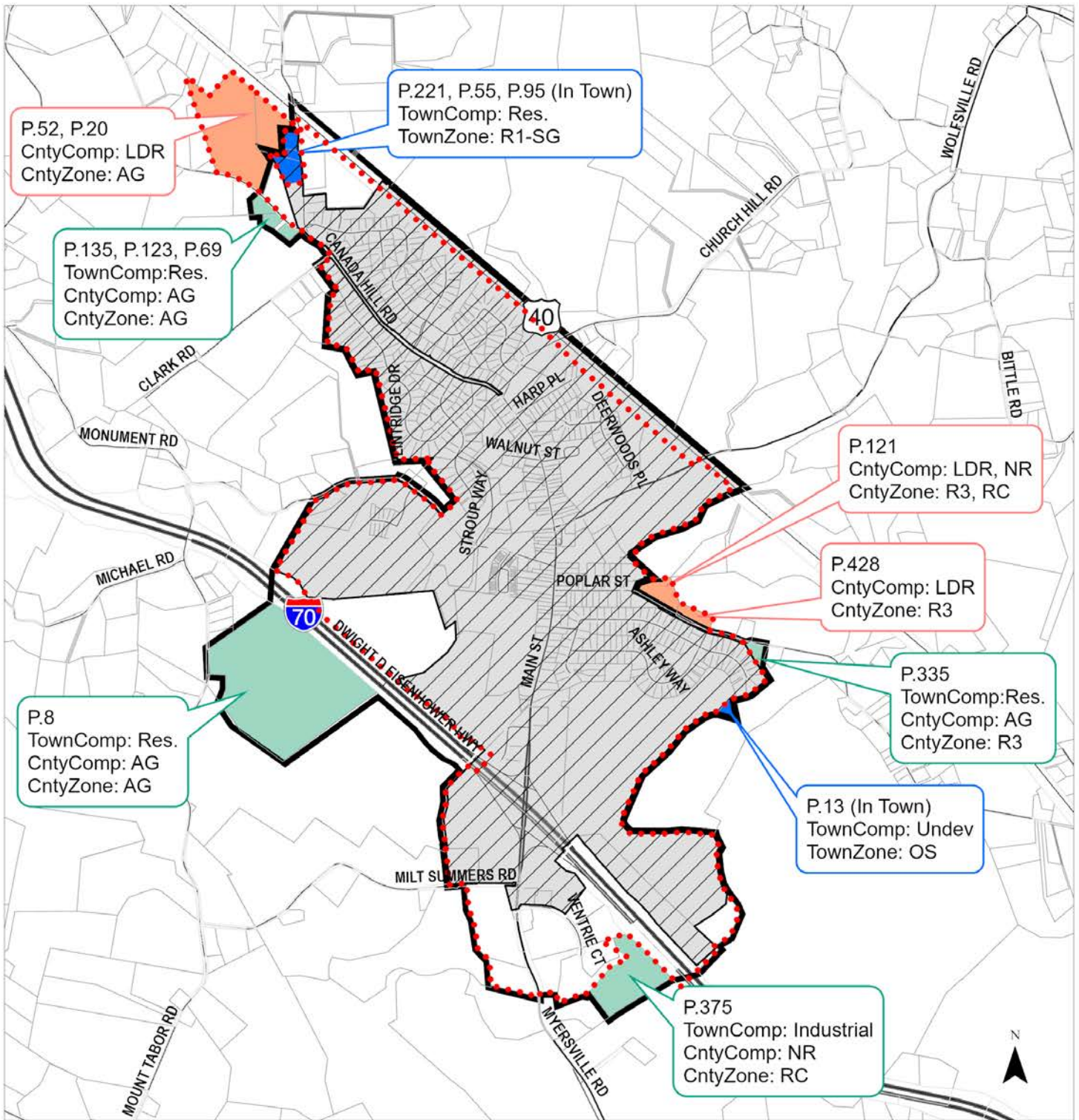
### Parcels in Myersville / Not in the County-Designated Growth Area

Parcels that have been annexed into Myersville but that are not in the County-designated growth area are identified in Table 1 and shown on Map 2 in blue. These parcels have Town land use and zoning designations. They are shown in gray on the current County land use and zoning maps, like all properties within municipal limits. These parcels are recommended for addition to the County-designated growth area.

