

CHAPTER ELEVEN

LAND USE

ORDINANCES

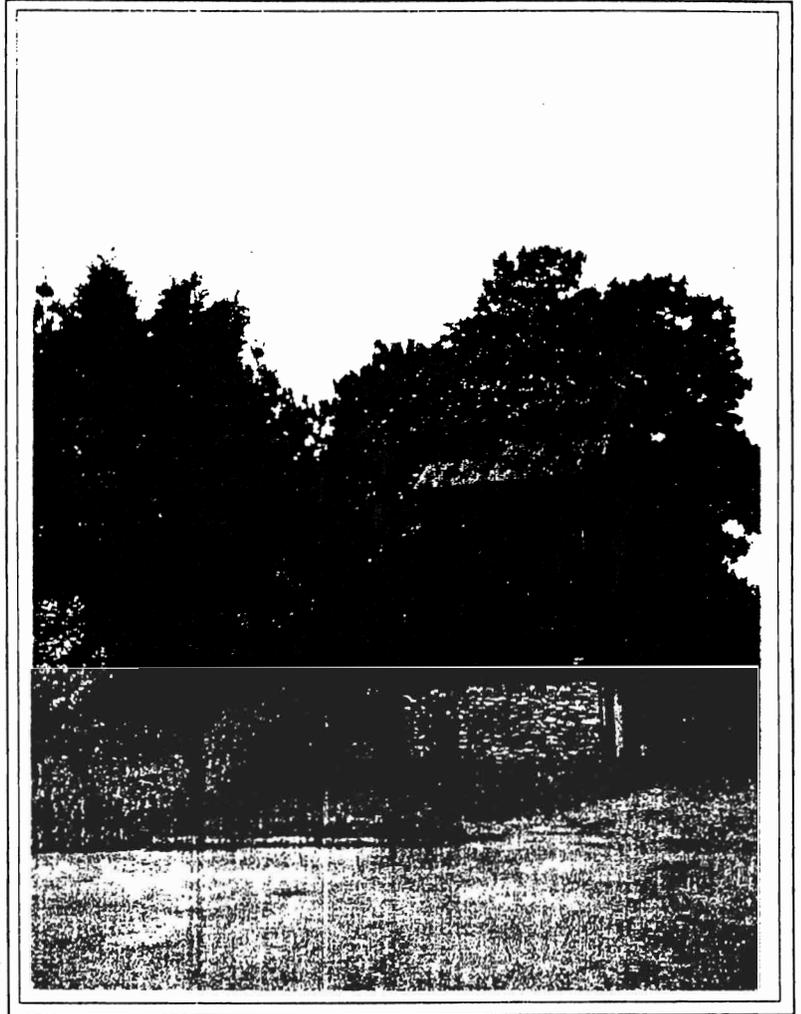
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CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

ACTS, ORDINANCES &
RESOLUTIONS - TOWNS

Town of Keedysville Comprehensive Plan

Washington County, Maryland



Historic Structure along the Abandoned Railroad

Prepared by:

RICHARD C. SUTTER AND ASSOCIATES, INC.

Comprehensive Planners/Land Planners/Historic Preservation Planners

The Manor House

P.O. Box 564

Hollidaysburg, Pennsylvania 16648

Prepared for:

THE TOWN OF KEEDYSVILLE

Keedysville Town Hall

P.O. Box 51

Keedysville, Maryland 21756

1997

00008 00164
CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

Town of Keedysville
Comprehensive Plan

Washington County, Maryland

Prepared by:

RICHARD C. SUTTER AND ASSOCIATES, INC.
Comprehensive Planners/Land Planners/Historic Preservation Planners
The Manor House
P.O. Box 364
Hollidaysburg, Pennsylvania 16648

Prepared for:

THE TOWN OF KEEDYSVILLE
P.O. Box 51
Keedysville, Maryland 21756

Funded in part by:

A grant from the APPALACHIAN REGIONAL COMMISSION
as administered by the Maryland Office of Planning

Fall 1997

00008 00165

CLERK OF THE CIRCUIT COURT
WASHINGTON COUNTY

CERTIFICATION

I, Ralph B. Taylor, Mayor of the Town of Keedysville, Maryland, do hereby certify that the following **TOWN OF KEEDYSVILLE COMPREHENSIVE PLAN** is a true and correct copy of same as recommended and approved by the Planning Commission for the Town of Keedysville on March 9, 1998, and approved by the Mayor and Council, as the duly constituted legislative body for the Town of Keedysville, Maryland, on April 6, 1998.

TOWN OF KEEDYSVILLE, MARYLAND

Dated: April 6, 1998

By: *Ralph B. Taylor*
Ralph B. Taylor, Mayor

WITNESS AND ATTEST AS TO
CORPORATE SEAL:

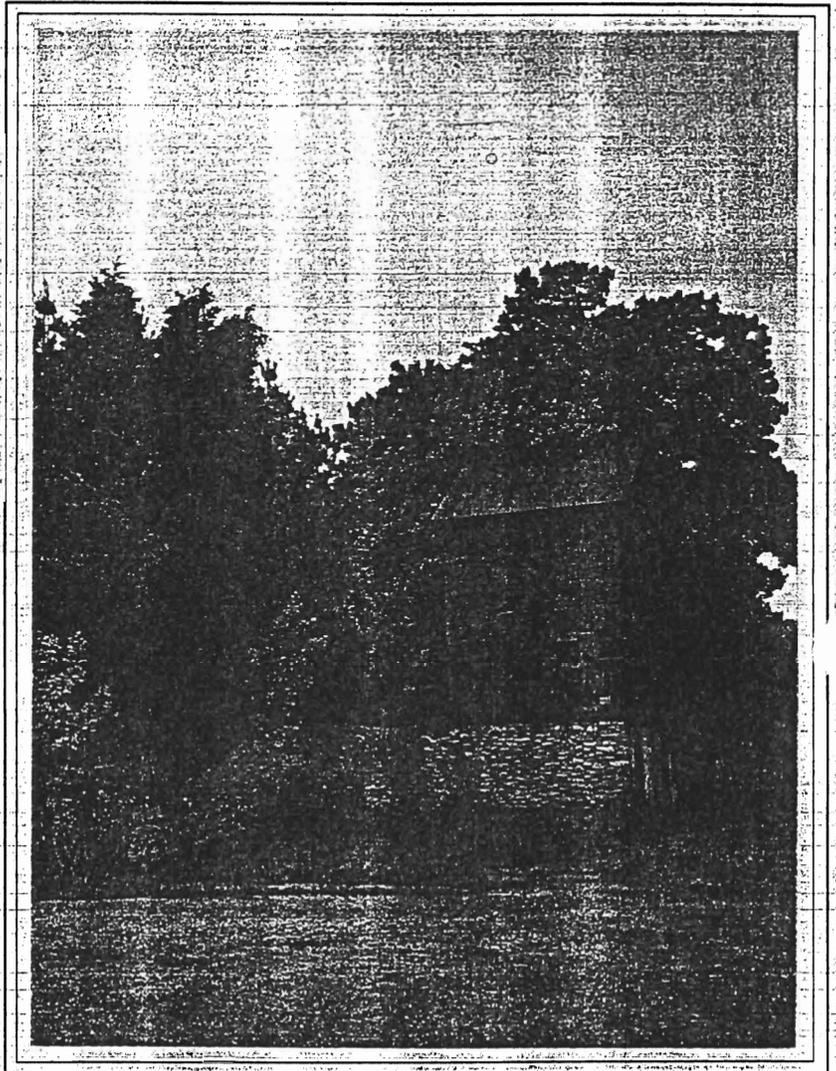
Amy Summers

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Town of Keedysville Comprehensive Plan

Washington County, Maryland



Historic Structure along the Abandoned Railroad

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Comprehensive Planners/Land Planners/Historic Preservation Planners

The Manor House

P.O. Box 564

Hollidaysburg, Pennsylvania 16648

Prepared for:

THE TOWN OF KEEDYSVILLE

Keedysville Town

P.O. Box 5

Keedysville, Maryland 21756

1997

Town of Keedysville Comprehensive Plan

Washington County, Maryland

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WITNESS AND ATTEST AS TO
CORPORATE SEAL:

Amy Summers

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ACKNOWLEDGMENTS

The following people contributed time and effort during the planning process to complete the updated Comprehensive Plan for the Town of Keedysville:

Members of the Keedysville Planning Commission:

Matt Hull
Lillian Kephart
Steven Patrick Walla

Other people who were instrumental to the overall success of this planning process include the following:

Mayor Ralph B. Taylor, a life long resident and long term mayor of the community

William R. Atkinson, Regional Planner, Western Maryland Regional Office, Maryland Office of Planning

Robert C. Arch, Planning Director, Washington County Planning Commission

Steven Goodrich, Chief Senior Planner, Washington County Planning Commission

Victor Peeke, Developer of the Rockingham Subdivision

Anne Leffer and Yvonne Hope, residents of the community, were instrumental in copying, and distributing the Community Survey.

A group of interested residents faithfully attended the many meetings during the planning process. Their ideas, input and comments were valued and contributed to the overall success of the total effort.

INTRODUCTION

Planning encourages the exploration of all aspects of the physical environment and life in the community. Town planning offers an opportunity to create a holistic approach to improving quality of life while identifying and dealing appropriately with environmentally sensitive areas.

Planning attempts to identify those aspects of community life which either enhance or detract from the experience of living in the area. Such factors as housing, traffic circulation, community facilities and services all impact upon life in the community.

Understanding the relationships among these elements and identifying the needs of the community can provide direction for the creation of public policies and for guiding the actions of private individuals. Implementation strategies can enhance and preserve what is deemed to be supportive of the community agenda and can identify remedial actions which might be taken to deal with any perceived areas of concern.

Elements of a Comprehensive Plan

A Comprehensive Plan is divided into major sections. These include: Background Studies, Goals and Objectives, and the Comprehensive Plan Elements. The Background Studies provide information and statistical analysis concerning the physical, social and economic conditions of the community. The Goals and Objectives reflect the vision for the community's future. The Comprehensive Plan Elements provide direction for specific future actions to address the problems and opportunities of the area.

If the Comprehensive Plan is to be effective, it must include a series of maps graphically depicting information from an inventory of current conditions and community resources. Maps provide a visual representation of the community's physical features and information important to the identification of environmentally- and planning-sensitive areas. Detailed mapping improves analysis, interpretation and decision making.

The Comprehensive Plan provides a legally defensible basis for land use, land use controls and regulations recommended by or evolving from the planning effort. The regulatory environment is of great importance in developing growth management policies.

Comprehensive Plan Elements provide specific actions regarding land use, transportation, community facilities, mineral resources, and sensitive areas. The revised Comprehensive Plan will be more viable if interjurisdictional relationships are identified and fostered. These interjurisdictional relationships include neighboring communities, state agencies, and linkages between local, county and state land use policies, economic development and community revitalization.

Requirements For A Comprehensive Plan

The Economic Growth, Resource Protection and Planning Act of 1992 requires that rural towns incorporate the visions for growth, protection and planning as vital components of local comprehensive plan. The Visions are outlined in Section 3.06(b), Article 66B, Annotated Code of Maryland. The revised Comprehensive Plan for the Town of Keedysville will incorporate all requirements.

The Planning Process

The Town Council recently appointed members to serve as a Town Planning Commission. The Western Maryland Regional Office of Planning assisted the Town with selection of a consulting firm to provide technical assistance during the planning process.

Participation by residents encourages both public input and public education. The planning process offers opportunities for elected officials, planning commission members, groups, organizations and other stakeholders to build consensus regarding a collective agenda concerning the future of the community. The sense of ownership created by working closely together during the planning process provides the added dividend of creating a positive climate for the development of public policy.

Implementation of the Comprehensive Plan

The purpose of the Comprehensive Plan is to provide a series of interrelated strategies and actions designed to assist in creating the community's vision for its collective future. Cooperation and coordination among the Town Council, the Town Planning Commission, and the community fosters successful implementation.

Identifying time frames for major activities can assist with keeping the overall planning implementation effort on track. Provisions should be included to make needed modifications and to evaluate and monitor the implementation process.

BACKGROUND STUDIES

This section provides a review and statistical analysis of the physical, social and economic conditions of the community. Compiling this information is important because the Comprehensive Plan Elements in order to be effective must be based on current conditions. The Background Studies provide the basis for enhancing the quality of life in the area and creating public policies while protecting environmentally sensitive areas.

A. LOCATION

The community of Keedysville is located along the Little Antietam Creek on the floor of the fertile Hagerstown Valley. The community can be described as a small village within a rural landscape. The small town atmosphere of the area is apparent.

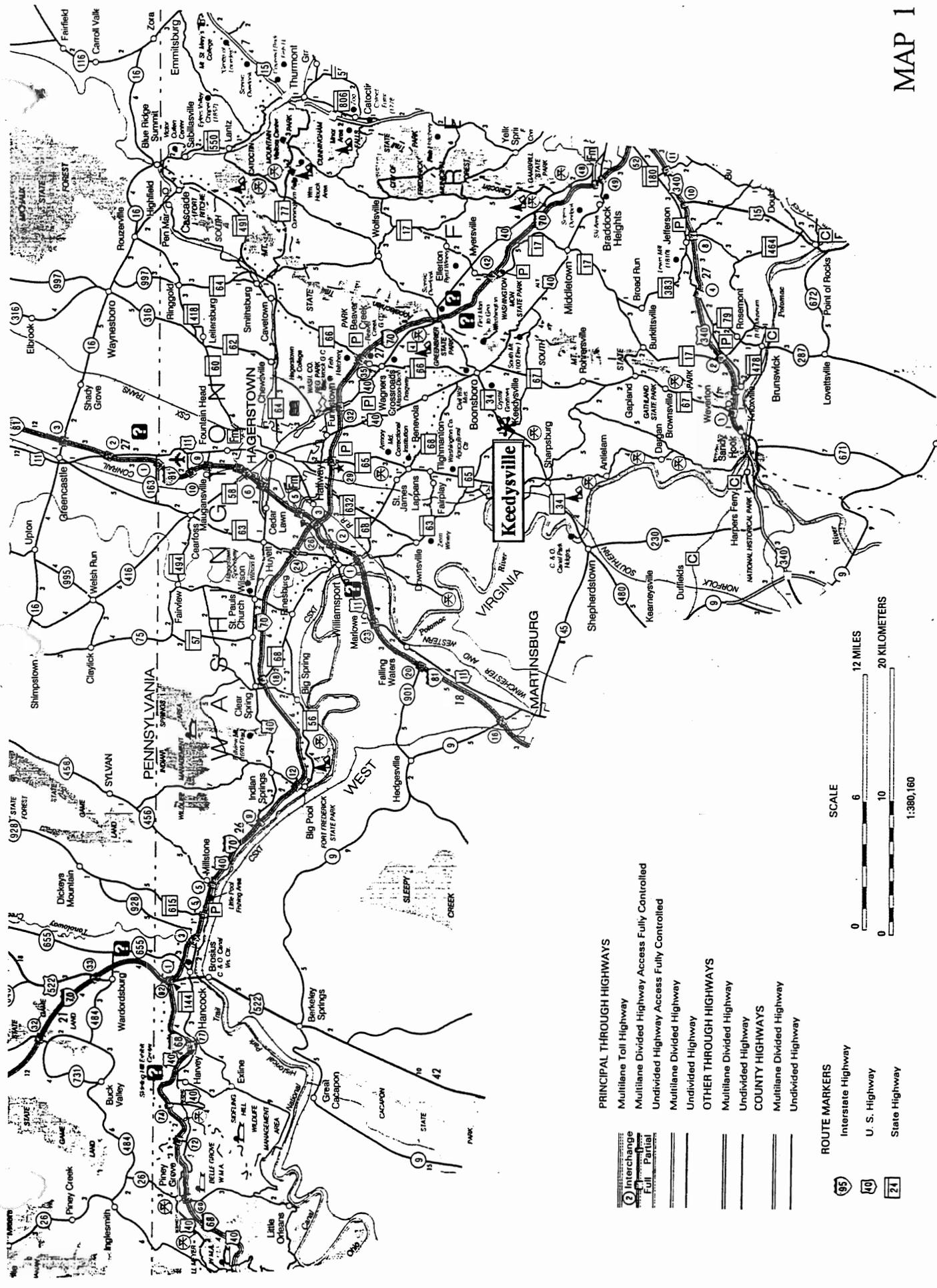
Keedysville is located in the South Central portion of Washington County, Planning Sector II, and Election District 19. Washington County's northern boundary with Pennsylvania is part of the famous Mason Dixon Line. Much of the County's southern border intersects with the State of West Virginia and a tiny portion of Virginia at the southern most tip. Refer to maps on the following pages.

B. HISTORY¹

The area today known as Washington County, Maryland was visited by fur traders in the early eighteenth century. The earliest settlement was made in 1730 at the confluence of the Potomac River and Conococheague Creek, the present site of Williamsport. Early settlers operated subsistence farms and, as the eighteenth century progressed, grain farming became more sophisticated and the ample water power of the region was tapped for the operation of grist and flour mills. Milling became the most significant feature of the local economy. It reflects the influence of Pennsylvania rather than Eastern Maryland, the economic focus of which was tobacco.

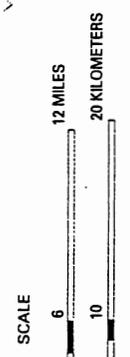
Jacob Hess was born in Lancaster County, Pennsylvania and came to Washington County before 1767. Shortly thereafter Hess purchased 150 acres of land known as Gordon's Purchase. Hess constructed a mill on the Little Antietam Creek at the intersection of the old wagon road to Williamsport with the route from Boonsboro to Sharpsburg (where a turnpike would be completed in 1820). The mill was in operation by 1794 and was one of several such industries on the Antietam and its tributaries that were established by people of German descent who migrated from Pennsylvania to the Cumberland Valley. Hess continued to improve his property over the years with barns and workers' houses. The locality soon became known as Hess's Mill. The name was used until Hess's death in 1815. The Hess House still standing at 17 South Main Street, the oldest building in town, was the residence for the eighteenth century farm and mill complex.

¹ This history is based on information found in the Keedysville Historic District National Register Nomination prepared by Paula S. Reed, Preservation Associates, Inc. in December 1993.



- PRINCIPAL THROUGH HIGHWAYS**
- Multilane Toll Highway
 - Multilane Divided Highway Access Fully Controlled
 - Undivided Highway Access Fully Controlled
 - Multilane Divided Highway
 - Undivided Highway
- OTHER THROUGH HIGHWAYS**
- Multilane Divided Highway
 - Undivided Highway
- COUNTY HIGHWAYS**
- Multilane Divided Highway
 - Undivided Highway

- ROUTE MARKERS**
- Interstate Highway
 - U. S. Highway
 - State Highway



In 1767 Henry Keedy (anglicized from Johann Heinrich Gutting) purchased land in the vicinity of Hess's Mill. His cousin purchased land nearby in 1777 and was influential in the development of the United Brethren denomination in town. Other settlement was spurred by the proximity to transportation routes including Coffman Farms Road, Mt. Briar Road, and Mt. Hebron Road.

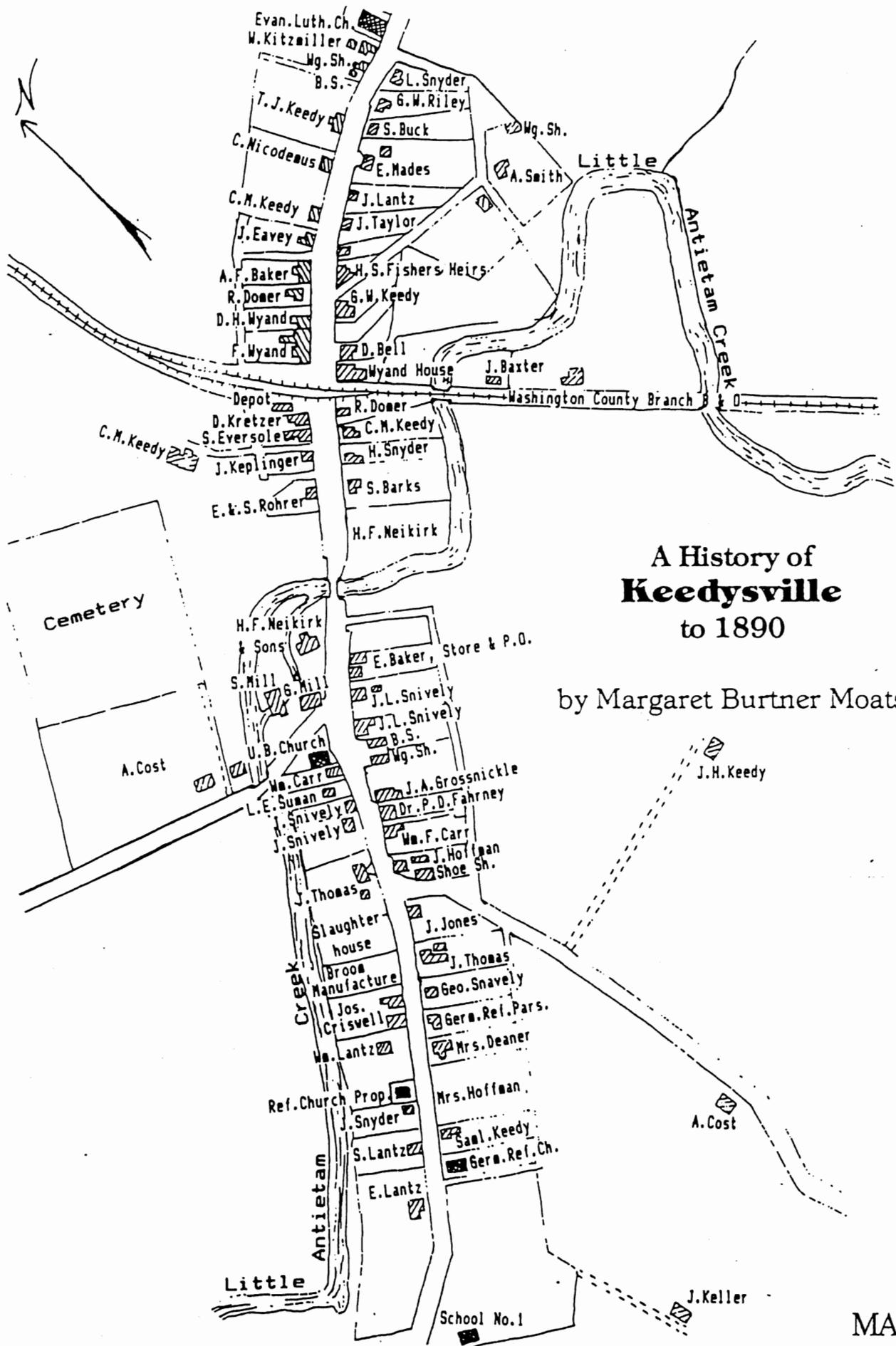
In 1833 Henry Keedy's grandson, John J. Keedy (1805-1868), purchased Jacob Hess's mill property. He constructed the second mill on the site, which remained until the 1950s. John and his younger brother Samuel divided the farmland into parcels oriented to the Boonsboro-Sharpsburg Turnpike, and sold them off individually. The emerging town became known as Centreville because of its location midway between Boonsboro and Sharpsburg. Samuel Keedy established a store in town in a brick building in 1836, and the settlement continued to grow.