**Table 1. Parcels in Myersville, not in the County-Designated Growth Area**

Parcel	Acres	Existing Growth Area (GA) Status	Existing County Land Use	Existing Town Land Use	Existing County Zoning	Existing Town Zoning	Council Decision
221	1.17	In Town Not in County GA	N/A	Residential	N/A	R1-SG	Add to County GA
55	0.629	In Town Not in County GA	N/A	Residential	N/A	R1-SG	Add to County GA
95	2.701	In Town Not in County GA	N/A	Residential	N/A	R1-SG	Add to County GA
13	0.623	In Town Not in County GA	N/A	Undeveloped	N/A	OS	Add to County GA





**MAP 02: GROWTH AREAS - FREDERICK COUNTY AND TOWN OF MYERSVILLE GROWTH AREAS**

**Frederick County, Maryland**



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 Project 513

- Town of Myersville
- Town of Myersville Growth Area
- County Community Growth Area
- Parcels in Myersville, not in the County-Designated Growth Area
- Parcels in the County-Designated Growth Area, not in the Myersville Growth Area
- Parcels in the Myersville Growth Area, not in the County-Designated Growth Area

**Parcels in the County-Designated Growth Area / Not in the Myersville Growth Area**

Parcels that are in the County-designated growth area, but not in the Myersville growth area are identified in Table 2 and shown on Map 2 in orange. Parcels 52 and 20 are located on Route 40, northwest of the Myersville municipal boundary, and are unimproved. The Town does not plan to annex these parcels or serve these parcels with water or sewer. The topography in this area makes extension of public water and sewer service cost prohibitive. While the County zoning is Agricultural (A), the County land use designation is Low Density Residential (LDR), the application of which often precedes application of R1 or R3 zoning.

Likewise, Myersville does not plan to annex Parcels 121 and 428. These parcels are each improved with a single-family home (built in 2004 and 1989) served by well and septic. The homes are accessed from Brethren Church Road. Parcel 121 has a Low Density Residential (LDR) land use designation and R3 zoning nearest Brethren Church Road, and a Natural Resource (NR) land use designation and Resource Conservation (RC) zoning further north along a stream corridor. Parcel 428 has a Low Density Residential (LDR) land use designation and R3 zoning. These parcels are recommended for removal from the County-designated growth area.

**Table 2. Parcels in the County-Designated Growth Area, not in the Myersville Growth Area**

Parcel	Acres	Existing Growth Area (GA) Status	Existing County Land Use	Existing Town Land Use	Existing County Zoning	Existing Town Zoning	Council Decision
52	25.359	In County GA Not in Town GA	LDR	N/A	A	N/A	No change
20	6.88	In County GA Not in Town GA	LDR	N/A	A	N/A	No change
121	4.424	In County GA Not in Town GA	LDR, NR	N/A	R3, RC	N/A	Remove from County GA
428	2.162	In County GA Not in Town GA	LDR	N/A	R3	N/A	Remove from County GA

**Parcels in the Myersville Growth Area / Not in the County-Designated Growth Area**

Parcels that are in the Myersville growth area, but not in the County-designated growth area are identified in Table 3 and shown on Map 2 in green. Parcels 135, 123, and 69 are located on Canada Hill Drive in the northwest area of the town. They are improved with single-family homes that were built between 1962 and 1975 and are served with public water. The parcels have a Town land use designation of Residential.

Parcel 335 is improved with a single-family home that was built in 1972 and is served by well and septic. It is accessed from Brethren Church Road. It has a town land use designation of Residential. The County zoning is R3; however, the County land use designation is Agricultural/Rural. This parcel is recommended for addition to the County-designated growth area and change of County land use designation to Low Density Residential (LDR).