The citizens pressed for a post office in 1848. Because a town by the name of Centreville already existed in Maryland, the name of the Keedy settlement was changed to Keedysville. Fred Wyand opened another store in town in 1855, then replaced it with a block-long building in 1862. Other mid-nineteenth century businesses included a woolen mill, a coverlet factory, a wagon shop, a furniture shop, and a stove and tinware business.

In the 1860s Keedysville was well established. Twenty houses stood in Keedysville at the time of the Civil War, and the impact of the battles of South Mountain and Antietam was felt in town. Several of Keedysville's buildings served as hospitals for wounded Union soldiers following the Battle of Antietam. The Mt. Vernon Reformed Church (first built in 1852 and rebuilt in 1892), a school house, and Fred Wyand's general store (before opening for business) were all chosen as hospital sites prior to the battle. Due to the severity of the conflict, other buildings in town were drawn into service. Eight buildings were officially recorded as serving as hospitals, but many more were probably used. These hospitals remained in operation for a number of months, taxing the town's food supplies and putting the residents at risk for disease from polluted water and unsanitary conditions from the wounded and dead. In October of 1862, Abraham Lincoln visited Keedysville on his trip to Antietam.

Keedysville continued to grow in the late nineteenth century, in part spurred by the introduction of the railroad to town in 1867. In that year a spur line was constructed from the B&O main line to Hagerstown. Keedysville was the largest town on the spur line, and a railroad station, warehouse and hotel were quickly constructed. Additional commercial and residential structures were erected, and existing buildings were renovated. Keedysville was incorporated in 1872.

As prosperous farmers continued to patronize local businesses, Keedysville continued to grow in the early twentieth century. Keedysville had a number of small commercial businesses, a newspaper, a hotel, a post office, and doctors' offices during this period, and the northern section of town was developed with residential structures, mainly bungalows and Foursquare houses built for retired farmers. Commercial buildings in the older sections of town received new storefronts during this period.



A History of Keedysville to 1890

by Margaret Burtner Moats

The railroad ceased operation in Keedysville in 1953 and in the 1950s a post office was constructed on the site of the Hess Mill. Later in the twentieth century a bypass was constructed to carry traffic on MD Route 34 around Keedysville. Late twentieth century housing developments have been constructed west of Keedysville between the town and the bypass, as well as along the eastern edge of town.

In 1993 a survey identified an historic district encompassing most of Keedysville. The district has not been listed on the National Register of Historic Places. However, it does contain approximately 125 buildings dating from the 1830s to the early 1900s. These buildings reflect the historic development of the town, and its significance in the architectural, transportation, and military history of Maryland.

C. NATURAL FEATURES²

The natural features of an area influence land use, convenience, and appearance of a community. The physiologic characteristics tend to create a continuum involving land use from the ideal to the severely restrictive. The typography and geology of the area impact the type of development and potential for growth.

Such factors as terrain, slope, soil quality, depth of soil to bed rock, and surface water drainage influence which areas can economically and appropriately be developed. The natural features of the terrain also identify which areas should be left in its natural condition.

Geology

The geologic structure of the area is the broad Hagerstown Valley which is part of the Great Limestone Valley system of the Eastern States. The Hagerstown Valley forms the eastern and central parts of the county between the Blue Ridge and Appalachian ridges and valleys. The valley floor is nearly level to rolling, with some local hills and ridges.

The Hagerstown Valley area is characterized by alluvial terraces and flood plains along the streams and river systems throughout the area. The flood plains are nearly level and typically lie immediately above the stages of the streams.

Keedysville is underlain by bedrock of the Tomstown Dolomite Formation. This rock was formed during the early part of the Cambrian Period, during the early evolution of the area. This geologic formation is hard rock making excavation difficult and costly since blasting is necessary for removal.

Immediately east of the Tomstown Dolomite Formation and the community lies the Waynesboro Formation. This relatively narrow band is about one-fourth a mile in width and is about 600 feet in depth. The upper layer of this formation contains sandstones and shale while the lower layer is composed of interlayered dolomite, shale and sandstone. The yellow shales and sandstones of the upper layers are more resistant to chemical and other weathering than are the limestones and dolomite which over and underlie them. Therefore, much of the original dolomitic limestone at and near the

²Major source of information for this section came from the Washington County-Soil Conservation Survey and the former Keedysville Comprehensive Plan.

surface has long since been eroded away, leaving the shales and sandstones which form the small hills and ridges characteristic of the area. In areas where the soil above the Waynesboro Formation is shallow and in areas where dolomite and sandstone are found, grading and excavation for foundations or construction of utility lines would be very difficult and expensive.

Topography

Topography, the three-dimensional form of the land surface, is a direct result of underlying geologic structure and weathering conditions. Hard, resistant bedrock withstands wind and water erosion and results in areas of high levels and steep slopes. Softer rocks erode to form valleys and gently sloping land.

The Hagerstown Valley occupies more than half of the land mass of the Washington County. It ranges in elevation from about 300 feet near the Potomac River to about 600 feet near the Mason-Dixon Line separating Maryland and Pennsylvania. The valley floor is nearly level to rolling, with some local hills and ridges.

Keedysville is located within the fertile Hagerstown Valley floor. The community is located at an elevation of about 400 feet above sea level.

Slope

Slope determines the areas in which development can or should occur and the types of development that are feasible for particular locations. Slope also has a significant impact on excavation requirements, sewage requirements, and construction costs. Slope is expressed as a percentage; it is the inclination of the surface of the land relative to the horizontal datum. The following table presents the major slope categories with their associated suitable development types.

TABLE 1

SLOPE CATEGORIES	
SLOPE	SUITABLE DEVELOPMENT USES
0 - 8%	Generally economically capable of large scale or intensive land use development, including but not limited to industrial areas, commercial complexes, major public facilities, and high density residential developments.
8 - 15%	Intensive and large scale land uses are less feasible; single family high density development is possible.
15 - 25%	Scattered low density residential development and other less intensive uses; these areas should be utilized only after less steeply sloped areas have been developed.
Over 25%	Generally unsuitable for building purposes; best suited to passive recreation and conservation areas.

The topography of the town is nearly level to gently sloping. Nearly all sloped areas are less than eight percent. The areas along the banks of the Little Antietam Creek have a slope of fifteen percent or

more. These areas are small, wooded for the most part and tend to accentuate the scenic quality of the stream.

Soils

The types of soils present within a given location have a direct relationship to agricultural pursuits, construction and development. Soil type determines agricultural productivity, natural drainage characteristics, building foundation requirements, and sewage disposal requirements.

In Washington County there are four broad soil groups according to their position on the landscape, drainage and depth of the soil. The predominate soil type found in Keedysville is the Hagerstown-Duffield-Frankstown association. This soil association is characterized as moderately well to well drained, deep, medium textured soils. This type of soil is typically found in limestone valleys.

Although the general topography of the area does not severely limit development, some areas require caution because of soil conditions. Problems presented by soil conditions in the town and its immediate vicinity include: wetness and flooding; shallowness; and suitability for sewage disposal.

Huntingdon Silt Loam soil is found along the banks of the Little Antietam Creek. This soil type is alluvial soil deposited in the past by periodic flooding during the early history of the area. This soil is known for its potential run-off and would likely be a site for future flooding. While the hazard of potential flood damage severely limits this area for development, the soil is naturally well drained and provides potentially sites for parks and other recreational activities.

The alluvial soil areas of the town should be left in their natural state to encourage their natural function in absorbing storm water run-off. No development or filling of land should be considered appropriate in the flood plain.

Hydrology

Water resources, water drainage patterns, and floodplains are all important factors impacting upon life in the community and its development. The Keedysville water resources are springs feed from underground aquifer formations. In order to preserve the quality and potability of the water, care needs to be taken regarding storm water management and potential pollution.

Drainage and Storm Water Management

Drainage is the natural process of the downhill flow of all water from the land to the seas and is the means by which water is transported. The land areas that contribute water to ditches, sewers, channels, streams, and rivers are called drainage basins. Drainage basins are directly determined by the topography of the land.

The major water course in Keedysville is the Little Antietam Creek. The stream provides the major water drainage in the area. Water from this and other streams ultimately flows into the Chesapeake drainage system so conservation and protection impact the overall effort of Maryland to preserve and conserve this water resource.

Flooding has been a serious problem within the Little Antietam Creek watershed. There has been a history of serious flooding within the town. Today, there are several flood containment ponds which are designed to provide for storm water management and thus reduce flooding within the community.

Any development plans with the community or nearby should contain a storm water management component as part of the site development plan. At present, development in the Rural-Agricultural areas of Washington County tends to be at low densities and occurs in a piecemeal manner. Attention needs to be given to long-range site development plans and storm water management. Especially important to the Town of Keedysville is the growth area which extends beyond Boonsboro within relatively short distance to the Keedysville municipal borders.

Wetlands

Wetlands are transitional lands between terrestrial and aquatic systems in which the water table is at or near the surface, or in which the land is covered by shallow water. The water is present in sufficient amounts to support vegetation that is typically adapted for life in saturated soil condition, as in swamps, marshes, bogs, and similar areas.

Flood plains within the community occur along the Little Antietam Creek water basin. There are floodplain areas in the northern portion of the town, along the stream bed and other larger areas in the southern portion of the community. The map of the following page illustrates the 100 Year Floodplain.

Environmentally Sensitive Areas

Environmental conservation and protection is an important consideration in planning in any community. The State of Maryland requires that communities identify environmentally sensitive areas and develop appropriate policies and plans for their protection and conservation. The sensitive areas include streams and their buffers, 100 year floodplains, habitats of threatened and endangered species and steep slopes.

As discussed in previous sections of this Natural Features section of the Background Studies, Keedysville has some limited areas which have slopes of greater elevation than desirable for development. The stream, its buffers, and floodplains have also been previously discussed.

There are no areas identified which have endangered species in the municipal boundaries. However, in the immediate area, several areas which have endangered species have been identified. Refer to the maps on the following pages.

The Antietam Battlefield Overlay District designed to protect the significant historic structures, land areas and viewsheds, does impact Keedysville. The approach zone regulation in the Red Hill area indicates that prior to any tree cutting or removal, a declaration of intent shall be filed with the Department of Permits and Inspections in accordance with the Washington County Forest Conservation Ordinance. Keedysville has signed an agreement to this effect.

The maps on the following pages provide information regarding identification and location of environmentally sensitive areas.

KEADYSVILLE SENSITIVE AREAS



LEGEND

-  100 YEAR FLOODPLAIN
-  WETLAND AREAS
-  RARE, THREATENED AND ENDANGERED SPECIES HABITATS
-  SLOPES > 25 %
-  MUNICIPAL BOUNDARY
-  28' CONTOUR LINES
-  ROADS
-  STREAMS
-  WETLAND STREAMS

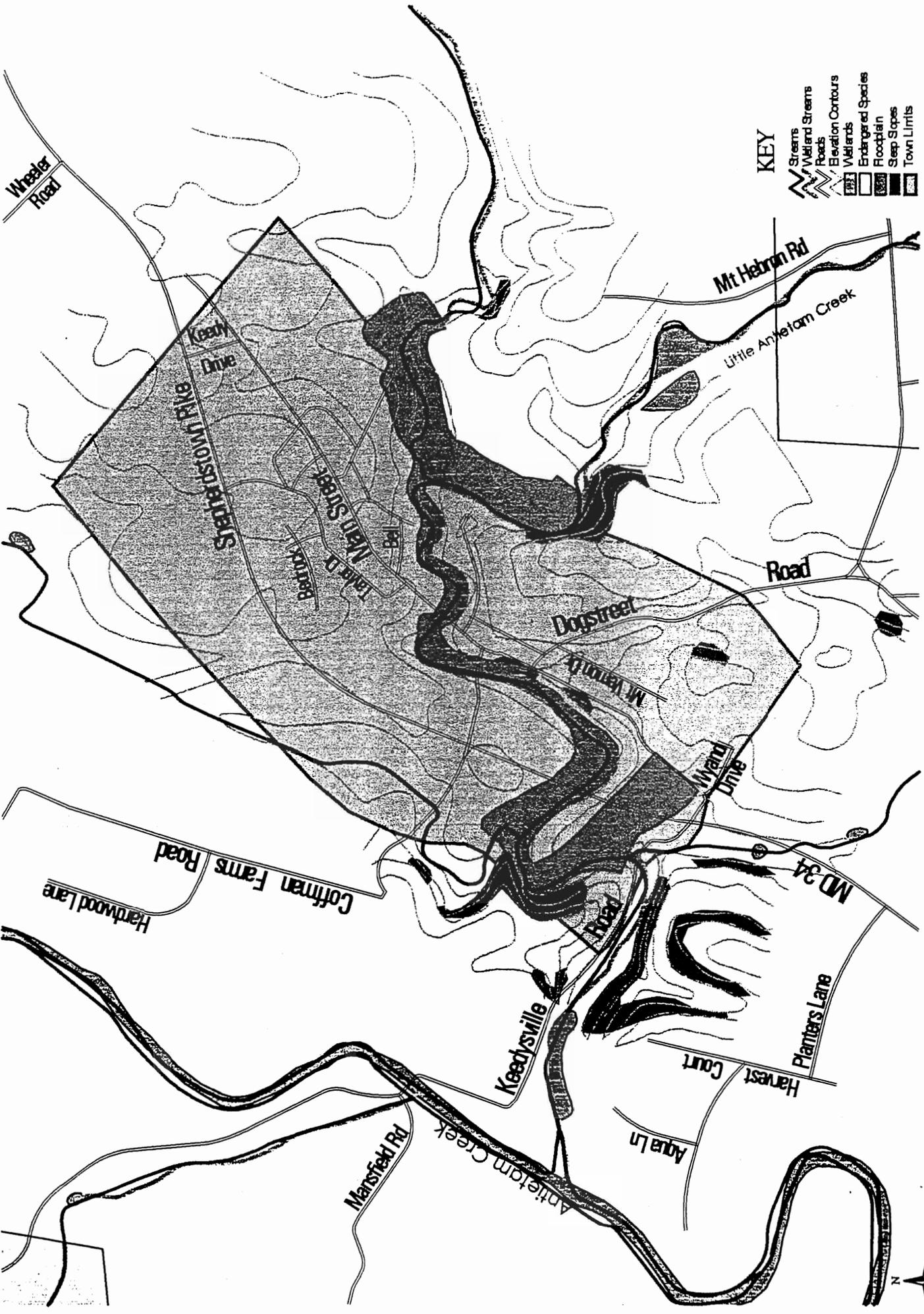


SCALE 1" = 200' (1:2000) 5-21-05
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 FOR THE USE OF THE COUNTY OF WASHINGTON, MARYLAND
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THE STREAMS SHOWN HEREIN ARE SUBJECT TO THE FLOODING AND
 HAVE BEEN DETERMINED BY THE COUNTY OF WASHINGTON, MARYLAND
 PREPARED BY THE COUNTY OF WASHINGTON, MARYLAND
 FOR THE USE OF THE COUNTY OF WASHINGTON, MARYLAND

RESOLUTION MARKS
 NORTH EAST

KEEDYSVILLE SENSITIVE AREAS



- KEY**
- Streams
 - Wetland Streams
 - Roads
 - Elevation Contours
 - Wetlands
 - Endangered Species
 - Floodplain
 - Steep Slopes
 - Town Limits



Prepared by the Washington County Planning Department GIS

Mineral Resources

The potential mineral resource operations involving quarrying within the Keedysville-Boonsboro corridor are the only existing mineral resources in the immediate area. The mineral rights to the land with Keedysville was formerly owned by U S Steel Corporation. Recently, the property owners were given the opportunity to repurchase the mineral rights to their property as the corporation divested itself of as part of its restructuring and downsizing.

Prime Agricultural and Silvicultural Lands

Agricultural remains an important part of the Washington County economy. Over one-half of the total orchard land in the entire state is located in the county and the area is the second largest producer of dairy products within the State. Agricultural uses preserve open space and provide protection of natural areas. Keedysville has working farms within its boundaries.

The agricultural preservation program is designed to assist the farmers to continue to keep lands in agricultural production. The agricultural preservation program recognizes that without governmental encouragement and without control of unplanned growth and other environmental pressures, agricultural lands may not remain as such in the future.

The map on the following page shows the areas surrounding Keedysville which are designated for protection as agricultural lands. There are also agricultural preservation districts and agricultural preservation easements nearby the Antietam Battlefield.

FINDINGS

The underlying rock formation in some areas of the town makes excavation difficult and expensive for development and the installation of infrastructure.

The terrain of the community is nearly level with only limited areas having slopes with an elevation making development undesirable.

The soil conditions present in the community are problematic and can negatively impact development due to wetness and flooding, shallowness and lack of suitability for sewage disposal.

Since the town now is served by a sewage system, soil conditions are of less a concern.

Some areas of the community are prone to flooding. These areas are not suitable for development.

Some areas of the Little Antietam Creek watershed may be suitable for recreational and park development.

The areas in the floodplain should be left in their natural state and should not be filled or developed.

Ground water management is important especially to protect the quality and potability of the water supply.

Ground water management components should be a part of any subdivision plans involving future development.

No development should occur in the identified environmentally sensitive areas. Public policies should provide for these areas conservation and protection.

Keedysville needs to honor its obligations regarding tree cutting and/or removal since such impacts the conservation of the approach to the Antietam Battlefield.

Keedysville needs to develop growth management policies which reflect the concerns and wishes of the community regarding growth and also protect the environment.

D. DEMOGRAPHICS, POPULATION DENSITIES AND PROJECTIONS

Understanding demographic information is most important in planning for the future of the community. Population statistics impact the types of services and housing needs. The ratio of productive to dependent population has implications on economic relationships. Population projections and trends assist the community in planning for stability and growth. The following series of tables and statistical analyses provide an overview of the demographic information.

Census Demographics

The Demographic Analysis provides basic insight into the character and composition of a region. In this section we will examine the following:

1. Population Characteristics
2. Age Structure and Sexual Composition
3. Racial Composition
4. Population by Households
5. Population Projections and Trends

Finally, a summary will be offered in the "Findings" section located at the end of this section.

The original sources for the following data are the 1980 and 1990 United States Censuses of Population and Housing as collected by the Bureau of the Census of the United States Department of Commerce.

Population Characteristics

Table 2 documents the total population of Keedysville and the surrounding areas over the past six decades. The population of the United States, the State of Maryland and Washington County are provided for overall comparisons. During this period, Washington County has grown from 65,883 persons in 1930 to 121,393 in 1990. This increase in total population in the County has been substantial.

During this time interval, Keedysville has shown a modest population growth of 71 for a total of 464 persons. The neighboring community of Boonsboro has shown a substantial growth in population during this time period. This growth may be attributed to Boonsboro's location near a major highway corridor leading to the nearby metropolitan areas. Sharpsburg and Clear Spring have experienced a decline in the total population.

TABLE 2

Total Population, 1930-1990 Keedysville and Surrounding Areas							
Municipality	1930	1940	1950	1960	1970	1980	1990
US	123,202,624	132,164,569	151,325,798	179,323,175	203,302,031	226,542,199	248,709,873
Maryland	1,631,526	1,821,244	2,243,001	3,100,689	3,923,897	4,216,975	4,781,468
Washington County	65,882	68,838	78,886	91,219	103,829	113,086	121,393
Keedysville	393	404	417	433	431	476	464
Boonsboro	894	938	1,071	1,211	1,410	1,908	2,445
Clear Spring	539	500	558	488	499	477	415
Funkstown	700	798	879	968	1,051	1,103	1,136
Hancock	947	940	963	2,004	1,832	1,887	1,926
Sharpsburg	818	834	866	861	833	721	659
Smithsburg	598	619	641	586	671	833	1,221
Williamsport	1,755	1,772	1,890	1,853	2,270	2,153	2,103

Source: 1990 US Census of Population and Housing

The following table shows the percentage of change in the population in communities in the immediate area. Washington County has had a population increase in each decade of the past 60 years. This increase has no doubt been impacted by the growth in nearby Montgomery County and the Baltimore/Washington urban areas. Growth pressures are expected to continue as the amount of undeveloped land around the urban centers continues to decrease, as the transportation networks continue to provide improved access, and as housing values nearer the major population centers continue to escalate.

TABLE 3

Percent of Population Change, 1930-1990 Keedysville and Surrounding Towns						
Municipality	1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990
US	7.3	14.5	18.5	13.4	11.4	9.8
Maryland	11.6	28.6	32.3	26.5	7.5	13.4
Washington County	6	14.6	15.6	13.8	8.9	7.3
Keedysville	2.8	3.2	3.8	-0.5	10.4	-2.5
Boonsboro	4.9	14.2	13.1	16.4	35.3	28.1
Clear Spring	-7.2	11.6	-12.6	2.3	-4.4	-13
Funkstown	14	10.2	10.1	8.6	4.9	-3
Hancock	-0.7	2.4	108.1	-8.6	3	-3.3
Sharpsburg	2	3.8	-0.6	-3.3	-13.4	-8.6
Smithsburg	3.5	3.6	-8.6	14.5	24.1	46.6
Williamsport	-0.2	6.6	-2	22.5	5.2	-2.3

Source: 1990 US Census of Population and Housing

Keedysville showed a slight decline in population from 1960-1970 followed by a substantial increase during the next decade. From 1980 to 1990, there was a small decrease in the percentage of population.

In Table 4, all age groups under eighteen are added together to find trends in youth population residing within the study area. A loss of population under eighteen years of age is common in population areas with an increasing senior citizen population.

TABLE 4

Population Under the Age of 18, 1970-1990 Keedysville and Surrounding Towns										
Year/ Percent	Maryland	Washington County	Keedysville	Boonsboro	Clear Spring	Funkstow n	Hancock	Sharp s-burg	Smiths- burg	Williams- port
1970	1,381,212	34,471	124	430	164	313	561	260	215	681
1990	1,162,222	27,536	123	561	75	245	524	142	362	405
% 1970	35.2	33.2	28.8	30.5	32.8	29.8	30.6	31.2	32	30
% 1990	24.3	22.7	26.5	22.9	18.1	21.6	27.2	21.5	29.6	19.3
% Change	-10.9	-10.5	-2.3	-7.6	-14.7	-8.2	-3.4	-9.7	-2.4	-10.7

Source: 1970 and 1990 US Census of Population and Housing

Table 4 shows the number of persons under 18. This information is important since the number of young people represent a dependent sector of the population. A decline in the school age population impacts school, recreational, health and other services needed by young people.

From 1970 to 1990, Keedysville experienced a slight decrease in the youth population. This decline was typical of Washington County and all the other communities in the area.

The number of retired persons living in the area is another statistic that is most relevant when making decisions regarding the future. Special attention needs to be given to housing, health care and other services needed by this sector of the population since the population of those over 65 is showing a modest increase in Keedysville.

TABLE 5

Population 65 and Over, 1990 Keedysville and Surrounding Towns										
Year/ Percent	Maryland	Washington County	Keedysville	Boonsboro	Clear Spring	Funkstow n	Hancock	Sharp s-burg	Smiths- burg	Williams- port
1970	298,216	10,175	51	169	49	131	322	106	97	313
1990	516,680	16,791	70	482	79	147	287	110	133	407
% 1970	7.6	9.8	11.8	12	9.9	12.5	17.6	12.7	14.5	13.8
% 1990	10.8	13.8	15.1	19.7	19	12.9	14.9	16.7	10.9	19.4
% Change	3.2	4	3.3	-2.3	9.1	0.4	-2.7	4	-3.6	5.6

Source: 1990 US Census of Population and Housing

Overall, the number of seniors in the population area mirrors that of the United States as a whole. All the communities showed an increase in the number of those 65 and over except Boonsboro, Hancock and Smithsburg, which all showed declines. Keedysville showed an overall increase of 3.3 percent from 1970 to 1990 in this sector of the population.

TABLE 6

Minority Population, 1990 Keedysville and Surrounding Areas										
Year	Maryland	Washington County	Keedysville	Boonsboro	Clear Spring	Funkstown	Hancock	Sharpsburg	Smithsburg	Williamsport
1990	1,385,207	8,565	1	22	5	9	26	3	18	22
% 1990 Pop.	29	7.1	0.2	0.9	1.2	0.8	1.3	0.5	1.5	1.1

Source: 1990 US Census of Population and Housing

Of all the surrounding communities, Keedysville has the lowest percentage of minorities as part of the overall population. However, there are few minorities living in the entire area.

Table 7 shows that people frequently are born in the state and continue to live there. The percentage of those born in Maryland who live in Keedysville is 74.6 percent. Perhaps this high percentage can be attributed to people liking to live in the area, finding the area attractive and securing employment in the area. Great numbers of people do not tend to move in and out of the community, creating a stable population with a stake in the future of the community.

TABLE 7

Place of Birth as Percentage of 1990 Population Keedysville, Maryland, and Washington County			
Category	Maryland	Washington County	Keedysville
Born in State	49.8	66.6	74.6
Born in Other US State	42.4	31.4	28.9
Born Outside US	1.2	0.8	0
Foreign Born	6.6	1.2	2.2

Source: 1990 US Census of Population and Housing

Population by Household

Another piece of information that is valuable to those planning for the community's future is information concerning the types of living patterns typical of the community. This information is important because the personal life style choices of residents impact many aspects of community life.

TABLE 8

Families as a Percent of Households, 1990 Keedysville and Surrounding Areas										
Category	Maryland	Washington County	Keedysville	Boonsboro	Clear Spring	Funkstown	Hancock	Sharpsburg	Smiths-burg	Williamsport
Households	1,749,342	44,762	174	875	177	485	781	268	457	944
Families	1,256,327	32,349	134	654	123	304	529	194	330	598
Percent	71.8	72.3	77.0	74.5	69.5	62.7	67.7	72.4	72.2	63.3

Source: 1990 US Census of Population and Housing

The people who live in Keedysville live in family units. Keedysville has the largest percentage of the population living in families as a percent of households of any of the surrounding communities. However, in the entire area, the family is the primary living pattern.

Educational Attainment of the Population

TABLE 9

Highest Level of Education Attained, 1989 Keedysville, Maryland, and Washington County						
Category	Maryland		Washington County		Keedysville	
	Number	Percent	Number	Percent	Number	Percent
Persons 25 years and over	2,822,665	100.0	81,140	100.0	341	100.0
Less than 9th grade	246,505	8.7	9,505	11.7	35	10.3
9th to 12th, no diploma	427,427	15.1	15,439	19.0	33	9.7
High school graduate	878,432	31.1	30,145	37.2	116	34.0
Some college, no degree	580,833	20.6	12,609	15.5	49	14.4
Associate degree	163,304	5.8	4,216	5.2	27	7.9
Bachelor's degree	486,695	17.2	5,348	6.6	27	7.9
Graduate or professional degree	339,469	12.0	3,878	4.8	54	15.8
Less Than High School Education	673,932	23.9	24,944	30.7	68	19.9
High School Graduate or Greater	2,148,733	76.1	56,196	69.3	273	80.1

Source: 1990 US Census of Population and Housing

Another statistic which is important for decision makers is the educational background of the residents. As one can readily determine from Table 9, Washington County has a relatively high percentage of residents with education beyond high school, including advanced degrees.

Thirty-four percent of Keedysville's citizens have high school diplomas. This is only slightly lower than the County's percentage. However, the County has substantially fewer numbers who have high school and greater educational attainment when compared to Keedysville. Keedysville's percentage of 80.1 of those being a high school graduate or greater is important for overall planning. The educational levels of the population are relevant to cultural and recreational pastimes.

The high educational level of the citizens of the community also tends to influence income levels. It is a widely held axiom that the higher the educational attainment, the greater the potential earning power.

High family incomes influence the ability to purchase and maintain homes in the area. Income levels also tend to be related to the ease of collection of tax revenues.

TABLE 10

Impact of Rockingham Development upon Local Population				
	Number of Lots	Number of Lots	Years Built Out	Population Growth per year
Development within Town (Approved)	35*	90	3	5.87%
Development immediately adjacent in County (Proposed)	60*	154	7.5	2.75%
Total Development including both Town and Country	95	244	7.5	2.59%
Source: Estimates from approved and proposed Rockingham Subdivision Plans and information from developer.				

*Based upon Washington County Planning Commission's formula, 2.57, for the number of persons per family living in single family detached residences.

The population of Keedysville will be growing during the next 5 to 7 years. These years represent the proposed time table for the completion of the approved Rockingham Subdivision within the boundaries of the town and that portion currently under final review immediately beyond the town borders.

Since the developer plans to build a demonstration home and then contract with individual families prior to building rather than building homes for speculation and future sale, the impact upon the community should be of a gradual nature.

TABLE 11

Population Growth in Nearby Areas				
	HAGERSTOWN	WASHINGTON CO.	FREDERICK	FREDERICK CO.
1980	34,132	113,806	28,086	114,792
1990	35,445	121,393	46,992	150,208
% of Change	+3.85	+7.36	+36.31	+30.85
SOURCE: 1990 U.S. Census Data				

A review of the above table provides information concerning the population growth in Hagerstown, Washington County (the county seat), Frederick, and nearby Frederick County. Frederick is growing, as is Frederick County. The city of Frederick is actively marketing the area to attract new business and industry. The employment opportunities in the region will continue to provide growth pressures for communities located beyond the developing areas.

Findings

An understanding of population characteristics is important in order to adequately respond to the current and future needs of the residents of the community. Keedysville's population has tended to be stable over the last decades. However, with the increasing number of senior citizens, care needs to be taken to develop policies which address natural attrition to ensure future population stability.

The number of young people in the community is decreasing. This is particularly true of the number of youngsters under school age. The need for day care, early childhood education, schooling in the primary years, health services and recreational opportunities for the very young is decreasing. The number of youth has also tended to decline. This translates to less need for programs geared directly for teenagers.

The population of the community is aging. Thus the need for services and programs for senior citizens will tend to increase. These services might include transportation, health care, recreational and financial planning for the retirement years. The demand for home based health care, assistance with daily living and maintenance of property will also tend to increase.

The loss of those in the middle to the end of the working years is of concern. Taken together, the loss of those between 45 and 59 represents a substantial loss of population during the most productive years. This age group also typically has the time to devote to enriching community life through public service and volunteerism since their children are more mature. The loss of the "empty nesters" may tend to diminish the pool of potential community leaders.

Washington County as a whole, Keedysville, and the surrounding communities have a small percentage of minorities living in the area. Any perceived problems associated with minority populations will tend to be minimal. However, the children in the area will also tend to have fewer opportunities to experience ethnic and cultural diversity.

People who live in Keedysville tend to have been born in the State. People tend to stay in the area. Most people in the community live as family units. Thus services and programs for families should be a priority when addressing community needs. The high educational attainment of the population of Keedysville should also be taken into account when allocating resources to meet the needs of the population.

E. HOUSING ANALYSIS

This section of the plan reviews and analyzes the housing stock in Keedysville. Field survey information is augmented by demographic and housing data from the 1990 Census, and with locally generated information from the. The integration and synthesis of this information provides a profile of the condition and character of the housing within the community.

According to the 1990 census, there are 464 persons living in Keedysville. Slightly over 26 percent of the population are under 18 year of age and more than 15 percent are over 65 years of age. These percentages are relevant since these population statistics impact housing within the community.

Families represent the vast majority of households in Keedysville, (77 percent of the total). There are 174 households and 134 of these are family units.

General Housing Overview

The following series of tables provides a general overview of housing in Keedysville. This information is relevant since decision makers need to have information available to them to formulate public policy.

Number of Housing Units

The following table provides information regarding the number of housing units in the community. During the last decade, there has been a slight decrease in the number of housing units in the community. Sharpsburg experienced a larger decrease in the total number of housing units during this time frame.

While Sharpsburg and Keedysville are incorporated and therefore not included in the county planning policies, the communities possess similar characteristics and as of 1981 when the Washington County Comprehensive Plan was completed, both communities lacked the public sewage system which was considered a major limitation regarding future growth.

Boonsboro is located within a designated growth area. This community has gained 192 housing units during the past decade representing a 27.1 percent increase.

In order to deal with the increase in population and an expanding economy, Washington County has a need for an increase in the total number of housing units. According to the Washington County Comprehensive Plan, the county will need additional housing units to meet projected housing demands. Communities like Keedysville are expected to continue to experience housing pressures in the immediate future.

TABLE 12

TOTAL HOUSING UNITS, 1980-1990 Keedysville and Surrounding Areas										
Year	Maryland	Washington County	Keedysville	Boonsboro	Clear Spring	Funkstown	Hancock	Sharpsburg	Smithsburg	Williamsport
1980		42,391								
1990	1,891,917	47,448	187	901	184	499	848	285	480	990
# Change										
% Change										

Source: 1980 and 1990 United States Census

Housing within Keedysville along with the other communities selected for comparison primarily represent owner occupied housing units. Home ownership is by far the majority pattern in Keedysville and surrounding areas.

Home ownership is perhaps one of the most significant investments of families. All things being equal, homeowners have selected a community in which to live, expect to remain in the community for some period of time and thus tend to be invested and concerned about issues involving life in the community.

TABLE 13

OWNER-OCCUPIED HOUSING UNITS, 1980-1990										
Keedysville and Surrounding Areas										
Year	Maryland	Washington County	Keedysville	Boons-boro	Clear Spring	Funks-town	Han-cock	Sharps-burg	Smiths-burg	Williams-port
1980										
1990	1,137,307	28,577	174	875	177	267	781	268	290	401
# Change										
% Change										
1990	60.1	60.2	93.1	97.1	96.2	53.5	92.1	94	60.4	40.5
% Total										

Source: 1980 and 1990 United States Census

Since the majority of housing units in Keedysville are owner-occupied, the number of rental units available is small. There are a total of 34 rental units available in the community representing a slight decrease from the previous decade.

TABLE 14

RENTER-OCCUPIED HOUSING UNITS, 1980-1990										
Keedysville and Surrounding Areas										
Year	Maryland	Washington County	Keedysville	Boons-boro	Clear Spring	Funks-town	Han-cock	Sharps-burg	Smiths-burg	Williams-port
1980										
1990	611,648	16,185	34	231	65	218	366	78	167	543
# Change										
% Change										
1990	3.3	24.1	18.2	25.6	35.3	43.7	43.2	27.4	34.8	54.8
% Total										

Source: 1980 and 1990 United States Census

Vacant Housing Units

According to the 1990 census data, there are 13 vacant housing units in the community. These represents slightly fewer than in 1980. Overall, there are few vacant housing units in any of the surrounding communities.

TABLE 15

VACANT HOUSING UNITS, 1980-1990 Keedysville and Surrounding Areas										
Year	Maryland	Washington County	Keedysville	Boons- boro	Clear Spring	Funks- town	Han- cock	Sharps- burg	Smiths- burg	Williams- port
1980										
1990	142,926	2,686	13	26	7	14	67	17	23	46
# Change										
% Change										
1990 % Total	7.6	5.7	6.9	2.9	3.8	2.8	7.9	6.0	4.8	4.6

Source: 1980 and 1990 United States Census

Value of Housing Units

Of all the communities selected for comparison, the value of owner-occupied housing is the highest in the area. The value of owner-occupied housing in Keedysville is also higher than that for all of Washington County.

TABLE 16

HOUSING VALUE OF OWNER-OCCUPIED UNITS, 1990 Keedysville and Surrounding Areas										
Value Range	Maryland	Washington County	Keedysville	Boons- boro	Clear Spring	Funks- town	Han- cock	Sharps- burg	Smiths- burg	Williams- port
Total Units	1,891,917	47,448	187	901	184	499	848	285	480	990
Less than \$50,000	136,402	3,067	5	51	24	42	146	47	23	69
\$50,000 to \$99,999	263,350	13,135	61	341	68	147	167	90	167	241
\$100,000 to \$149,999	276,706	4,660	39	168	2	15	17	20	27	32
\$150,000 to \$199,999	141,298	1,460	9	22	0	7	2	7	31	15
\$200,000 to \$299,999	101,746	589	3	4	1	0	0	2	9	4
\$300,000 or more	65,428	171	0	1	0	0	0	0	1	0
Median Value	\$115,500	\$83,000	\$93,800	\$88,800	\$59,400	\$71,500	\$53,400	\$69,600	\$80,200	\$72,200

Source: 1990 United States Census of Population and Housing

During the decade from 1980 to 1990, the value of owner-occupied housing in Keedysville has increased substantially. Housing values have tended to escalate during this time period following trends in many parts of the county and this trend has been typical of Maryland as a whole with a substantial increase in population, growth in the economy and housing pressures from the nearby metropolitan areas.

TABLE 17

CHANGE IN HOUSING VALUE OF OWNER-OCCUPIED UNITS, 1980-1990 Keedysville				
Value Range	1980		1990	
	Units	Percent of Total	Units	Percent of Total
Total Specified Units			187	
Less than \$50,000			5	2.7
\$50,000 to \$99,999			61	32.6
\$100,000 to \$149,999			39	20.9
\$150,000 to \$199,999			9	4.8
\$200,000 to \$299,999			3	1.6
\$300,000 or more			0	0
Median Value			\$93,800	81.2

Source: 1980 and 1990 United States Census of Population and Housing

Cost of Rental Units

The average rent for rental units in Keedysville is higher than most communities selected for comparison. The only community with a higher rental is Williamsport. Williamsport also has many more rental units as an overall percentage of total housing units.

TABLE 18

CONTRACT RENT, 1990 Keedysville and Surrounding Areas										
Value Range	Maryland	Washington County	Keedysville	Boonsboro	Clear Spring	Funkstown	Hancock	Sharpsburg	Smithsburg	Williamsport
Total Units	611,648	16,185	34	231	65	218	366	78	167	543
Rent < \$250	56,584	5,078	9	57		55	196	30	86	171
\$250 to \$499	191,252	8,679	21	153		153	204	40	62	520
\$500 to \$749	179,348	873	1	20		5	4	3	12	0
\$750 to \$999	76,449	100	0	1		0	1	0	0	2
\$1,000 or more	31,715	10	0	0		1	0	0	0	0
No cash rent	18,754	678	2	10		3	22	4	3	15
Median Rent	\$548	\$292	\$303	\$285		\$293	\$230	\$273	\$238	\$315

Source: 1990 United States Census of Population and Housing

Units in Structure

Since most families live in single family homes, there are few multi-family housing units in the community. Table 19 indicated that there are 187 total housing units, 158 which are single family detached units. there are a total of 32 units which represents more than one unit per structure.

TABLE 19

UNITS IN STRUCTURE, 1980-1990 Keedysville				
Units	1980	1990	Change 1980-1990	
			Number	Percent
Total housing units		187		
1 unit		158		
2 to 4 units		19		
5 to 9 units		3		
10 or more units		3		
Mobile homes, trailers, etc.		7		
Source: 1980 and 1990 United States Census of Population and Housing				

Age of Housing Stock: A Comparative Analysis

Figure 1 on the following page shows the year of housing unit construction. Given the historic character of Keedysville, the large majority of housing units were built prior to 1939.

While this information supports the fact that Keedysville is an old town with a substantial history, it also indicates that since the housing stock is older, over time there may be a need for increased maintenance and rehabilitation.

Impact of the Rockingham Subdivision

The subdivision plans are designed for the construction of single family detached homes. The homes to be built are designed to fall within the current price range for homes selling in the area which is between \$130,000 and \$140,000. The homes will be constructed as starter homes for young families. Given the price range, location of the community in reference to employment opportunities, current status of the real estate market and other factors, it is anticipated that these homes will attract young professional, and two income families.

The water and sewage system will be extended to serve these new homes. Infrastructure improvements will include the upgrading of lines from Main Street, the addition of fire hydrants along Dog Street and some improvements to the intersection of Red Hill Road and Dog Streets.

Storm water management ponds will be constructed , one within the town limits and the other one will located on the line between the town and county. The town will own and maintain both ponds until such time as the County takes over ownership.

The portion of the Rockingham Subdivision proposed to be located on county land is designed for clustered lots 1/3 acre in size. Final approval by the Washington County Planning Commission will be completed prior to development.

The portion of the development within the town boundaries includes 35 lots. The proposed development located in the County portion will be for 60 lots. Currently, there are 6 homes under construction by Oliver Homes directly adjacent to the proposed project.

The plans for the proposed development within the county reserves slightly over 30 acres out of a total parcel of 96 acres as open space to include forested hiking trails. These trails will connect with the Maryland Department of the Natural Resources proposed 22 mile "rails-to-trails" hiking and biking path. This open space is to be left in it's natural state for both preserving natural vistas and habitat. While no final decision have been made, negotiations with the Audubon Naturalist Society for long term maintenance of this area have been undertaken.

The impact of the Rockingham Subdivision will provide new residential homes within and immediately adjacent to the community. Since the developer plans to build approximately 12 to 15 homes per year, the growth will be gradual in nature over an extended time frame providing opportunities for the new families to easily be assimilated into the life of the community.