Parcel 8 is split by I-70, with the southern portion of the property in the County-designated Priority Preservation Area and, therefore, not in the County-designated growth area. The property owner could elect to develop the area of the property on the north side of I-70 and fulfill the associated forest conservation requirements on the south side of I-70. No change is recommended.

Parcel 375, Lots 1-Q and 1-P, are accessed from Ventrie Court and have split land use and zoning designations of Limited Industrial/Natural Resource and Limited Industrial/Resource Conservation. The Town growth area boundary follows the parcel boundary. The County growth area boundary follows the land use and zoning designations, with the Natural Resource/Resource Conservation area excluded from the growth area. Addition of this portion of the parcel to the County-designated growth area is recommended so the entire parcel is located within the growth area.

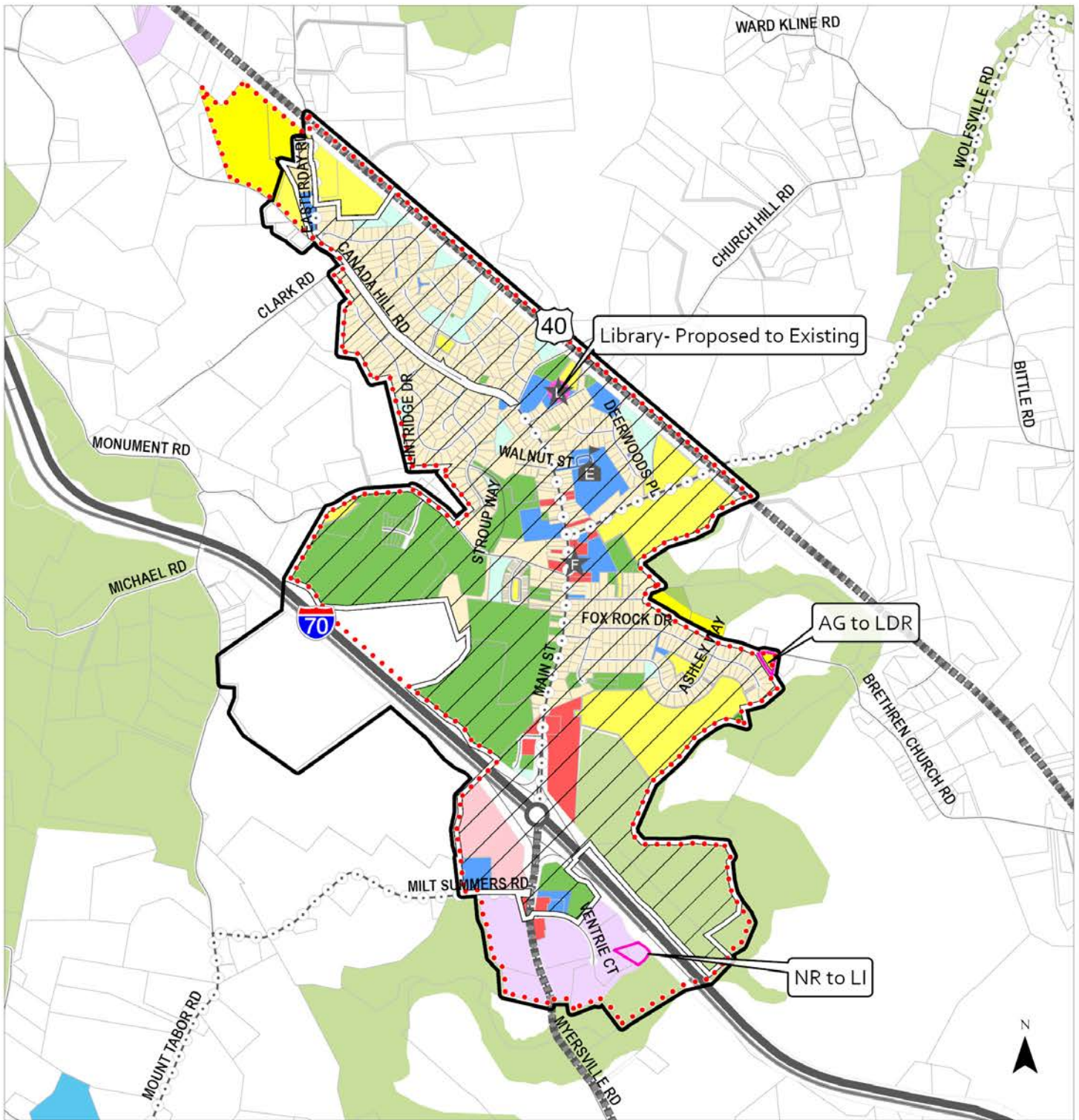
**Table 3. Parcels in the Myersville Growth Area, not in the County-Designated Growth Area**