Age of the Housing Stock: A Comparative Analysis

Year of Housing Unit Construction

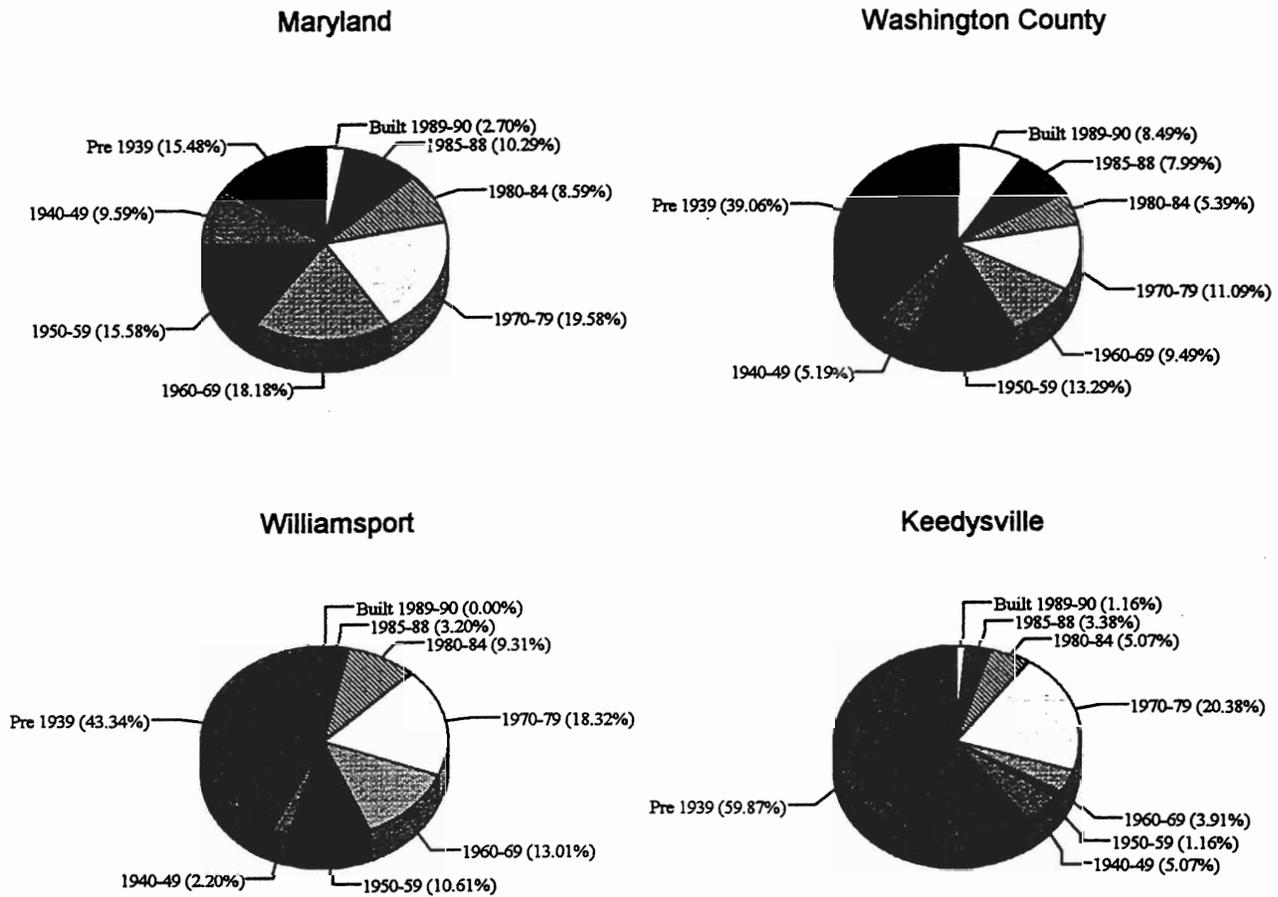


Figure 1
Source: 1990 US Census of Population and Housing

The Issue of Annexation

The issue of annexation should be debated including the ramifications of inclusion versus exclusion. Since this issue is most easily resolved during the time frame of completion of the subdivision, this perhaps is the most ideal time for discussion regarding the implications for the community involving this decision. This decision will impact the town in a variety of ways including the tax base, and the delivery of services.

STAGES OF THE FAMILY LIFE CYCLES AND HOUSING PREFERENCES

The housing needs of a community are directly related to age, family patterns and stages of the life cycle.

TABLE 20

HOUSING AND STAGES OF THE LIFE CYCLE				
Age Group	Number of Persons	Percent	Age Characteristics	Housing demand Characteristics
Under 5 years	29	6.3	Dependents of beginning families	Apartments, townhouses, duplexes and mobile homes
6-17	94	20.3	Dependents of young adults and growing families	Single family homes, duplexes and apartments
18-24	35	7.5	Young adults and beginning families	Apartments, townhouses, duplexes and single family homes
25-34	63	13.6	Beginning families and growing families	Townhouses, duplexes, and single family homes
35-44	94	20.3	Growing families	Larger single family homes
45-64	79	17.0	Empty nesters	Townhouses, apartments, and single family homes
Over 65	70	15.1	Elderly	Apartments, small single family homes, duplexes, condominiums and housing designed specifically for the elderly

Source: 1990 United States Census

Young adults requiring less space, and with entry level salaries tend to select rental properties. Beginning families frequently select space which accommodates young children. Growing families tend to have higher incomes since they have been in the labor force for a longer period of time. Growing families tend to prefer housing which offers more space, storage and indoor and outdoor amenities. The empty nesters may stay in the family home for a period of time and frequently select living space which provides services including the security to accommodate periods of time away from home. The elderly frequently choose smaller units which are designed for their needs.

In order to provide for the various differing housing preferences of the population over the life span, a variety of housing types are needed. Housing of different price ranges including low and moderate income address housing needs of same sectors of the population.

FINDINGS

The actual number of housing units in Keedysville showed a slight decrease over the last decade. There are relatively few vacant unoccupied housing units in the community.

The vast majority of housing units are single unit family dwellings. Most people in Keedysville are home owners. The number of rental units represent slightly over 18 percent of the total types available other than single family units.

The value of owner-occupied housing in Keedysville is higher than both the county and surrounding communities. The average rent is higher than most other communities selected for comparison. There are few units available in the low and moderate income range.

A very large portion of the homes in Keedysville are older, many reflecting the historic character of the town. However, the overall age of housing indicates that ongoing maintenance, rehabilitation, etc., will be needed in order to preserve the overall condition of the housing stock.

The approved and proposed residential subdivision will add new housing units. The question of annexation should be discussed with an understanding of the impact of such a decision upon the community.

F. ECONOMIC ANALYSIS

The economic structure of an area determines its current and future stability as well as opportunities involving growth and development. The economic structure of an area is influenced by the training and other characteristics of the labor force and the job possibilities available either within the area or nearby making commuting to work a viable option. The location of a community in relationship to the local, regional and metropolitan labor markets is a most important factor not only influencing the local economy but many other aspects of community life.

Economic Summary of Washington County

Business and industry has been attracted to the area due to a number of factors favorable to economic growth. The labor resources, availability of land for development, the proximity to metropolitan area, and the quality of life are inducements to economic growth. The availability of the interstate highway system, air service and rail service provide for the movement of goods and people.

The non-urban character of the area with its open space, rural setting, natural features, recreational opportunities, and environmental qualities are major assets that attract individuals and businesses. Those who wish to escape to the hectic pace, safety concerns and traffic problems of the metropolitan areas have been willing to move further away and commute longer distances to work. As the inventory of available land has diminished around the urban centers, Washington County because of its location has benefitted providing economic and growth opportunities.

The economy of the county has traditionally relied upon the manufacturing sector. Tourism, recreation, and agriculture represent a small percentage of the total employment in the area. Many of the wholesale and retail trade and service classifications are related to these sectors of the economy. The jobs in the recreational and tourism potential of the area has not yet been fully developed.

Washington County is the principal producer of orchard products in the State and has become an increasing important source of dairy products. Despite the importance the agribusiness as an sector of the economy, the amount of agricultural land is decreasing. Some of this diminishing amount of agricultural lands in active production may be the removal of less productive acreage, but the overall decline in productive land is of concern since land is a limited resource.

Employment Trends

During the first half of the 1980's, the unemployment rate for Washington County³ was in double digit figures and thereafter began to decline. The unemployment rate continued to decline except during the recession years of the early 1990's. This pattern tends to follow both national and state trends.

Washington County's unemployment rate, as of April 1977, was somewhat less then a rate of 4.1. These figures indicate a thriving, healthy economy. People who are actively seeking employment are frequently successful. The relatively low overall unemployment rate coupled with the flourishing economy in the region and nearby metropolitan areas, tends to reflect a strong economic base for providing employment opportunities.

Labor Force Characteristics

Information concerning characteristics of the local labor force is important to an understanding of the local economy. Occupations of local workers, where local people work, how far they commute to work etc. is valuable information to decision makers.

³Unemployment rates calculated by the Maryland Office of Labor Market Analysis and Information. Information provided by the Washington County Employment and Training office.

Labor Force and Employment Data

TABLE 21

LABOR FORCE AND EMPLOYMENT DATA, 1990 Keedysville and Surrounding Areas										
Labor Force Status	Maryland	Washington County	Keedysville	Boonsboro	Clear Spring	Funkstown	Hancock	Sharpsburg	Smithsburg	Williamsport
Persons 16 +	3,736,830	96,806	366	1,916	341	916	1,463	526	915	1,728
In laborforce	2,639,896	59,369	246	1,168	283	658	917	337	624	1,086
Percent in labor force	70.6	61.3	67.2	60.9	68.3	71.8	62.7	64.1	68.2	62.8
Civilian labor force	2,592,878	58,586	238	1,160	233	658	917	337	618	1,084
Employed	2,481,342	56,191	233	1,125	231	646	848	328	579	1,040
Unemployed	111,536	2,395	5	35	2	12	69	9	39	44
Percent unemployed	4.2	4.0	2.0	3.0	0.8	1.8	8.1	2.7	6.7	4.2
Armed forces	47,018	783	8	8	0	0	0	0	6	2
Not in labor force	1,096,934	37,437	120	748	108	258	546	188	291	642
Source: 1990 US Census										

There is a total of 246 persons employed in Keedysville compared with total population of 464. Given the health of the regional economy, and the small local unemployment rate, one might conclude that employment opportunities are not a major problem for the community.

Keedysville percentage of labor force participation is greater than Washington County and compares favorably with those communities in the area selected for comparison.

Employment by Industry

TABLE 22

EMPLOYMENT BY INDUSTRY, 1990 Keedysville and Surrounding Areas										
Category	Maryland	Washington County	Keedysville	Boonsboro	Clear Spring	Funkstown	Hancock	Sharpsburg	Smithsburg	Williamsport
Employed Persons 16+	2,482,462	53,219	233	1,125	241	646	848	328	579	1,040
Agriculture, forestry, fisheries	37,642	1,282	4	10	3	4	3	5	0	7
Mining	3,535	82	0	0	0	3	13	0	2	0
Construction	195,504	5,966	23	167	6	86	106	47	85	73
Manufacturing, nondurable	112,176	4,265	14	83	20	77	100	47	65	138
Manufacturing, durable	142,768	5,831	19	91	18	41	136	20	46	126
Transportation	106,173	2,538	10	22	16	18	24	22	17	47
Communications; public utilities	68,909	1,788	10	37	7	15	8	13	16	38
Wholesale trade	94,847	2,533	19	25	5	23	26	4	27	45
Retail trade	372,510	9,547	31	149	54	138	196	42	96	172
Finance, insurance, real estate	182,484	3,270	12	82	13	42	49	20	29	51
Business and repair services	136,718	1,828	13	47	9	14	17	25	21	30
Personal services	67,995	1,317	3	28	2	12	22	8	22	26
Entertainment, recreation services	29,765	582	3	6	0	4	8	1	2	11
Health services	214,313	4,509	25	94	21	64	44	25	43	105
Educational services	197,133	3,504	16	71	18	15	32	19	44	70
Other professional and related services	227,593	3,138	15	92	10	31	35	15	30	38
Public administration	291,277	4,211	16	121	29	59	29	15	34	63

Source: 1990 US Census

Table 22 shows employment by industry for communities in the region. The category of managerial and professional specialty and technical, sales, and administrative categories include a total of 138 persons or 59.2 percent of those employed in the community of Keedysville.

Place of Work

TABLE 23

PLACE OF WORK, 1990 Keedysville and Surrounding Areas										
Place of Residence	Maryland	Washington County	Keedysville	Boonsboro	Clear Spring	Funkstown	Hancock	Sharpsburg	Smithsburg	Williamsport
Employed Persons 16+	2,482,462	53,219	233	1,125	241	646	848	328	579	1,040
Worked in State	2,050,453	51,539	213	1,047	218	601	733	272	524	941
<i>Percent</i>	<i>82.6</i>	<i>96.8</i>	<i>91.4</i>	<i>93.1</i>	<i>90.5</i>	<i>93.3</i>	<i>86.4</i>	<i>82.9</i>	<i>90.5</i>	<i>90.5</i>
In County	1,363,948	42,553	136	629	208	482	678	190	397	847
<i>Percent</i>	<i>54.1</i>	<i>80</i>	<i>58.4</i>	<i>55.9</i>	<i>86.3</i>	<i>74.6</i>	<i>80</i>	<i>69.9</i>	<i>68.6</i>	<i>81.4</i>
Outside County	686,505	8,846	77	418	10	119	54	82	127	94
<i>Percent</i>	<i>27.7</i>	<i>16.6</i>	<i>33.0</i>	<i>37.2</i>	<i>4.1</i>	<i>18.4</i>	<i>6.4</i>	<i>25.0</i>	<i>21.9</i>	<i>9.0</i>
Outside of State	432,009	4,704	28	77	7	34	104	51	55	92
<i>Percent</i>	<i>17.4</i>	<i>8.8</i>	<i>12.0</i>	<i>6.8</i>	<i>2.9</i>	<i>5.3</i>	<i>12.3</i>	<i>15.5</i>	<i>9.5</i>	<i>8.9</i>

Source: 1990 US Census of Population and Housing

The preceding table shows the place of work. While the majority of workers are employed within Washington County, 45 percent are employed either outside the County or outside the State. This again confirms that some have chosen to live in Keedysville and are willing to commute to work.

Commute Time to Work

TABLE 24

COMMUTE TIME TO WORK, 1980-1990 Keedysville				
Category	1980	1990	Change 1980-1990	
			Number	Percent
Less Than 5 Minutes	12	4	-8	-66.7
5 to 9 Minutes	30	8	-22	-73.3
10 to 14 Minutes	31	25	-6	-19.4
15 to 19 Minutes	17	22	5	29.4
20 to 29 Minutes	18	68	50	277.8
30 to 44 Minutes	76	66	-10	-13.2
45 to 59 Minutes	9	9	0	0.0
60 or More minutes	33	36	3	9.1
Mean Time to Work	29.7			

Source: 1980 and 1990 United States Census of Population and Housing

The above table shows that the time necessary to travel to work is tending to increase rather than decrease.

Economic Status of Households

Another very important set of statistics which is relevant to understanding a community is the over all economic picture of the families who live there. Incomes reflect the family's buying power which in turn reflects monies for taxes, spending in the local economy, resources for property maintenance and community investment.

TABLE 25

HOUSEHOLDS BY INCOME GROUP, 1990 Keedysville		
Household Income in 1989:	Households	
	Number	Percent
Total Households	172	100.0
Less than \$5,000	4	2.3
\$5,000 to \$9,999	10	5.8
\$10,000 to \$14,999	3	1.7
\$15,000 to \$19,999	14	8.1
\$20,000 to \$24,999	10	5.8
\$25,000 to \$34,999	31	18.0
\$35,000 to \$49,999	40	23.3
\$50,000 and Over	60	34.9
Median income	\$41,500	-
Source: 1990 US Census of Population and Housing		

The median income of households in Keedysville has escalated substantially during the last decade from \$17,499 in 1980 to \$41,500 in 1990. This increase reflects not only a healthy regional economy but also reflects the trend involving an increase in wages during this time period. Even when factoring in the rate of inflation, family incomes have increased during this period.

Median Household Incomes

TABLE 26

MEDIAN HOUSEHOLD INCOMES, 1980-1990 Keedysville and Surrounding Areas										
Year	Maryland	Washington County	Keedysville	Boons- boro	Clear Spring	Funks- town	Han- cock	Sharps- burg	Smiths- burg	Williams- port
1980	\$20,283	\$16,636	\$17,499	\$19,255	\$14,437	\$14,846	\$11,632	\$15,673	\$14,441	\$17,957
1990	\$39,386	\$29,632	\$41,500	\$31,250	\$25,909	\$27,014	\$19,722	\$27,391	\$25,865	\$25,927
\$ Change	19,103	12,996	24,001	11,995	11,472	12,168	8,090	11,718	11,424	7,970
% Change	94.2	78.1	137.2	62.3	79.5	82.0	69.5	74.8	79.1	44.4
Source: 1980 and 1990 US Census of Population and Housing										

The median household income for Keedysville exceeds that of both Washington County and the State of Maryland as a whole. The median income also was higher than any of the surrounding communities selected for comparison.

There tends to be a relationship between educational attainment and income levels. The years of education achieved by people in Keedysville is higher than the County and surrounding communities. Property values in Keedysville are substantially higher than in surrounding areas. Families with greater incomes can afford to purchase more expensive homes. The relationship between employment, income, and housing values illustrates why it is important to understand how these and other factors interrelate in order to fully understand the economic picture of the community.

Poverty

TABLE 27

POVERTY STATUS OF TOTAL PERSONS, 1979-1989 Keedysville and Surrounding Areas						
Municipality	1979 Below Poverty Level			1989 Below Poverty Level		
	Persons for whom poverty status is determined	# Below	% Below	Persons for whom poverty status is determined	# Below	% Below
Maryland	4,216,975	404,532	9.8	4,781,468	385,296	8.1
Washington County	113,086	11,687	10.8	121,393	10,574	8.7
Keedysville	476	55	11.5	464	7	1.5
Boonsboro	1,908	77	4.4	2,445	83	3.4
Clear Spring	477	29	6.0	415	20	4.8
Funkstown	1,103	56	5.1	1,136	59	5.2
Hancock	1,887	369	19.7	1,926	320	16.6
Sharpsburg	721	65	8.8	659	43	6.5
Smithsburg	833	68	8.2	1,221	222	18.2
Williamsport	2,153	158	7.7	2,103	164	7.8

Source: 1980 and 1990 US Census of Population and Housing

The preceding table shows the poverty status of the population of Keedysville. Over the last decade from 1979 to 1989, there has been a substantial reduction of those for whom poverty status was determined. Currently, the poverty status of Keedysville is substantially lower when compared to the county as a whole and the surrounding communities.

Inventory of Business in the Community

At the time the previous Comprehensive Plan was written in 1974, Keedysville had a few commercial establishments. Those that existed at that time were primarily connected to serving the immediate needs of the residents and tended to be wholly dependent upon their patronage.

In 1974, there were a small number of commercial and or retail businesses in the community. These included a bank, two grocery stores, motel, restaurant, lawn mower repair, a beauty salon and a tavern. The B & O Railroad still operated within the community making one trip a day delivering freight between Hagerstown and Brunswick. Other employment opportunities were created through public activities including the U.S. Post Office and the Keedysville Elementary School.

Today, the existing business activity in Keedysville includes the following - a convenience store, motel, restaurant, beauty shop, barber shop, a new antiques shop has recently been opened, and a doctor's office. The bank is closing in August and moving its operations to other area branch facilities. A brick layer has a business permit to operate out of his home. The Griffin Water Services uses water from Keedysville for filling swimming pools, etc. A medical center is located off South Main Street a .

The railroad no longer is in operation. The school has closed and the children are now bused to schools in nearby communities.

The former Keedysville Elementary School was turned over by the Washington County Commissioners. Today the building is used as a community center and is managed by the non-profit South Eastern Washington County Health Aid Community Service Corporation. The Board of Directors is composed of members of the community and those who use the facility as a place of business. Today the building houses a day care center, the office of a social worker in private practice and a local Washington County Senior Center which provides a congregate feeding site, health screening and other services for senior citizens. Space in the building can be rented and made available for community activities.

Findings

Today in Keedysville there is no industrial and very little commercial and retail activity in the community. This means that residents of the community must travel to shop for groceries, household items, clothing, and services. As the population ages, the need for transportation services and goods may be an increasing problem for some sectors of the local population since there is no public transportation available.

The few existing commercial establishments are to a large extent dependent upon the business of local residents. In order for these businesses to remain viable, local patronage is necessary.

The residents of the community appear to be comfortable with the residential character of the community. However, in order to address convenience, especially involving immediate needs in the community for goods and services, future planning should include consideration of neighborhood convenience and service establishments.

G. LAND USE STUDY

A Land Use study includes the identification, classification, and analysis of the "man made" features of the earth's surface. A knowledge of existing land use patterns and their relationships to each other needs to be understood in order to formulate a plan for the future orderly growth and development of the community.

Land use information has a wide variety of applications. These applications include: the planning for future needs including infrastructure such as water, sewer and power; transportation; parking areas; community facilities, growth and expansion centers; and land use requirements. The Comprehensive Plan provides information which relates current conditions with future needs. The use of the land impacts the appearance, character, and convenience of living within the community.

In order for land use information to be available, a land use inventory and study must first be performed. A land use study identifies, classifies, records and analyzes the existing use of the developed land of the community according to the land's functional activities. Although the land use pattern of each community is unique, the basic classifications of land use include residential, commercial, and industrial.

In classifying the land use of Keedysville, the following land use categories have been chosen to cover all the land use activities existing within the community. These classifications include: single family residential; two family residential; multifamily residential; commercial; agricultural; public/semi public; and streets representing the developed areas. The amount of vacant, wooded areas covered by water as well as the total amount of undeveloped land has been calculated.

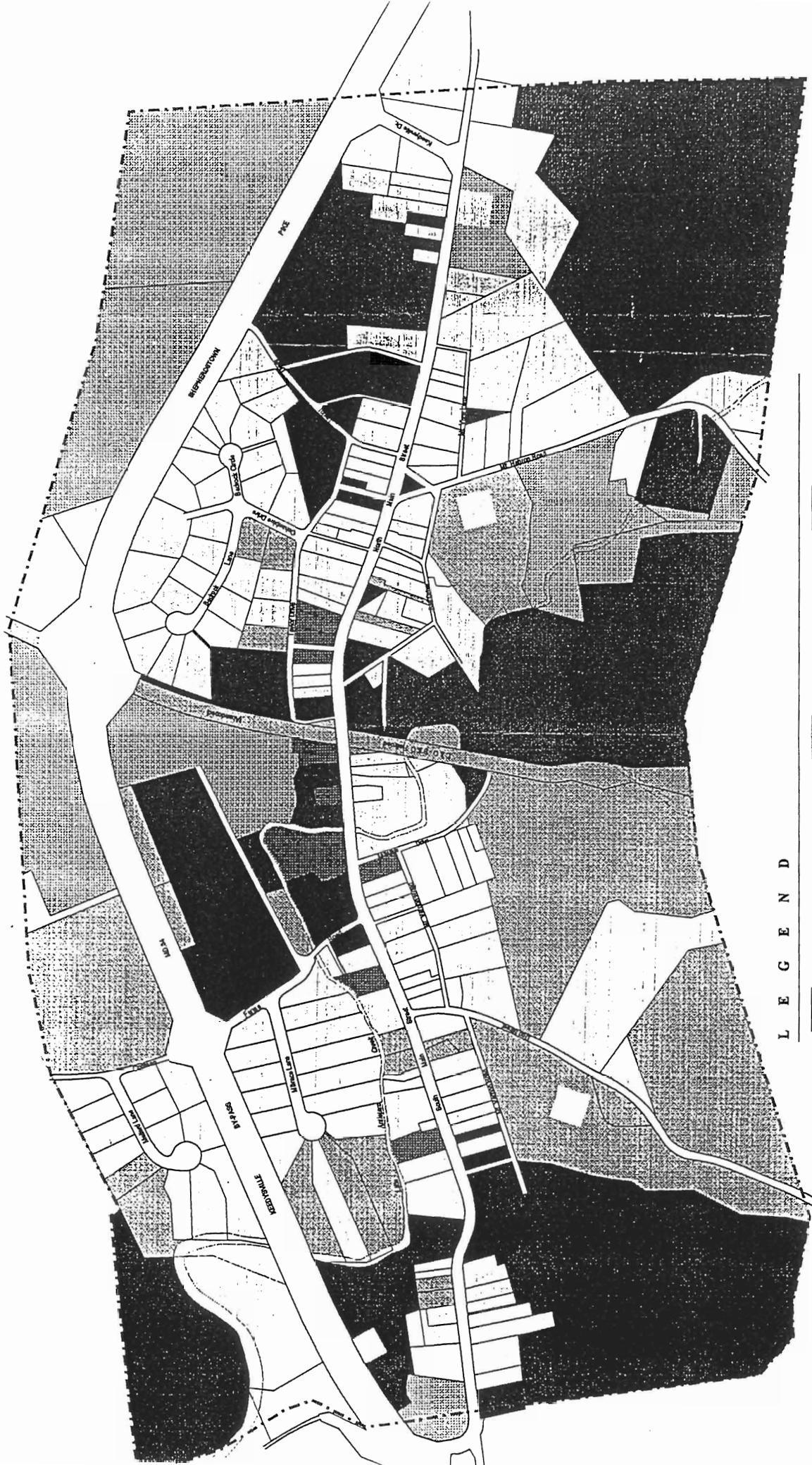
The results of the land use study are presented in the form of an existing land use map and a statistical summary. Refer to Map 7, Existing Land Use and Table 28, General Existing Land Use Summary.

Land Use Characteristics: An Overview

The built environment in Keedysville is concentrated along the main and connecting streets. The town developed along a street gridiron pattern which is typical of early American communities. A substantial amount of the total area remains as undeveloped land.

Local land use in the community has been classified into the following categories:

- Single Family Residential: comprised of single family detached housing units on individual lots;
- Two Family Residential: comprised of moderate density housing consisting of structures containing two-family housing units on an individual lot;
- Multi Family Residential: comprised of more intense density housing consisting of structures containing housing units for three or more families on an individual lot;
- Commercial: includes land sustaining retail, wholesale, and service businesses;



L E G E N D

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- PUBLIC/SEMI-PUBLIC
- AGRICULTURAL
- VACANT
- WOODED

*This Project was funded in part by the
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For the
TOWN OF KEEDYSVILLE
P.O. Box 51
Keedysville, Maryland 21756

RCS&A
ASSOCIATES, Inc.
Comprehensive Planning
Historic Preservation
and Planners

COMPREHENSIVE PLAN
for
KEEDYSVILLE, MARYLAND
Washington County, MD

MAP 7

EXISTING LAND USE

1997-1998

Keedysville, Maryland

General Existing Land Use Summary

1997

Land Use Classification	Area (in Acres)	Percent of Developed Area	Percent of Gross Area
Single Family Residential	129.78	49.13	28.97
Two Family Residential	10.59	4.01	2.36
Multi Family Residential	1.86	0.70	0.42
Commercial	1.2	0.45	0.27
Agricultural	51.94	19.66	11.59
Public/Semi Public	18.57	7.03	4.14
Streets	50.20	19.00	11.21
TOTAL DEVELOPED AREA	264.14	100	58.96
Vacant	70.92	●	18.83
Wooded	109.67	●	24.48
Water	3.27	●	0.73
TOTAL UNDEVELOPED AREA	183.86	●	41.04
GROSS AREA	448.00	●	100

- Industrial: comprised of land occupied by businesses involved in the manufacture, processing, storage, or distribution of durable and/or non-durable goods, (definition is provided for enlightenment of the readers of this report even through currently there is no industrial land use within the community);
- Public/Semi-Public: includes uses such as municipal buildings, churches, schools, fire companies, cemeteries, recreational facilities, and other similar civic uses;
- Streets and alleys: comprised of land devoted to streets, sidewalks, alleys, and associated public rights-of-way;
- Wooded: includes land which is covered by deciduous and/or evergreen vegetation, timberland, and adjacent surface waters;
- Vacant: includes land not identified as being in or associated with any active land use;
- Water: includes areas covered by water classified as rivers, streams, canals, lakes and ponds, and
- Agricultural: comprised of land used in active agricultural usage including the growing of crops, production of food products and other related agricultural pursuits.

Residential Land Uses

Of all the land uses present in the community, the residential usage is usually of most interest to the average citizen. Residential areas are where people spend most of their time and have their greatest investment -- their home and property. The future development, conservation, and upgrading of these areas should be of the utmost concern to all members of the community.

Keedysville is a example of a community which grew around the major transportation network of the area, the Shepherdstown Pike. The water of the Little Antietam Creek provided resources for household, commercial, and industrial uses. The linear layout of the community was typical of nineteenth century communities. Later development extended beyond Main Street into other areas close to what was once a thriving downtown business district.

Most of the families in Keedysville live in single family homes, which is the predominant residential land use category. These homes are located on lots of varying size. Single family homes represent the largest existing land use in the community.

There are a few two family residential units, most of which are scattered along Main Street. These two home structures tend to be typical double homes sharing a common wall, many of which have porches along the front. There are a few multifamily residential units which tend to be larger homes converted into apartments. These units tend to be concentrated along both sides of Main Street between Mount Hebron Road and west of Antietam Drive.

Many of homes especially along Main Street have both architectural and historic significance. The character of the town still reflects the early history of the area when the community was settled. The

oldest residence is located at 55 Main Street. This property throughout its history has also been used as both a school and a church. Along the north side of South Main Street, stands a stone house dating back to 1810.

Most structures have retained their historic features and facades. Few have been altered, thus the historic nature of the community is relatively intact. Actions to preserve the historic architecture will ensure that the existing atmosphere is maintained.

Most homes and properties are well maintained. There are only a few vacant structures within the community. There is new construction taking place within the community. A new subdivision has been approved. The community remains a desirable, and attractive place in which to live. Property values have kept pace with inflation and are higher than in surrounding areas.

Commercial Uses

At one time, Keedysville was a bustling community with an active downtown commercial district and numerous industrial businesses. As was typical of the era, people lived and worked within the community. Today, there are few commercial concerns and no industrial businesses. The community today can be described as a residential community where people commute to work.

The portions of the town devoted to retail/service activities are classified as commercial uses. There are few existing businesses still located in the downtown area. A few other businesses are located in the community.

Agricultural Uses

Lands classified as agricultural are those lands and acreage actively engaged in production of agricultural products such as: crops, dairy, meat, fiber, and other food and related activities. Keedysville has active agricultural activities taking place within its boundaries. Almost twelve (12%) percent of total land usage is devoted to agricultural pursuits. Some of these farms extend beyond the community to the immediately adjacent area.

The land surrounding the community is frequently used for agricultural purposes. Refer to the Map 6 on page 15, which shows the land reserved as either agricultural easements or agricultural preservation areas.

Public/Semi Public Uses

Areas designated as public are lands owned or developed by public funds and are usually operated as part of governmental function. Land use activities found in this category include: city halls, fire houses, post offices, libraries, parks and playgrounds.

Areas classified as semipublic lands are developed by a limited group of people for their own use with limited public control and accessibility. Such uses include: churches, fraternal clubs, and cemeteries.

The Town of Keedysville has over 18 acres classified as public/semi public. This area represents a little over four (4%) percent of the total land use.

Streets

Areas classified in this category include the rights-of-way of all the dedicated streets and alleys of the community. The amount of land dedicated to streets and alleys is very important for several reasons. The town must maintain a large percent of these roads and this cost represents a significant expense for the community.

The streets and alleys total a little over 50 acres. This area represents over eleven (11%) percent of the total land use in the town.

Vacant Land

Land classified as vacant is not being presently utilized for any of the foregoing activities. This land has yet to be developed and provides opportunities for future growth and development. Currently, there are over 70 acres of vacant land within the town.

Wooded Land

Acres classified as wooded are predominantly forest covered with no type of manmade development. Wooded land within town boundaries totals over 109 acres representing over 24 percent of the total land area.

Some of this wooded land is located on identified sensitive areas not considered suitable for development. At the same time, this wooded area provides open space, and attractive undeveloped areas which add to the overall ambience of the community.

Water

Areas classified as water include: rivers, streams, canals, lakes, and ponds. The water areas within Keedysville are directly related to the Little Antietam watershed.

While the percentage of the community actually covered by water represents a small area totaling less than one percent of the land use, this area and its immediate surrounding lands represent significant sensitive areas requiring special protection and preservation.

The town spring is located within this land use classification. Care must be taken regarding any potential development or altered land use which might have an adverse impact upon the town's water supply.

Summary

The total gross land area in Keedysville totals 448 acres. Of this total acreage, almost 59 percent is developed in one of the land use classifications discussed in this Background Section. The remaining land, a little over 41 percent, represents the total amount of undeveloped land. This undeveloped land represents opportunities for future growth and development and conservation. Future development should be consistent with and reflect the overall growth management policies adopted by the community.

Just because land is undeveloped does not mean that it is available for development. Some of the undeveloped land has steep slopes, is located within the flood plain, or is part of the stream buffers. Refer to the sensitive area map on the following page for information regarding land not suitable for development.

The wooded, undeveloped, and farm land creates open space and contributes to the rural character of the community. In order to preserve this ambience, care needs to be taken when making decisions regarding future development.

FINDINGS

The following set forth the major findings of the foregoing land use study:

- Residential usage represents the predominant land use. The community wishes that future growth be primarily residential.
- Few retail and commercial businesses exist within the community. There is interest in developing neighborhood retail/commercial businesses to meet the immediate needs and convenience of the residents of the town.
- The historic character of the community is valued by its residents. The historic architecture contributes to the appearance, small town atmosphere, and quality of life in the community. Actions should be taken to preserve and conserve the historic character of the community.
- There are areas within the community which are not suitable for development. These sensitive areas have been identified and should be preserved as open space, and remain in a natural undeveloped state.
- The wooded, and farming areas within and immediately beyond the community provide the landscape typical of small communities in rural settings. Since the residents greatly value the rural village atmosphere, preservation of these areas should be encouraged.
- The spring provides the water supply for the community. Care should be taken regarding any development which might have a negative impact upon the potability and capacity of the spring.
- Any future growth and development should be consistent with the growth management policies of the community.
- The Planning Commission and Town Council should coordinate their efforts regarding future land use in the best interests of the community.

H. Community Facilities Study

The health, safety, convenience and quality of life in the community are impacted by the availability and type of public facilities, public utilities and public services. The quality, timing of delivery, and availability of municipal services is another area which impacts quality of life, health and safety and convenience. Other non-public or quasi-public community services, including opportunities for

education, recreation, cultural activities, spiritual guidance and civic and community service, all influence the experience of living within the community.

Community facilities cover a broad range of buildings, facilities, and services all of which are very important to life in the community. Educational facilities such as K-12, technical, and advanced education, parks and recreation facilities, libraries, churches, municipal buildings, senior citizens centers, and public safety resources such fire, police, and ambulance services contribute to the overall well being of the local population. The number, type, accessibility and availability of these facilities found in a community depends not only on the needs and desires of the citizens, but on the availability of supporting funds. The quality and adequacy of these facilities and services to meet the needs of the existing and future population is an important factor in ensuring the stability and the management of the community.

Municipal Buildings

The Keedysville Town Hall is located in Taylor Park beyond North Main Street. The building is well kept and is obviously of modern construction. The Town Hall provides space for municipal activities including the mayor's office, meeting rooms for the Town Council, and the Water Board, and for other meetings.

Education Facilities

The elementary students attend either the Sharpsburg Elementary School or the Boonsboro Elementary School. Both middle school and high school aged students attend schools in Boonsboro. There are no immediate plans to alter the attendance pattern which would impact on which schools the children from Keedysville attend in the immediate future. Students from Keedysville graduate from the Boonsboro High School. All students are bused to school.

According to the Washington County Board of Education, the student population in both the Sharpsburg Elementary School and the Boonsboro Elementary School is expected to decrease slightly over the next five years. The middle school population is predicted to increase for the next two years and then to show a slight decrease. The high school population is expected to increase over the next three years and then to show a slight decrease in following years.

Vocational/technical secondary education is provided by the Hagerstown Vocational/Technical School. Students may elect to attend this school during the later secondary years.

The Hagerstown Community College is available for those interested in junior college educational experiences. The Hagerstown Business College provides educational opportunities in the immediate area. Frostburg State University has an extension campus in Hagerstown. Washington County has an Agricultural School in the immediate area.

Library

The Keedysville Library is part of the Washington County library system and is staffed by a part time librarian. The facilities are also part of the Maryland State Library network which provides information and other services. Any residents of the state can access information free of charge. Any citizen of

Keedysville can access information from both the County and State Library System. The Keedysville Library is a book deposit station.

The Keedysville Library is housed in the Municipal Building. The Town provides free space as an "in kind" contribution to support the library.

Municipal Services

Keedysville owns no equipment. Municipal services such as snow removal and other maintenance, repairs and/or improvements are provided by contractors on an "as-needed basis."

Solid Waste Disposal and Recycling

Solid waste disposal is provided on a contractual basis. Garbage and refuse is collected twice weekly.

Recycling is provided through the Washington County Recycling Program. A drop off bin is available near the old railroad station on Main Street. The community is encouraged to recycle the following types of material: paper, plastic, aluminum, and glass. Recycled materials are collected periodically according to the schedule established by Washington County.

Police Safety Services

Police protection is provided by a resident deputy sheriff for one shift a day. The officer divides the time between the Town of Sharpsburg and the Town of Keedysville, representing a shared service agreement whereby the costs are shared by Washington County, Sharpsburg and Keedysville. Other police services are supplied by the Washington County Sheriff's Department and the Maryland State Police.

Fire Protection is provided by the Boonsboro Volunteer Fire Department. Services are provided by a combination of both paid and volunteer fire fighters. Contributions, door to door solicitations, and fund raisers are used to collect revenues. The Sharpsburg Volunteer Fire Association also provides fire protection for Keedysville. The railroad tracks appear to be the dividing line for fire protection but both organizations indicate they cooperate and assist each other in the best interests of the community.

Ambulance and emergency medical services are provided either by the Boonsboro Fire Department or the Sharpsburg Ambulance Service. Subscriptions for emergency service are sold to families by the Boonsboro Volunteer Fire Department. The Department has a trained medic on duty at all times for emergency service. If a family is a subscriber and receives emergency ambulance services, there is no added charge beyond the monies reimbursed from insurance coverage. Financial support is provided by selling subscriptions, door-to-door solicitations, and a variety of fund raisers.

The Sharpsburg Ambulance Service also has a medic on duty for emergencies. This is a volunteer association and the organization depends on a variety of fund raising activities to provide the cost of equipment, service, and training.

These organizations indicate that they welcome volunteers. The costs associated with equipment replacement and maintenance, utilities and building upkeep, insurance, and training are continuing concerns for such organizations.

Health Care

There is a physician's office in Keedysville so local health care is available in the community. There of course are doctors, health care professionals, and clinics available in nearby towns to meet the health care needs of citizens in the area.

The nearest hospital is the Washington County Hospital located in Hagerstown. When specialized care, diagnostic, rehabilitative services or other health care needs cannot be met at this facility, patients are appropriately referred to other regional facilities.

Parks and Recreation

Taylor Park is located along North Main Street. The park was deeded to the Town by one of the long term mayors who is a grandson of Christian Keedy, for whom the town is named. Facilities within Taylor Park include a basketball court, playground equipment for young children, pavilion, picnic tables, concession stand, and open space. The area is wooded with old, large trees providing shade and an attractive area for both passive and some active recreational pursuits. The Town Hall is located within Taylor Park.

The other recreational facility is the ballpark by the railroad tracks. This recreational area includes a softball diamond and auxiliary diamond. The facility is used for church sponsored softball games, Little League and Girls' Softball.

Little Antietam Community Center

The former Keedysville Elementary School was deeded to the Washington County Commissioners when the facility was no longer used for the education of young children. Today the facility is managed by the Southeastern Washington County Health and Community Services Corporation, a nonprofit organization. The Board of Directors is composed primarily of local and regional users of the building and community representatives.

The building houses a day care and the office of a licensed social worker in private practice. Washington County Senior Services leases space for the operation of a congregate feeding center. The Keedysville Senior Center also provides health screening, other health related events and services designed specifically for senior citizens.

The Little Antietam Community Center also provides space for community groups and meetings. Meeting space is available on a modest rental basis.

Churches

The town has three churches and one cemetery. The churches are all well maintained. The Salem United Methodist Church celebrated its 200th Anniversary in 1974. The Mount Vernon United Church

of Christ on South Main Street was used as a hospital during the Battle of Antietam during the American Civil War. The other church located within the community is St. Peter's Lutheran Church.

Community Organizations

The Ruritan Club is a civic association with both men and women members.

There is a Senior Citizens Organization which focuses on the needs of the senior population of the area.

Recently, the Keedysville Historic Society was organized. This group is interested in preserving the historic properties, and enhancing the historic character of the community.

Findings

The current municipal building is a modern structure and is well maintained. The space needs appear to be adequate except that there is a lack of space for large group meetings. Since the space is shared by the public library, town meetings must be scheduled during evenings when the library is not open.

The Community Center provides space for a variety of service related activities. Space is available for large group meetings.

The library appears to meet the needs of the community.

The education of the children of the community is the responsibility of the Washington County School Board. In the near future, the children are expected to attend the same schools and overall the population of the schools is not predicted to change drastically.

Since fire protection and ambulance services are provided by volunteer organizations in nearby towns, Keedysville may wish to encourage active participation in all aspects of these organizations as well as volunteering to be trained to provide the service. Participation in fund raisers, and paying for subscriptions are ways to provide the resources so that these organizations remain viable.

The existing shared service arrangement regarding police protection appears to meet community needs.

Currently, there is a local doctor's office in the community. Support from local citizens is the best way to ensure that health care continues to be immediately available within the community.

There appear to be sufficient open space and parks facilities currently available. However, the community may wish to evaluate whether these facilities will need to be expanded when the planned and proposed development is completed. There appears to be play equipment for young children and with the exception of the ball fields, there seems to be a lack of recreational activities for teenagers.

The local churches provide for the spiritual needs of the community. The churches also are active in other aspects of community life.

Since services such as sewage treatment, and recycling are provided by Washington County, the community should encourage ways to provide input and sharing of information to keep local citizens

informed. Attendance at Board meetings and other public forums is one of the most productive ways of encouraging public participation.

Since one of the current concerns of the citizens of Keedysville is the growth management of lands immediately adjacent to the municipal borders, attendance at County Planning Commission Meetings and sharing of information of this governmental agency is vitally important.

The procedures for planning for and the delivery of municipal services is largely done on an "as needed basis." The community may wish to consider whether the community will be well served in the future using this method of addressing the delivery of municipal services.

Currently, the municipality relies almost exclusively upon volunteer service involving the operations and management of the community. While this may have served the community well in the past because persons were willing to invest a great deal of time for the benefit of the community, the community may wish to review whether current procedures will meet future needs.

I. PUBLIC UTILITIES STUDY

Public utilities provide basic services deemed necessary to modern community life. The capacity, and availability of infrastructure is necessary for growth and development. These services are necessary for health, convenience, and communication. Some of these services are provided by authorities, and private companies which are regulated by local, state, and federal agencies.

Water Service

The Towns of Keedysville and Boonsboro have had a long term arrangement regarding usage of the available water resources located in Keedysville. The water source capacity of Keedysville is calculated at 145/gallons per minute. This capacity along with the other water sources provided by Boonsboro is sufficient under normal circumstances to meet the water needs of both communities. However, there have been times when water restrictions have been instituted by one or both communities.

The total water system used by both communities also includes a reservoir located on Boonsboro Mountain Road. Excess water capacity produced by the spring in Keedysville passes through a vault at the northern end of the town and is pumped into the reservoir and is stored for future needs and demands. For the right of access to the water from the Keedysville's spring, the Town of Boonsboro has provided water treatment and personnel for the overall operation of the water system which is administered by the Boonsboro Water Authority.