Parcel	Acres	Existing Growth Area (GA) Status	Existing County Land Use	Existing Town Land Use	Existing County Zoning	Existing Town Zoning	Council Decision
135	1.221	In Town GA Not in County GA	Ag/Rural	Residential	A	N/A	No change
123	0.932	In Town GA Not in County GA	Ag/Rural	Residential	A	N/A	No change
69	0.865	In Town GA Not in County GA	Ag/Rural	Residential	A	N/A	No change
335	1.004	In Town GA Not in County GA	Ag/Rural	Residential	R3	N/A	Add to County GA Change land use to LDR
8	66.436	In Town GA Not in County GA	Ag/Rural	Residential	A	N/A	No change
375	14.254	In Town GA Not in County GA	NR	Industrial	RC	N/A	Add to County GA Change 1.901-acre NR area to LI

## Livable Frederick Comprehensive Plan Facility Locations

The Livable Frederick Comprehensive Plan Map shows a proposed library facility within Myersville. Construction of this facility was completed in 2019. The library was erected on the site of the former Myersville Elementary School and Town Hall building. The elementary school and fire station, home to the Myersville Volunteer Fire Company, are already depicted as existing facilities on the map. As shown on Map 3, the status of the library should be updated from proposed to existing on the Livable Frederick Comprehensive Plan Map.





MAP 03: COUNTY COMPREHENSIVE PLAN

Frederick County, Maryland

0 0.2 0.4 Miles 1:24,000

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet

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Project 513

Myersville Comp Plan Designation

- Commercial [Red Box]
- Institutional [Blue Box]
- Industrial [Pink Box]
- Undeveloped [Green Box]
- Residential [Orange Box]
- Recreational [Yellow Box]
- SWM [Light Blue Box]

County Comp Plan Designation

- Agricultural / Rural [Light Green Box]
- Natural Resource [Dark Green Box]
- Low Density Residential [Yellow Box]
- Village Center [Red and White Striped Box]
- General Commercial [Red Box]
- Limited Industrial [Purple Box]
- Institutional [Blue Box]

Town of Myersville [Grey Box]

- Town of Myersville Growth Area [Black Outline]
- Proposed County Community Growth Area [Red Dotted Line]
- Proposed Area of Change [Pink Outline]

## Transportation Alignments

The Livable Frederick Comprehensive Plan Map identifies existing transportation infrastructure in the Myersville area. No proposed infrastructure is identified. The Map continues to be accurate and consistent with the adopted 2023 Myersville comprehensive plan. No changes are recommended.