Water bills are sent to the Keedysville residents every three months. The bills are prepared and mailed by an independent person contracted to complete the work by the Keedysville Water Board. The residents of Keedysville pay a flat rate for their water usage. The rate is calculated as a result of the meter at the springs which records the amount of water produced and pumped to the reservoir and the amount which is returned for use by Keedysville residents. The water bills are calculated using the difference between the amount produced and the amount returned for use by the Keedysville residents as monitored by a meter at the site. The actual amount of the water bill paid by each of the Keedysville water customers is calculated by dividing the number of households by the proportional costs associated with the total amount of water used.

The only exception are the three customers who use metered water. These metered customers include the restaurant, the community center and the business which provides water for swimming pools and other such uses. These customers pay according to the usage as recorded on their water meter. Other water related costs include a flat rate paid quarterly for each of the twelve (12) fire hydrants located within the town of Keedysville.

The Town of Keedysville installed water lines to service the community. The maintenance of these lines is the obligation of the town. Monies for repairs, upgrades and/or maintenance of the water lines is available from the monies collected from the water bills paid by home owners in the community. Refer to the map on the previous page which illustrates water service areas.

Representatives of each community comprise a combined water committee which in turn provides direction regarding the usage and upkeep of the system. This combined decision making of two communities whose agendas regarding the water supply, and usage has not always been productive. Over the years, there has been dissension regarding water restrictions, services provided, etc.

The two communities will be entering into a new arrangement with each other regarding their combined water supply. It is anticipated that the new regional water authority will create a combined board of selected representatives from both communities. This arrangement is an example of inter-municipal cooperation and shared services whereby both communities benefit.

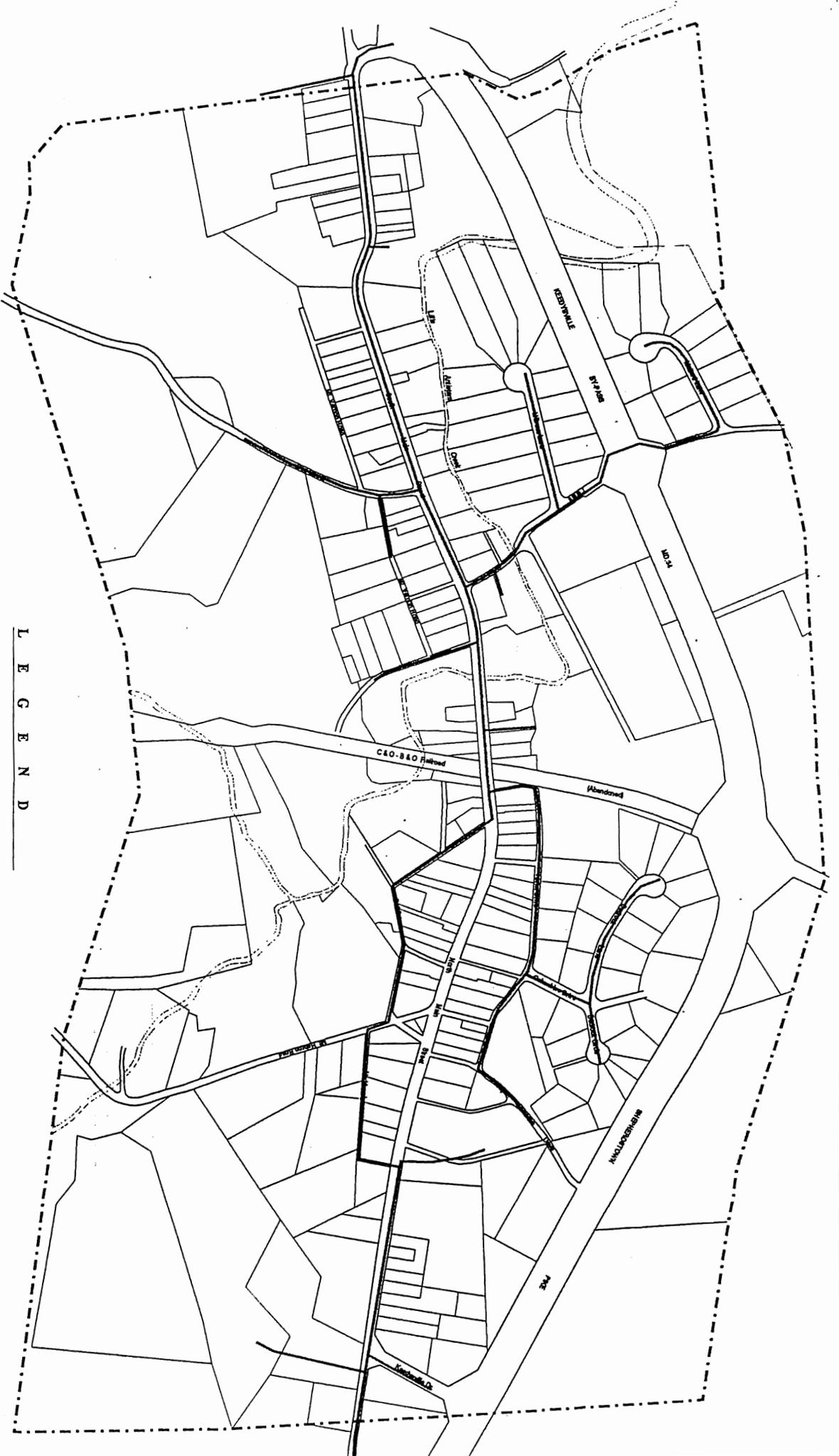
Sewage Treatment

The characteristics of the soil types located in the Keedysville area are not ideally suitable for on-lot sewage disposal. The suitability of the area for septic tanks and field systems depends upon the appropriate absorption as determined by percolation tests. The Keedysville area also has limestone and related underlying geological formations which are difficult to predict regarding the potential pollution of groundwater supplies. Another concern is the potential contamination of the Little Antietam Creek watershed. For the foregoing reasons, the town of Keedysville is not a good candidate for on site sewage disposal therefore making access to sewage treatment an important factor relating to the protection of environmentally sensitive areas, and concerns regarding health and safety.

In the late 1980s, sewer lines were extended to Keedysville. Sewage treatment is provided by Washington County. The system is maintained by the Washington County Water and Sewer Department.

The citizens of Keedysville pay a flat rate for sewage services. The rate is calculated through use of a formula for costs of 6,000 gallons per quarter with a reduced rate for every 1,000 gallons of increased consumption. The cost is then apportioned to each of the sewage customers within the community since there are currently no water meters. It is anticipated, that if water meters are installed, the sewage bill will change according to usage rather than the current flat rate system.

The installation of the sewer lines within Keedysville addresses concerns regarding potential health risks, and pollution. The sewer lines also made the area more attractive for growth and development. The map on the following page shows the sewer lines which serve Keedysville.



LEGEND
 ——— EXISTING SEWER LINE

RCS&EA

RICHARD C. SUTTER and ASSOCIATES, Inc.
 Comprehensive Planner/Land Planners
 Historic Preservation Planner

*This Project was funded in part by the
 Appalachian Regional Commission.*

For the
TOWN OF KEDDYVILLE
 P.O. Box 51
 Keadysville, Maryland 21756

COMPREHENSIVE PLAN
 for
KEDDYVILLE, MARYLAND
 Washington County, MD

MAP 9

EXISTING SEWER SERVICE

1997-1998

Other Services

Electric Service is provided by Allegheny Power Company.

Bell Atlantic provides telephone services in the community.

Frederick Cable Vision provides cable service.

Currently these services are regulated as public utilities and as other service providers which in the past have been granted the right to provide services in designated areas according to regulations. As deregulation impacts these services, both individual customers and the community will need to be informed so that wise choices are made regarding future quality, availability and cost of such services.

Findings

Keedysville will be entering into a new agreement with Boonsboro regarding the regional water system. It is important that the Town of Keedysville have representation on the new administrating entity to represent the best interests of the community.

A number of decisions will need to be made regarding the future of water delivery, method of payment etc. New procedures will be instituted to reflect the new circumstances. The Town Council should consider methods of informing the public to avoid confusion and misunderstandings and be able to address any questions of the residents.

The use of water meters will no doubt be explored since metering provides the most equitable sharing of cost on the basis of actual usage. All aspects involving metering of water should be explored including the cost of installation of water meters.

Since sewage treatment is provided by Washington County, the town of Keedysville should make the effort to be informed regarding any proposed changes in services. Members of the community should be encouraged to attend public meetings involving the County's Sewer and Water Department.

Town water will be available for both the approved and proposed subdivision which is beyond the town boundaries. The delivery of water service to the subdivision should be part of the discussion involving annexation.

The town should be informed regarding any changes in other services especially with deregulation and changes in procedures involving both public utilities and the cable industry. The elected officials should be proactive taking appropriate action and/or creating public policy in the best interests of the community.

J. TRANSPORTATION STUDY

The safe, convenient and efficient movement of people, goods and services is largely dependent upon the transportation network. The regional highway network joins local roads by means of arterial and collector roads with major population centers, government activities and interstate highway systems. Access with other modes of transportation such as rail, air and bus also are importation considerations.

An examination of the transportation network of Keedysville and its immediate vicinity forms the basis for the movement of people, goods and services throughout the area. Transportation is the framework on which a community bases many of its decisions regarding land use and zoning. The efficiency of the transportation network impacts the communities potential for growth and development which in turn effects public policy.

Classification of Streets

Roads vary in cartway, right-of-way, length, surface type, and the type of service provided. The typical categories of roadway service types are defined by the federal Department of Transportation and are described below:

Arterial, major Major arterial roads handle high volumes of traffic generally traveling long distances. Interstate highways, including Interstate 79 and Interstate 70 are considered to be major arterials. These roads usually have at least four lanes of traffic in both directions and have limited access.

Arterial, minor Minor arterials are streets with signals at important intersections and stop signs on side streets. These streets collect and distribute traffic to and from collector streets.

Collectors Collectors are streets that collect traffic from local streets and connect with major and minor arterials.

Local street A local street provides vehicular access to abutting properties and discourages through traffic. This class of street carries traffic to and from collectors and serves adjacent land use; it contains loop streets, residential streets, cul-de-sacs, alleys and parking connectors.

Cul-de-sac street A cul-de-sac is a street with a single common ingress and egress.

Dead end street A dead end street has a single common ingress and egress.

Service street A service street runs parallel to a freeway or expressway and serves abutting properties.

Dual street A dual street has opposing lanes separated by a median strip, center island, or other form of barrier, and can be crossed only at designated locations.

Expressway An expressway is divided multi-lane major arterial street for through traffic, with partial control of access and with grade separations at major intersections.

Freeway A freeway is limited access highway with no at-grade crossings.

Paper Street A paper street is one that has never been built, but is shown on an approved plan, subdivision plat, tax map, or official map.

Public Road Means any road under the jurisdiction of and maintained by a public authority and open to public travel.

Rural Area Means all areas of a State not included in the boundaries of urban areas.

Rural Major Arterial Routes Means those public roads that are functionally classified as a part of the rural principal arterial system of the rural minor arterial system as described in Volume 20, Appendix 12, Highway Planning Program Manual. Links cities and larger towns and form an integrated network providing interstate and inter-county service. They are to be spaced at such intervals, consistent with population density, so that all developed areas of the State are within a reasonable distance of an arterial highway. Provide service to corridors with trip lengths and travel density greater than those predominately served by rural collector or local systems. Minor arterials therefore constitute routes whose design should be expected to provide for relatively high overall travel speeds, with a minimum interference to through traffic.

Rural Minor Arterial Routes Means those public roads that are functionally classified as a part of the rural principal arterial system of the rural minor arterial system as described in Volume 20, Appendix 12, Highway Planning Program Manual. Links cities and larger towns and form an integrated network providing interstate and inter-county service. They are to be spaced at such intervals, consistent with population density, so that all developed areas of the State are within a reasonable distance of an arterial highway. Provide service to corridors with trip lengths and travel density greater than those predominately served by rural collector or local systems. Minor arterials therefore constitute routes whose design should be expected to provide for relatively high overall travel speeds, with a minimum interference to through traffic.

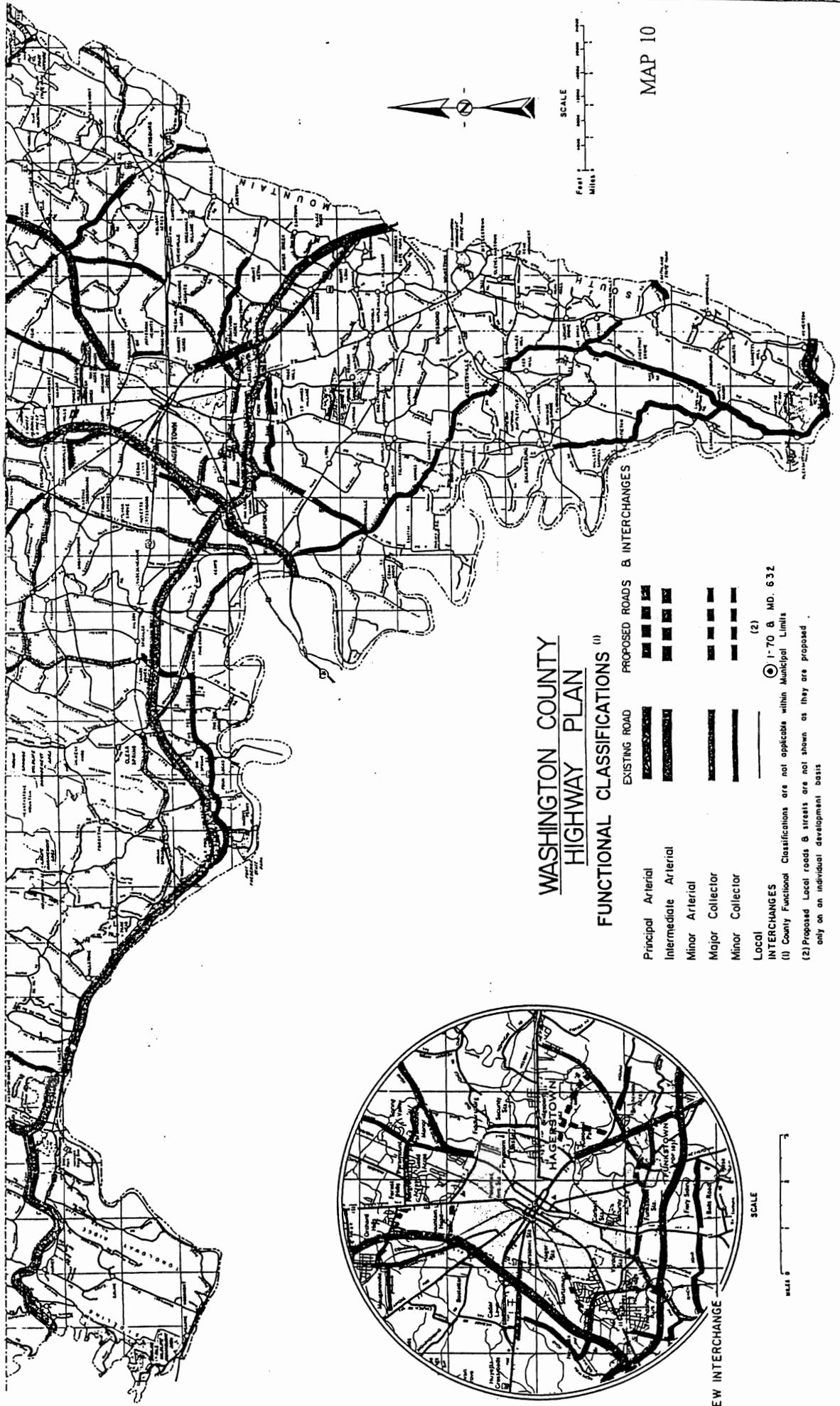
Rural Major Collector Routes Means those public roads that are functionally classified as a part of the major collector subclassification of the rural collector system as described in Volume 20, Appendix 12, Highway Planning Program Manual. Provide service to any county seat not on an arterial route, to the larger towns not directly served by the higher systems, and to other consolidated schools, shipping points, county parks, important mining and agricultural areas, etc.

Rural Minor Collector Routes Means those public roads that are functionally classified as a part of the minor collector subclassification of the rural collector system as described in Volume 20, Appendix 12, Highway Planning Program Manual. They are to be spaced at such intervals, consistent with population density, to collect traffic and bring all developed areas within a reasonable distance of a collector highway.

Rural Local Road Serves primarily to provide access to adjacent land. Provide service to travel over relatively short distances as compared to collectors and other highway systems.

Rural roads are described as those outside of small urban and urbanized areas. These rural roads are classified into four major systems: major arterial, minor arterial roads, major and minor collector roads and local roads. The criteria for state highway planning is based primarily upon qualitative terms including such factors as varying geographic conditions, population density, spacing and size of cities, density and patterns of road networks etc. Refer to the map on the following page which provides an overview of the functional classification of roads.

Highway planning within the state involves a highway needs inventory and long range planning based upon identifying needs. The Maryland Consolidated Transportation Program includes all modes of



transportation involving a six year cycle of planning, construction and/or improvements. Keedysville is served by District 6 of the Maryland Department of Transportation.

Traffic Volumes

Traffic volumes are measured periodically by the State Highway Administration. These volumes represent the Average Daily Traffic (ADT) volume for travel in both directions.

Traffic volumes are measured for Route 34 from Sharpsburg to Keedysville. The traffic volumes along this roadway was measured at ADT of 4,050 in 1995. The volume of traffic was measured at ADT of 5,350 on this same stretch of road prior to the completion of U. S. Route 40 Alternative. This indicates that the use of this route has altered the traffic volume on Route 34.

The traffic along Route 34 is generated from eastern Sharpsburg, western Boonsboro and Keedysville. The volume of traffic appears to be fairly stable over time without great variation.

Main Street was the only other road where traffic was counted. The ADT volume on Main Street was 845.

Main Street and the Route 34 Bypass are the only streets in the State of Maryland street inventory. The State is responsible for the condition and maintenance of these streets including snow removal. Washington County assumes responsibility for care and maintenance of Coffman Farm Road, Dog Street, and Mount Hebron Road. All other streets in Keedysville are local streets and therefore the condition, maintenance, improvements and snow removal is the responsibility of the town.

Local Streets

The Route 34 Bypass is designed primarily to move people, goods and services around the town. While Route 34 serves as a bypass, the road also provides access to a substantial amount of both developed and undeveloped land. When planning for any development in this area, care should be taken regarding access to avoid congestion and eliminate any safety concerns.

Main Street is the principal street within the community. Main Street acts as both a collector and provides access to individual properties.

Dogstreet Road is an important collector street providing access to the schools and small communities to the south. The traffic volume impact study completed by a consultant for the developer as part of the information gathering prior to the approval of the Rockingham Subdivision, indicates that there will be a minor impact of the traffic on Dogstreet Road as a direct result of this development.

Other neighborhood collector streets include Mt. Hebron Road, Coffman Farms Road and Taylor Drive. The remaining streets primarily provide access to individual properties.

The local streets of Keedysville are narrow which is typical for historic communities. The topography and built portion of the community do not make widening of streets a reasonable possibility. The parking especially along both sides of Main Street tends to reduce the efficiency of through traffic.

Existing Transportation Network

Keedysville is located within reasonable distance to Interstate Highway 70 which provides access to the east and southwest. Interstate 81 generally runs north to south. U. S. Route 340 is a multilane divided limited access highway which runs east to west and is located to the south of Keedysville. Keedysville is located with access to major highway networks.

U. S. Route 40 Alternative provides access to Hagerstown, the county seat as well as access to Frederick and Interstates 70 and 270. The state highway system provides route 65 with direct access to Interstate 70 and Hagerstown. U. S. Route 68 provides access to Interstate 81 and the communities north east of the town. U. S. Route 67 provides access to Route 340 and to communities to the south.

Taken together, Keedysville is well served with both Interstate Highways, U. S. Routes and State Highways which provide access to the east, west, north and south. This highway access provides the citizens of Keedysville a readily available transportation network which provides for the efficient movement of people, goods and services. This access also tends to increase growth pressures.

Other Modes of Transportation

The Town of Keedysville does not have direct access to train, air or bus service. However, because of access to the interstate and other regional highway networks, these other transportation modes can be accessed within reasonable commuting distance by the citizens of Keedysville.

Highways Improvement in the Area

The current Maryland State Highway Transportation program does not include any improvements in the immediate vicinity of Keedysville.

FINDINGS

Keedysville is well served by having access to Interstate and major limited access highways using nearby major and minor arterial and connectors. Access is available for transportation of people, goods and services east, west, north and south.

Keedysville residents need to participate in the county and state highway planning forums. Especially, the community needs to keep itself informed regarding any proposed changes involving improvements of Route 43 which have been discussed in the past during the highway inventory part of the planning process. However, while Route 34 was judged as inadequate, improvements along this route were not considered a priority.

Maintenance of local streets are the responsibility of Keedysville. The town may wish review long term plans for improvements and maintenance including procedures regarding snow removal.

The increased traffic along Dogstreet Road is of concern. The intersection of Dogstreet Road and Red Hill Road has been identified as a problem intersection. The community should monitor traffic in the area and where feasible find ways to address safety and traffic volume concern.

K. HISTORIC PRESERVATION

The historic nature of the Town of Keedysville is immediately apparent to residents and visitors to the area. The town has kept its historic character. Along both sides of Main Street and several of the adjoining streets, historic architecture of the era when the town began is apparent.

One of the qualities of life in the community that is pleasing to the residents is the ambiance of a historic village in a rural setting. The rural view sheds and surrounding landscape enhance this feeling.

Some time ago, the State of Maryland encouraged all counties and communities to identify their historic resources. Washington County provided matching funds for communities to review and document their historic significance. Keedysville participated in this program and a preliminary history of the community and inventory of buildings was prepared. This information could be updated and used for national historic district nomination.

The Town may wish to enact a local historic district ordinance to provide the regulatory tool to preserve the historic character of the town. Such identification provides access to a variety of loans, grants, and rehabilitation tax credits.

Insuring that new development complements the historic character of the town can be addressed through appropriate growth management policies. Having new development follow a grid with local streets, tree rows, sidewalks, etc. would translate the feeling of a small community through the newly developed areas.

FINDINGS

Keedysville is a historic village having the architecture typical of the early era of the town in evident. The rural setting of the community enhances the overall ambiance. The historic resources of the community are worth preserving. Local interest and the development of historic preservation policies can protect the historic asses of the community.

Currently, the Historic Preservation Commission appears to be inactive. In order to have an impact, this Commission needs to take an active role in preservation activities. The roles and responsibilities of the Historic Preservation Commission should be reviewed.

L. REVIEW OF MUNICIPAL FINANCES

Keedysville's revenues are in excess of the expenditures needed for the operation of the community. The community budget has shown a positive balance for a number of years.

The assets of the community are invested for the benefit of the community. The investment vehicles selected should reflect wise financial planning with consideration of issues involving access for emergencies and unplanned expenses, the amount of risk involved, and the return on investment.

With the new regional water system, the community financial picture may be changing. Careful analysis of the costs associated with the financing, administration and management of the proposed regional water system needs to be carefully understood and monitored in the best interests of the community.

FINDINGS

The community has assets beyond the yearly budget expenditures. These assets need to be carefully invested in the best interests of the community.

The proposed regional water system and its impact on the overall community budget needs to be studied.

Long range financial planning with selection of appropriate investment strategies along with long range planning involving the delivery of community services including maintenance of streets, etc. should be undertaken periodically.

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN ELEMENTS

The elements of the Comprehensive Plan are based directly upon the information in the Background Studies and the Goals and Objectives. Comprehensive Planning is a systematic and continuing process intended to aid in solving current problems and in providing for future needs. The Comprehensive Plan Elements taken together provide an interrelated approach to community conservation and revitalization.

The Comprehensive Plan Elements reflect the community's vision for its collective future, its growth management policies and the requirements as outlined in the Maryland's Economic Growth, Resource Protection, and Planning Act of 1992. Local Comprehensive Plan Elements provide direction for a coordinated approach to the orderly growth and development of the community.

The community level plans should be coordinated with state, county and neighboring jurisdictions. The Plan Elements provide specific recommendations and actions with time frames for implementation. Since the Comprehensive Plan represents the official document to guide the orderly growth and development of the community, there should be consistency between the Plan and all ordinances and regulatory measures.

The Comprehensive Plan Elements are interrelated and taken together provide for a coordinated approach for land use and other decisions involving the future of the community. The Plan highlights how land will be used and the density, location, timing and pattern of future development. Functional plans, infrastructure extension, and project plans should be consistent with and support the community's vision for the future. Budgetary considerations, use of grants, loans and other private and public financial resources should support and be directly related to implementation activities.

A. COMMUNITY GOALS AND OBJECTIVES

Planning can be defined as a management tool which provides the framework for guiding the orderly growth and development of the community. In order to reach well informed decisions in appropriate sequence, an overall plan for the forwarding the community agenda is necessary.

Comprehensive community planning provides management-oriented support to elected officials, boards, commissions and committees which are responsible for overview of all areas of concern of the municipal government. The strategy for reaching well informed decisions in an appropriate sequence gives direction to decision makers to formulate public policy and select courses of action which forward the community agenda.

The Comprehensive Community Development Plan is an official public document which serves as a policy guide for municipal decisions about the physical, economic, and social development of the community. The plan and its recommendations include statements of community goals, and objectives which translate into policies, strategies and programs.

Goals are defined as general value statements of long range direction or ideals unconstrained by time which identify desired states of affairs and toward which activities are directed. Goals reflect the community's needs and values and should give meaning, purpose and direction to everyday planning and development decisions.

Policies are definitive courses or methods of action which are formulated to guide the decision making process. Objectives are deigned as measurable or quantifiable statements constrained by time. The attainment of objectives will ultimately result toward the achievement of the overall community goals.

A statement of community planning goals, objectives and policies have been formulated for the Town of Keedysville. These goals, objectives and policies reflect the results of the Background Studies, the unique character of the Town, and values of the community's residents. The objectives will address the location, character and timing of future actions which effect the community and its collective future.

PUBLIC PARTICIPATION

Meaningful public participation is necessary to generate ideas, identify opinions and build consensus for the collective future of the community. In order to create a sense of what the future of the community might and should be, development of a statement regrading the community's vision needs to be created. The vision for the future of the community should be based upon thoughtful, and informed direction based upon the history, physical, social, and economic conditions.

In order to encourage public education, and provide opportunities for discussion, input and consensus building, a representative from the consultant team selected to provide professional services, and a representative from the State Regional Planning Office met regularly with the newly created Keedysville Planning Commission at their regularly scheduled monthly meetings. Other meetings were scheduled as deemed appropriate to provide the time necessary for the planning process to be successful.

Citizen volunteers distributed a Community Survey to each household. Completed surveys were tabulated. Results appear in the Appendix Section of this document.

A nominal group process was held. Interested residents attended. A synopsis of the information gathered was prepared. Information is provided in the Appendix Section for review.

A group of citizens attended the Planning Commission meetings. These meetings were well attended and a core group of residents participated on a regular basis throughout the planning process.

Comprehensive Development Plan for the Town of Keedysville

The Maryland Economic Growth, Resource Protection, and Planning Act of 1992, requires that the Town of Keedysville revise its Comprehensive Plan to incorporate and implement the following seven Visions:

- (1) development is concentrated in suitable areas;
- (2) sensitive areas are protected;
- (3) in rural areas, growth is directed to existing population centers and resource areas are protected;

- (4) stewardship for the Chesapeake Bay and the land is a universal ethic;
- (5) conservation of resources, including a reduction in resource consumption, is practiced;
- (6) to achieve (1) through (5), economic growth is encouraged and regulatory mechanisms are streamlined; and
- (7) funding mechanisms are addressed to achieve these visions.

KEEDYSVILLE'S VISION FOR THE FUTURE OF THE COMMUNITY

In order to provide direction for a coordinated approach to community conservation and revitalization, the following is a statement describing the vision for the community:

The Town of Keedysville sees itself essentially as a rural residential community that provides a small town life style which is valued and cherished by the residents. The Town is located in a designated rural-agricultural area. The residents wish to preserve the rural landscape and protect the historic and small town atmosphere of their community.

The Town pledges to achieve this Vision by conserving, protecting, and enhancing:

- the character, ambiance and pedestrian scale of the community;
- the small town way of life;
- preservation of its historic architecture;
- growth management policies which support the vision, and
- protecting environmentally sensitive areas.

THE SEVEN VISIONS - GOALS FOR THE TOWN OF KEEDYSVILLE

The following seven Vision statements are based on the 1992 Planning Act and are incorporated in the Comprehensive Plan as fundamental goals which will be achieved through a variety of objectives, policies, recommendations and implementation strategies:

- (1) The Town will concentrate any development within its municipal boundaries in suitable areas. The Town will coordinate its planning activities with the County following guidelines appropriate for an incorporated community located within a rural-agricultural area. The Town will coordinate its activities with its neighboring community of Boonsboro which has been designated as a growth area.

- (2) The Town will protect its sensitive areas from the adverse effects of development and improper management. Any future development will avoid identified sensitive areas, or protect these areas as open space or with innovative and flexible development regulations.
- (3) The Town will work cooperatively with the County and the Town of Boonsboro to protect the rural landscape beyond the town boundaries which impacts the environment, setting, character and visual character of the area.
- (4) The Town will promote stewardship of the Chesapeake Bay and the land and will encourage a universal stewardship ethic that guides action of both the public and private sectors. Stewardship principles will also guide the preparation of land use regulations and capital programs, and be promoted through incentives and community volunteerism.
- (5) The Town will conserve its land, water, and other valuable resources through policies, programs, and actions that will reduce resource consumptions by both the public and private sector. The Town will promote efficient and appropriate land use policies, and energy-saving measures for residents and businesses and recycling.
- (6) In order to achieve Visions One through Five, above, the Town will encourage growth and development through the policies and recommendations of the Comprehensive Plan, and will practice regulatory innovation, flexibility and streamlining. Specific future growth and revitalization strategies will be developed, consistent with the Comprehensive Plan.
- (7) The Town will address funding mechanisms to achieve the preceding Visions. The town budget; capital improvement program, tax structure, fees and regulatory environment will be reviewed and revised where appropriate to ensure implementation of the Comprehensive Plan and promote the community's Vision for the future. The Town will pursue appropriate State and federal grants, loans, and forge grant partnerships with the County and neighboring communities to forward areas of mutual interest. The Town's capital projects and actions will ensure consistency with the Comprehensive Plan and will encourage State, County and intermunicipal cooperation, and coordination.

COMMUNITY CHARACTER OBJECTIVE: The Town's natural, physical, social and economic characteristics which contribute to the quality of life in the community valued by the residents should be preserved, protected and enhanced.

Community Character Policies

- The Town shall retain, and shall encourage the County to retain, the current rural-agricultural designation whereby residential and limited commercial growth and development is encouraged at a function and scale appropriate to the character of the community. The Town wishes to encourage preservation of the rural landscape beyond the boundaries of the community.
- The Town shall develop public policy, undertake actions, enact regulatory measures and provide incentives to preserve, foster and protect its historic architecture and features including seeking professional advice and assistance.

- Where possible, all redevelopment and future development will retain and enhance the pattern, scale and character of the community. The review of development proposals will place priority on protection of historically significant buildings, and spaces which contribute to the character of the community. Design standards for new development activity will contribute to the historic ambience of the community.
- Acquiring, and retaining open space to facilitate the protection of the visual attributes of the community and encouraging the protection of rural landscapes, farm and forest land outside the community will be encouraged.

DEVELOPMENT OBJECTIVE: The type, scale and timing of future development activities will be consistent with the small community ambience and overall growth policies of the town and will be located to minimize the costs associated with the extension and maintenance of infrastructure, the efficient delivery of municipal services, and highest and best use of the land.

Development Policies

- The town will encourage development of vacant and underutilized parcels through regulatory innovation, flexibility, and streamlining compatible with the regulatory environment and growth management policies of the community.
- Development and economic growth will be directed away from identified sensitive areas which will be maintained as open space and undeveloped areas.
- The location of future development will be in areas selected to reduce the costs of infrastructure and service, and to encourage preservation of open space,
- Through coordination, input into decision making, and attendance at proceedings, the Town will participate in land use, transportation, and other planning activities which encourages coordination between and among the State, County and neighboring communities.

LAND USE OBJECTIVE: Land use in Keedysville will be managed to protect the character of the community, improve the quality of life for the residents, ensure highest and best use and compatibility between current and future usage.

Land Use Policies

- The Land Use Element in the Comprehensive Plan for the Town of Keedysville represents the official policy for land use, development and growth and shall be the basis for regulatory palace and shall guide interjurisdictional coordination.
- Development policies and best management practices will be implemented to protect identified sensitive areas and minimize adverse impact upon water and other community resources.
- Zoning, subdivision and land development and other ordinances, practices and enforcement shall be consistent with the Land Use Plan.

- Water and sewer service, transportation, community facilities, recreation and open space management, and capital improvement programs will support and be consistent with the land use pattern as described in the Comprehensive Plan.
- The Town will give priority to neighborhood residential and commercial/retail projects which will forward the community agenda and have a positive impact upon conservation and revitalization.
- The Town will encourage use of agricultural easements and agricultural preservation beyond the municipal borders as ways to ensure that the rural landscapes are protected.

TRANSPORTATION OBJECTIVE: Establish and maintain a transportation network that safely and efficiently circulates people, goods and services within and around the community.

Transportation Policies

- The transportation system plan will address access to all modes of travel and shall be consistent with local, neighboring, county and state land use policies and transportation planning.
- New development shall be planned to include streets, parking and access to the existing traffic patterns to avoid inefficient circulation and enhance the safety and convenience of the residents.
- The Town will participate in any available county or region-wide transit service program for those who cannot drive or who do not own automobiles. Of special concern are programs which provide transportation for senior citizens.

INFRASTRUCTURE OBJECTIVE: The community will ensure that adequate infrastructure can accommodate current and future development without endangering health or environmental quality.

Infrastructure Policies

- The Town will review its Comprehensive Plan and relevant portions of the County's Sewerage Plan and existing community infrastructure to identify needs regarding upgrading, maintenance, added capacity and extension.
- Subdivision and other development requests will be evaluated for adequacy, capacity and availability of infrastructure to support proposed growth. The timing, pace and phasing will be conditional upon availability of adequate infrastructure and treatment capacity.
- Developer-constructed infrastructure shall meet Town standards and be inspected and approved by Town oversight.
- Community infrastructure under town jurisdiction will be property maintained by the community with periodic inspections and recommendations concerning maintenance and long term improvements scheduled as part of the town's budgetary planning and capital improvements budgeting.

HOUSING OBJECTIVE: The Town will provide opportunities for the development of safe, and affordable housing options for its residents.

Housing Policies

- A development of a variety of residential densities and housing types will be encouraged to assure that the specialized housing needs of all families and individuals are met.
- The creation of incentives, review process and oversight regarding all residential development to meet the highest standards of site design, and enforce standards for site layout and building construction including conforming to recognized building codes.
- The designation of land at appropriate locations for various residential types and densities to increase the variety of housing choices available within the community.
- The renovation, rehabilitation and maintenance of homes and other structures to preserve and enhance property values and protect the tax base of the community.
- Incentives for preservation of the town's historic architecture will be explored.

COMMUNITY FACILITIES AND SERVICES OBJECTIVE: The Town will assure that community facilities and services are adequate to accommodate the current and future needs of the community.

Community Facilities and Services Policies

- The Town will assure that appropriate community facilities are accessible, maintained and/or expanded which will impact the educational, health, safety and other needs of the community.
- The efficient and cost effective delivery of municipal services are provided in a timely manner.
- Financial and volunteer support for organizations which provide emergency ambulance and fire protection for the community will continue to be encouraged.
- The Town will explore and continue to participate, expand, and monitor opportunities for sharing of services with the County and neighboring communities.
- Activities of community groups and organizations and volunteerism which have a positive impact upon quality of life in the community will be encouraged.
- Beautification activities within the community will be supported.

RECREATION AND OPEN SPACE OBJECTIVE: The Town will assure that appropriate land is maintained for scenic open space or recreational uses and is an integral part of the community's development pattern.

Recreation and Open Space Policies

- Preserve land with severe development and environmental constraints for the enjoyment of open space areas or for active and passive recreational use.
- The Town will inventory existing recreational facilities, conduct a needs assessment, and participate in long range planning regarding future recreational needs.
- Encourage and foster a climate whereby community groups and organizations will create recreational opportunities for the youth of the community.

ECONOMIC DEVELOPMENT OBJECTIVE: The Town will encourage retention of existing businesses and will promote opportunities for traditional neighborhood businesses and home based business enterprises.

Economic Development Policies

- Residents will be encouraged to support local and regional businesses.
- The Town will provide opportunities and designate land for the development of a neighborhood convenience area to provide for the immediate needs and convenience of the residents.
- Criteria will be established to encourage the development of entrepreneurial and home based businesses to improve the local tax base and encourage business development within the community which is unobtrusive and does not negatively impact the historic, small town atmosphere of the community.

SENSITIVE AREA OBJECTIVE: To protect and enhance the Town's air and water quality, important habitats, and other natural features that contribute to quality of life in the community.

Sensitive Area Policies

The Comprehensive Development Plan designates land with any of the following features as "sensitive areas:"

- Steep slopes having more than a 25 percent grade as being unsuitable for development.
- Perennial streams including banks and 100 foot buffer
- The Town's spring with a buffer around the area.
- Areas located within the 100 year flood plain which extend beyond stream buffers.
- Habitat of threatened and endangered species

- Development will not take place in identified sensitive areas. Development regulations including yard setbacks, lot coverage, and height will be revised to provide flexibility for avoiding development in sensitive areas.
- All site plans for any proposed development will be reviewed to ensure that all reasonable measures are taken to protect identified sensitive areas both during and after development.
- The Town will maintain maps of steep slopes, streams and their buffers, protected area around the spring, habitat areas, and wetlands for reference by landowners and developers.
- Developers and landowners should be encouraged to conserve and preserve areas as open space and in its natural state to maintain the small town atmosphere of the community.

INTERJURISDICTIONAL COORDINATION OBJECTIVE: To ensure that the State, and County are aware and supportive of the recommendations and implementation strategies in the Town's Comprehensive Development Plan particularly with regard to County and State plans, requirements, capital projects, funds, permits, and technical assistance.

Coordination Policies

- During future revisions of the Town's Comprehensive Development Plan, the planning process shall include meetings with relevant County and State Officials.
- The Town will continue to work cooperatively with the County regarding the rural agricultural area designation.
- The Town will work cooperatively with the County regarding strategic planning including annexation potential.
- The Keedysville Planning Commission shall maintain the right of review and comment regarding any proposed land use activities near the Town that have potential to effect the community.
- The Town shall schedule periodic meetings with County and State officials concerning matters needing special attention.
- The Town will provide opportunities to create productive relationships with neighboring communities. Forums and discussions regarding shared services, growth boundaries, annexation, and other mutual items of interest should be encouraged.

IMPLEMENTATION OBJECTIVE: The Town will prepare and utilize regulations, incentive programs, and coordination mechanisms that will forward the vision, goals, objectives, policies and land use recommendations.

Implementation Policies

- All ordinances, implementation activities, regulations, programs, and projects will be consistent with the Comprehensive Plan.

- Regulatory flexibility, project innovation and streamlining of regulations will be undertaken where appropriate.
- Permit streamlining will be accomplished by working closely with State agencies to certify consistency of Town projects as part of formal State applications, by adopting the "street tree" option under the Forest Conservation Act, by advance planning for the use of Critical Area Growth Allocation, and by studying the feasibility of "wetlands mitigation" banking and other types of land conservation.
- The Town should identify benchmarks for levels of achievement with appropriate timeframes regarding implementation.
- The Planning Commission shall prepare an Annual Report which summarizes planning, zoning, subdivision, site plan, project review and Board of Appeal decisions and both County and State actions which affect the community and make recommendations to the Mayor and Council for strengthening growth management and resource protection. This Report shall be sent to the Mayor and Council and to the Maryland Office of Planning.
- The Town Planning Commission and Town Council should discuss this Annual Report and plan together regarding implementation activities, projects and identify potential funding sources and future courses of action which should be undertaken during the next calendar year.
- The Town should regularly interact with neighboring communities and discuss mutual area so concern and create a climate which support cooperation, coordination and collaboration.

B. LAND USE PLAN ELEMENT

The planning jurisdiction of the community extends only to its existing municipal borders. However, it is logical for a local comprehensive plan to be concerned with not only areas within the town boundaries, and to identify areas for potential annexation but to extend to areas immediately beyond the town limits. Land immediately adjacent to town boundaries may be impacted by local land use decisions and growth management policies. Any modifications in either the local level or county plan which impacts either jurisdiction should be identified. This coordination between county and local level planning is especially important regarding the designation and management of growth areas.

The land use pattern discussed in this section is consistent with the Comprehensive Plan, the vision for the future, and the growth management policies of Keedysville. Refer to the Future Land Use Map on the next page.

Residential Areas

Since the community identifies itself as primarily as residential, these land use categories are of prime importance. The residential land use categories include single family residential, two family residential, and multi-family residential. Most of the existing residential land is single family. In the future, the community wishes that most new development will fall into this category. The existing two family residential units will remain clustered along Main Street. Multi-family residential structures will remain as before with a new area designated behind the elementary school. This usage may accommodate the possible development of a small scale retirement community with single family units designed specifically for the needs of senior citizens and a larger facility to provide health care, and the supportive care facilities associated with such a community.

There are a few parcels available for in fill construction. Most of these are clustered along South Main Street. There are several small and larger parcels scattered between Main Street and the Keedysville By-Pass. Some of these parcels may have problems associated with location and other constraints involving construction. Refer to the Future Land Use Map for location of these properties.

There are several parcels large enough to be considered as potential subdivision sites. These include the area behind the community center (former elementary school), the southern end of the community near the medical center and south to the existing town boundary. A large tract is located south of Mt. Veron Road and bounded by Dogstreet Road. Another parcel is located near the Rockingham Subdivision and another parcel as located south of Bell Drive and Mt. Hebron Road.

Keedysville has a few remaining large tracts of undeveloped land existing within the town boundaries. The community is also considering annexation of areas beyond these existing boundaries. If these areas do become part of the community, there may be other large tracts of land available for growth.