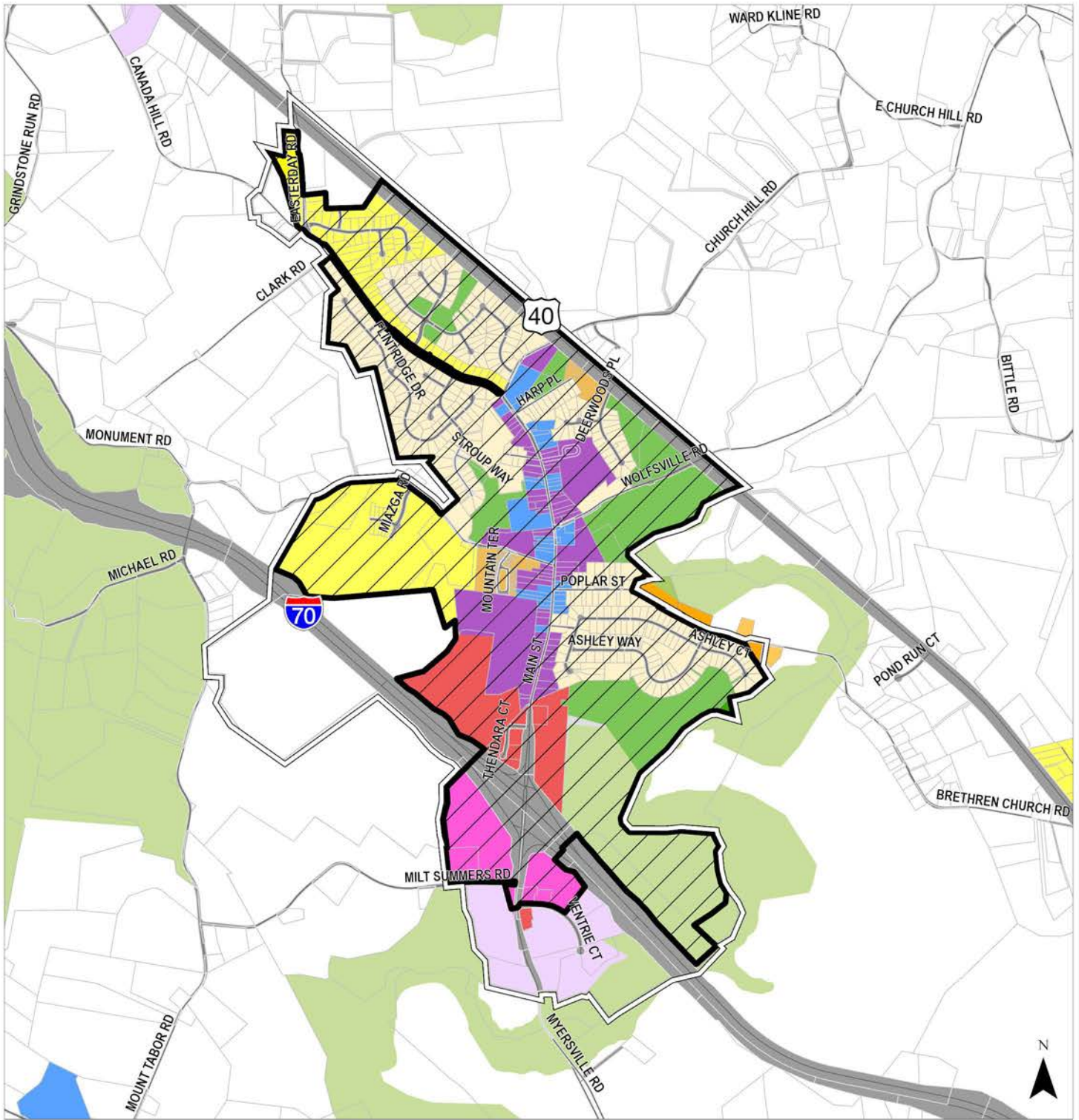
## Summary

The recommended changes to the Livable Frederick Comprehensive Plan Map, as shown on Map 3, are as follows:

1. Addition of parcels 221, 55, 95, 13, 335, and 375 (NR/RC area) to the County-designated growth area.
2. Removal of parcels 121 and 428 from the County-designated growth area.
3. Change in the land use designation of parcel 335 to Low Density Residential.
4. Change in the land use designation of 1.901-acres of parcel 375 from NR to LI.
5. Change in the designation of the Myersville library from proposed to existing.

*image: Doubs Meadow Park*





## MAP 04: FREDERICK COUNTY AND TOWN OF MYERSVILLE ZONING








Frederick County, Maryland









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Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet

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Project 513

Town of Myersville Growth Area   
Town of Myersville 

County Zoning Districts  
 A - Agricultural   
 RC - Resource Conservation   
 R1 - Low Density Residential   
 R3 - Low Density Residential   
 GC - General Commercial   
 LI - Limited Industrial   
 Ie - Institutional 

Town Zoning Districts  
 R1 - Low Density Residential   
 R1-SG - Single Family Smart Growth Residential   
 R2 - Multi-Family Residential   
 HTC - Historic Town Center   
 VI - Village Industrial   
 VC - Village Center   
 GC - General Commercial   
 OS - Open Space 

# 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 4.

For the parcels that have been annexed, Myersville zoning has replaced County zoning.

For parcels 52 and 20, recommended for removal from the County-designated growth area, a land use designation of Agricultural/Rural is recommended. Myersville does not plan to annex these parcels or serve these parcels with water or sewer. The zoning designation is already Agricultural. Parcels 121 and 428, also recommended for removal from the County-designated growth area, have a Low Density Residential (LDR) land use designation and R3 zoning. The zoning is consistent with the land use designation. No change is warranted.

A land use designation change from Agricultural/Rural to Low Density Residential is recommended for parcels 135, 123, 69, and 335. All four parcels are improved with single-family detached homes. These parcels are located in the growth area designated by Myersville. Zoning would be changed to a Town designation with annexation.

# Priority Funding Area Map Reconciliation

The Priority Funding Area (PFA) map has been reviewed and no changes are recommended with this amendment. As the Town of Myersville annexes parcels, it will determine whether the parcels should be included in the municipal PFA based on their Comprehensive Plan and the State criteria. The criteria are such that there are no areas of County PFA that are impacted by the amendments recommended herein.

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

Municipalities that existed as of January 1, 1997 were designated as PFA's regardless of the availability of public water and sewer. There was also no minimum density threshold for residential development; however, for annexations occurring after January 1997 a minimum permitted density of 3.5 dwellings/acre is required for inclusion in the PFA.

In the unincorporated areas of the County that were not developed as of January 1997, PFA designation requires that the parcel be located within a County-designated growth area, within a planned 10-year water/sewer service area, and – if residential – have a minimum permitted density of 3.5 du/acre.



# Water and Sewer Designation Update

A review of water and sewer designations within Myersville 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 designating properties that have connected to Myersville water and/or sewer to W1 and/or S1 and changing to 'No Planned Service' numerous open space, park, and stormwater management parcels, as well as parcels that are no longer in the growth area designated by Myersville in their 2023 Comprehensive Plan.







MYERSVILLE

150

**RESOLUTION OF THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND**  
**RESOLUTION NO. 25-03**

**Re: Adoption of the 2024 Myersville 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 Myersville 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 2 amendments, 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 Myersville, and will accommodate present and future needs, promote the health, safety, order, convenience, prosperity and general welfare of the County and its citizens.

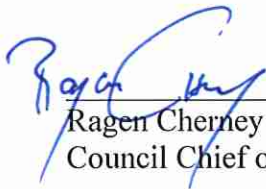
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND, that the Planning Commission-certified 2024 Myersville Comprehensive Plan Reconciliation, with 2 amendments approved by the County Council, is hereby approved and adopted.

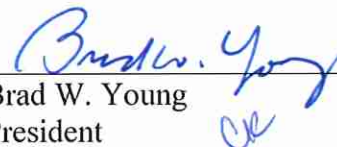
AND BE IT FURTHER RESOLVED that this Resolution shall take effect on February 4, 2025.

The undersigned hereby certifies that this Resolution was approved and adopted on the 4<sup>th</sup> 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**

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**Frederick County**  
Government *Maryland*