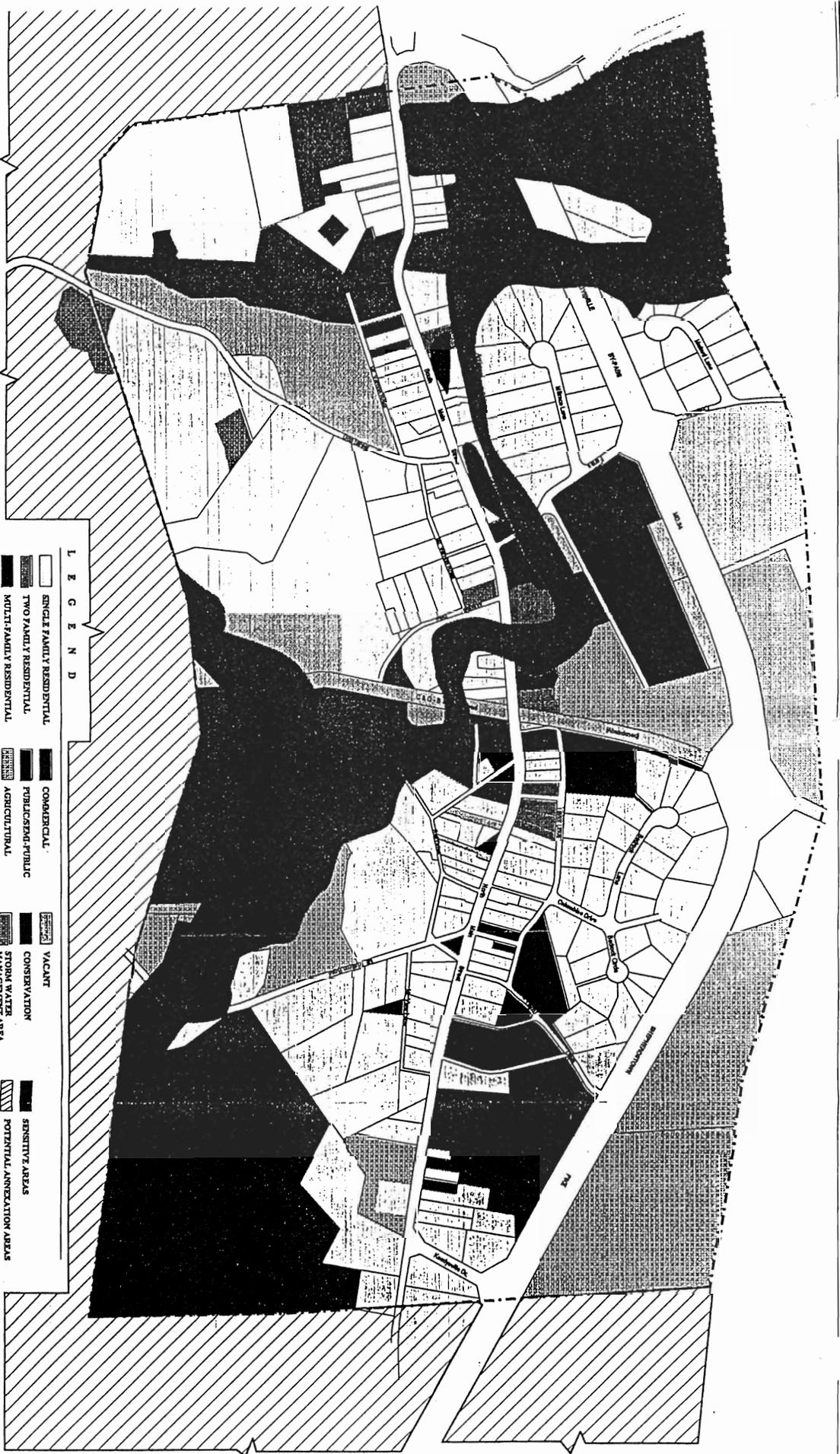
Any of these large areas designated for residential growth should follow the recommendations of the previous Comprehensive Plan. These areas should utilize the Planned Residential Development (PRD) concept. A PRD uses flexibility in lot layouts, lot sizes, housing types and building placement, on individual lots or common building sites. The subdivision is planned and developed with a number of dwellings as a single unit. The review process therefore involves the entire project and not a single lot by lot development.

RCS **PA** **INC.**
 RICHARD C. SUTTER and ASSOCIATES, Inc.
 Comprehensive Planner/Land Planners
 Historic Preservation Planners

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 Appalachian Regional Commission.
 For the
TOWN OF KEDYSVILLE
 P.O. Box 51
 Keadysville, Maryland 21756

COMPREHENSIVE PLAN
 for
KEDYSVILLE, MARYLAND
 Washington County, MD

MAP 11
 FUTURE LAND USE
 1997-1998



LEGEND

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- PUBLIC/SCHOOL/PUBLIC AGRICULTURAL
- VACANT
- CONSERVATION
- STORM WATER MANAGEMENT AREA
- SENSITIVE AREAS
- POTENTIAL ANNEXATION AREAS

Commercial Uses

At one time in its earlier history, Keedysville had a variety of industrial and commercial enterprises clustered mainly along Main Street. Over the years as shopping habits changed, regional shopping malls developed and competition from large national retail chains became common, retail and commercial businesses in small villages tended to disappear.

Today, Keedysville has a few businesses scattered mainly along Main Street, located in the Community Center and along the By-Pass. It does not appear economically feasible at this time nor do the residents wish to have extensive business establishments reappear within the community.

Neighborhood Convenience Area

However, there is a need and desire on the part of the community to have access to neighborhood convenience stores and other retail and commercial shops which are designed to meet the immediate needs of the citizens who live in the community. Given the current state of affairs regarding the success of small village retail businesses, it is anticipated that these will either be "mom and pop" operations or neighborhood scale branch businesses.

These businesses might include banking, package delivery drop off and other such services. Such businesses might include specialty shops and other businesses which provide for immediate needs of the population.

In the future, ideally these neighborhood businesses would be clustered together. Careful design standards and tree and plantings for screening could make the area attractive as well as convenient. If these businesses would follow a historic theme, the area would fit into the village atmosphere.

The area set aside for such development is located off the Keedysville By-Pass and Coffman Farm Road. The community believes that the existing usage does not represent highest and best use. This parcel is currently owned by Washington County and is used for storage of supplies and the parking of maintenance equipment. The parcel has good access and would be in an unobtrusive part of the community.

In order to make the businesses more profitable, second floor apartments could be permitted. Since the community has few housing units of these type, these units would provide affordable units. This housing would address diversity of housing types considered desirable to meet the differing housing needs of the residents over the life span.

Public/Semi Public

The only existing public land parcel of any size remaining within the community is the parcel owned by the County Roads Department. This area has been reserved in the future for possible usage as a neighborhood convenience area.

The town hall which also is used as the community library represents usage of land for public purposes. The post office is another public usage. The three churches and the cemetery have been classified in this category as semipublic lands.

Recreational usage also falls within this land use category. The community may wish to consider expanding its recreational facilities either by expanding existing areas or creating new areas. A community recreational needs assessment would provide the information regarding the types, and location of active and passive facilities. Existing facilities may not be adequate considering the new families which will be moving to the community as a result of the planned Rockingham Subdivision. During the planning process, the residents identified other areas for future potential residential development.

The identified sensitive areas especially those in the flood plain along the Little Antietam watershed in the western and southern portion of the town provide open space. Some of this area has the potential for use for recreational purposes.

The establishment of a Recreation and Parks Commission would create a formal process for citizen input regarding the planning and maintenance of recreational facilities in the best interests of the community. This Commission would provide advice to Town Council regarding a variety of recreational issues. Typically in communities where these Commissions have been successful, the Commission receives a portion of the town's budget for planning, programming and maintenance relating directly to recreational pursuits.

Agricultural Uses

Currently, there is a substantial portion of the community land which is used for agricultural purposes. Some of these farms extend beyond the existing town borders. The community decided that in the future most of this existing agricultural land located in the southern portion of the community would become available for residential purposes. The other areas currently being actively used for agricultural purposes would remain as such. Refer to the Future Land Use Map for information relating to the location of these parcels.

Since the community is very desirous of maintaining the atmosphere of a village in a rural setting, and has a growth management policy which encourages some residential development in the town, there will obviously be less open space in the community in the future. However, the community is considering annexation of land beyond its boundaries. The community hopes to reserve much of this space for agricultural purposes and at the same time provide a transition from the built environment to open space. In fact, some of this land has been reserved for agricultural purposes through easements and preservation programs.

Vacant

There will remain some undeveloped parcels within the community as a direct result of future land use planning. There are a few vacant parcels along Main Street. A substantial portion is located off the old railroad right-of-way in the southern portion of the town. There is a large tract which has been designated to remain as open space across the Keedysville By-Pass.

The railroad right-of-way will remain as open space. The community should debate the possibility of including this area in the existing Rails to Trails program in the area.

Conservation

There are substantial portions of land reserved in the conservation category. Currently some of this land is wooded and all is undeveloped. Recreational purposes could be future uses of some of this land. Much of this land is concentrated in either the eastern or western sections of the community. A large parcel is located south of Main Street. Another large tract is located south of the old railroad right-of-way.

The identified sensitive areas will remain undeveloped and as open space. Since the Little Antietam Creek meanders through the community with large areas of wet lands located in the south, this undeveloped land will help preserve the scale and openness typical of a rural village.

Potential Annexation Areas

A portion of the proposed Rockingham Subdivision extends beyond the existing town boundaries. The town is very interested in annexation of this land since the development will be a continuation of the built environment within the existing community. Immediate action regarding annexation of this land should be undertaken.

Another parcel of land the community identified for possible annexation, is the land contiguous to that portion of the Rockingham Subdivision which extends beyond the existing town borders. This land is located to the east of Dogstreet Road and would extend south as far as the proposed Rockingham Subdivision.

Another area identified by the community for potential annexation is beyond the Red Hill Road-Dogstreet Road parcel. This land would extend north to Main Street. This potential annexation should be debated by the community with action to be taken when and if the existing land reserved for future residential development located immediately east of the existing eastern and southern boundaries of the town is being reviewed for potential development.

The other parcel under consideration for potential annexation is the land immediately east of the existing Keedysville boundaries to the Boonsboro Growth Boundary. This area appears to be about a mile from Keedysville toward Boonsboro in the direction of Wheeler Road. This annexation would provide the open space which the community desires in this direction from the potential built environment resulting from the growth boundary. This annexation debate and decision should have some immediacy.

The community decided during discussion involving annexation issues that making a new town boundaries regular in shape would seem to be worthy of consideration. Thus the lands between the identified land to be annexed located in the southern portion would extend in a straight line to meet those lands to be annexed located to the east of the community extending to the Boonsboro Growth Boundary.

Some of the land in question may be part of land mentioned in the proposal submitted jointly by Washington, Frederick, and Montgomery Counties for monies under Maryland's new Rural Legacy Grant Program. Some of the land slated for annexation is already reserved under either the agricultural easement or preservation programs. Some of the land may extend into the Antietam Battlefield Overlay.

In order for the community to proceed with the annexation issues, the area under questions will need to be surveyed. The survey will establish formal boundaries. Discussions with Washington County and land owners will need to take place. The community would best be served by having the needed legal advice from the Town Solicitor. Ongoing dialogue with the County Planning Office and the County Commissioners would need to be scheduled.

Transportation Implementations

During the planning process, considerable thought was given to the interrelationship between land use and transportation. The Comprehensive Plan provides for coordination and integration of these essential elements.

Protection of the Small Town Atmosphere

The traditional, rural cultural landscape was the conventional pattern of rural development in Maryland and much of early America. The rural setting is a symbiotic relationship of both man-made and natural terrain features. Keedysville is a typical rural village characterized by a compact built environment situated amidst working farms and wooded, undeveloped land. The preservation of the small town atmosphere is of great importance to the residents.

The design and layout characteristics of traditional towns should be incorporated into new development within the existing community boundaries, wherever feasible. New development should follow or complement the existing linear street layout.

The model of Traditional Neighborhood Design (TND) should be used to protect the small village atmosphere of the community. New development should be consistent with the growth management policies of the community and the timing of development should be related to the availability and capacity of infrastructure. The community wishes that future development be gradual in nature. New development within the existing town boundaries should follow whenever possible the traditional town design.

The approved Rockingham Subdivision would be an exception since this subdivision is designed with large lot size. A portion of this subdivision, currently in the approval process, will extend immediately beyond the existing boundaries. This area is one of the areas under consideration for annexation. Large lot subdivision design may be considered desirable in areas under consideration for potential annexation.

C. TRANSPORTATION PLAN ELEMENT

Transportation like land use is a major concern when planning for the future of a community. Keedysville is located with excellent access to major interstate transportation networks. There is nearby access to both the county seat as well as major metropolitan and regional shopping areas. Refer to Transportation Network Map found on page 59 which depicts the highway system surrounding Keedysville.

Needs and Proposed Facilities

The Keedysville By-Pass intersects the community. The area north of the By-Pass is less intensely developed. The older portion of the town lies south of the By-Pass. No major highway improvements are scheduled for the near future.

Any development to the north of Route 34, the Keedysville By-Pass, should use the "reverse frontage" concept. In order to prevent safety hazards from people entering and/or leaving their individual properties directly unto the By-pass, access should be from collector streets with controlled access.

There is no direct access from the By-Pass to areas south of the community. Currently, residents must either drive on South Main Street to Dogstreet Road or access Dogstreet Road via Keedysville Drive and North Main Street. This causes congestion and reduces the efficiency of Main Street as the major throughway. A new limited access road from Route 34 South along this existing municipal boundaries would improve over all traffic patterns in the community.

Dogstreet Road has taken on some of the characteristics of a collector street from its original usage as a neighborhood road. Dogstreet Road is in the street inventory of Washington County. The community should encourage the county to monitor traffic volumes periodically on this street and take corrective action if warranted.

The intersection of Dogstreet Road and Red Hill Road has been identified as a problem intersection for years. The intersection has had different design configurations over the years. Recently, an unusual left Yield Sign was installed. The residents are concerned about the safety hazards of this problem intersection. Since the community has indicated that areas in the vicinity of Dogstreet Road will be reserved for future residential development, the safety factors involving this intersection and traffic volumes along Dogstreet Road are of concern.

For a long time in recent history, the southern portion of Mt. Hebron Road has been a paper street. This paper street is designated as a road but is blocked off and currently not in use as an active road in the community's street inventory. The location of this dedicated road would provide access to the south from the northern portion of the community. The opening of this road would help to alleviate the congestion on Dogstreet Road and would provide access to areas identified for future residential development.

Keedysville residents should be active in participating in both county and state highway planning forums. Involvement should include attendance at public meetings public hearings and other venues which offer opportunities for highway planning regarding issues which impact Keedysville.

Functional Classification of Roads

The Federal department of Highways provides a series of definitions regarding the various highway classifications. Refer to the page 59 for a review of this information.

Pedestrian/Bicycle Access and Paths

The community is compact with open space surrounding the built areas. Residents of the community can walk anywhere in town. Children are seen frequently walking to and from the park and ball field area.

The unused C & O-B & O rail bed provides opportunities for hiking, bicycle and pedestrian trails. Elsewhere in this Plan, a discussion of the possibility of developing this area as a Rails to Trails project have already been discussed.

Some of ground throughout the community designated as sensitive areas could be developed as bicycle paths and other passive recreational areas. Since there are considerable areas in this land use classification especially in the southern portion of the community, creative planning for such usage should be explored.

The plat plan for the approved Rockingham Subdivision provides for a perpetual easement for a planting buffer area along Dogstreet Road at the edge of the proposed development. This area along with the utility easements within the development provide open space for walking.

The proposed extension of this development into county land will also provide opportunities for walking, hiking and possible bicycle paths. Conversations with the developer reveal that a considerable portion of this land within the subdivision extension will be left as undeveloped land.

Public Transportation

Many small communities in rural settings lack access to public transportation. Keedysville while having excellent access to automobile transportation networks, does not have direct access to other forms of public transportation.

Access to rail, bus, train and air transportation is available nearby. The biggest concern is the lack of immediate transportation other than by car. This presents challenges for those who do not own automobiles, cannot drive and for those who may not wish to drive in inclement weather. This lack of public transportation is of particular concern for senior citizens.

Land Use Implications

Coordination between future land use and the availability of transportation infrastructure is most important. In order to ensure the most advantageous use of transportation resources at the state, county and local levels, this type of coordination during the planning process is necessary.

D. COMMUNITY FACILITIES ELEMENT

Community facilities and services provide for the public safety, health and impact the liveability and quality of life in the community. The installation and maintenance of infrastructure is a necessary element for both existing and future development connected with modern day life. The timing and location of new development is directly related to the availability of infrastructure.

Water and Sewerage Systems

Since sewage treatment is provided by Washington County, citizens of Keedysville should assume the responsibility of keeping themselves informed regarding any changes in service. This communication is of vital importance since Keedysville has reserved some land within the community for possible future residential development.

Keedysville is entering a new era regarding water service. Recently, both state and federal agencies identified potential health concerns involving the water supply. For some time, Keedysville and Boonsboro have been negotiating with each other and state and federal officials regarding courses of action. Recently, the two communities have come to a formal agreement which will result in construction of a filtration plant at the site of the spring in Keedysville. The two communities will create a new entity for providing regional water services. The Town of Keedysville should be involved as an active partner setting policy regarding the new organization created to manage the new regional water supply.

The use of water meters will no doubt be discussed. The existing pattern of assigning a proportional share of water usage per household would change. Metering the water has also the potential for altering sewer bills as well. Following installation of water meters, sewer bills will also be calculated per household usage. The relationship between water and sewerage billing is the standard practice used by most communities.

Since the water will be supplied by the new regional water system and sewerage treatment by the County's Water and Sewer Department, sharing of information and procedures involving billing will need to be developed. Town Council should actively find methods of sharing information to citizens and, addressing questions to avoid misunderstandings especially during the transition phase.

Since the Town will no longer be collecting monies from water bills sent to households, this change may have an impact upon the town's budget. Careful planning regarding this change should be an integral part of the budgetary planning process.

Attendance at meetings and other public forums is one of the most productive ways to encourage public participation, information sharing and public education. Perhaps local citizens would be willed to serve as Board or Committee Members so that local input can be encouraged during decision making associated with these public services.

Solid Waste Services

The performance of the selected contractor who provides garbage collection should be monitored and evaluated. Any problems or concerns should be documented. Town Council should address any resident complaints and concerns with the contractor

Recycling services are provided by Washington County. The Town Council should periodically discuss recycling with the county agency responsible for providing the service. Available information regarding the benefits of recycling should be made available to the residents, including the details of any educational seminars or workshops scheduled for the area.

Public Safety and Emergency Services

Most small communities similar to Keedysville rely primarily upon volunteer organizations to provide many of these types of services. The shared service agreement for police services coupled with other police protection provided on an as needed basis meets the needs of the community. Evaluation of the shared service agreement including costs and quality of service should be performed annually.

Fire protection and emergency health services are provided by volunteer associations. These organizations are located in either Boonsboro or Sharpsburg. Response time appears to be sufficient and the service meets existing needs. Since Keedysville depends upon volunteer organizations to deliver these essential services, the residents should be encouraged to participate in fund raising activities and volunteer time to ensure these organizations remain viable and that the equipment, training and other needed resources continue to be available.

Immediate health care is available locally at the medical center located in the community. In order for local health care to continue to be available, citizens need to be encouraged to select these local services so that the medical center remains financially viable.

Educational Facilities

Children of school age attend elementary, middle and high school in county operated schools in the area. Residents may be encouraged to serve on the School Board so the community is represented in the decision making process involving educational issues and concerns. Parents and others interested in the education process need to avail themselves of information available from the school. Parents should be encouraged to be actively involved in the educational process.

Post secondary educational opportunities are available in the area. There are facilities which provide technical training, and well as junior college and four year degree institutions. These facilities provide a variety of educational opportunities for citizens of the region.

Government Facilities and Services

The Town Hall is relatively new and is obviously well maintained. The space needs for local government activities are met by the facility. The only space needs not provided by the Town Hall involves space for large group meetings. Large group meetings can be scheduled as needed for a modest charge at the Community Center. Since the library is open some evenings, Town meetings are scheduled around the library schedule.

The U S Post Office along Main Street is the other government facility in the area. The post office is well maintained and provides a needed service to residents.

The municipal building was planned to provide space to house the local library. Hours, staffing and service appears to meet current and future needs. Community volunteers could provide new programs. The expansion of services to residents such as story reading and tutoring etc., might be explored. Residents can also volunteer and can be encouraged to supply books and other materials.

Currently, the town operates largely with volunteer service. Whether in the future, there will be people willing to offer the level of time and effort necessary to operate community government on a volunteer basis may be problematic. The community may wish to explore other options for needed services. These services include not only town administration and management but code enforcement as well. The community may wish to explore shared service agreements with nearby communities and/or the county regarding these services.

Code enforcement is an issue in the community. Code enforcement is a complex activity and difficult to provide on a volunteer basis.

Currently, snow removal is provided on an as needed basis. A contractor is notified when the removal of snow is considered necessary. Other community improvements and needed maintenance are also provided on an as needed basis rather than part of overall community development strategies. Long term planning can provide information needed for sound financial decision making.

Currently, the community does not appear to take advantage of grants which might be available to forward the overall community agenda. The selection of a grants consultant that would inform the community of potential possibilities and provide the services to complete grant applications in a competitive environment might be a worthwhile investment.

Currently the community is in the desirable position of having accumulated assets beyond immediate needs. Periodically, the community may wish to select a financial consultant familiar with municipal finances to provide review of the community's financial strategies and investment options.

Parks, Community Centers, and Cultural Activities

Parks and recreational planning have been discussed in detail in the Land Use Plan Element. Refer to page 72 for this information.

The Little Antietam Community Center is located in the former elementary school. This facility does not appear to be currently used to capacity. The unused space is a resource which could be used for community meetings, educational and cultural affairs.

One of the needs identified by the community is recreational activities for the youth of the community. Perhaps the unused space at the Community Center could be used for programs for youth.

There is an existing community service club. Perhaps other groups might be formed to address special needs, interests and concerns of the residents.

Community volunteerism not only provides needed services for the community but also opportunities for the citizens to work cooperatively to reach common goals. The shared experience of working together on behalf of the community helps create a sense of community, pride of place and people who work together learn to know one another. Selection of a community project would provide opportunities for residents to work cooperatively together.

Since Maryland has adopted a community service component as part of the requirements necessary for high school graduation, the community could provide service opportunities for young people. These

opportunities could include service at the library, tutoring services and other identified needs of the community. Volunteers would be needed to work with the school, plan, supervise and monitor the activities of the students.

A variety of beautification activities impact the overall appearance of the community. These activities can be as diverse as planing flowers at designated places, planting a tree for Arbor Day, planting wild flowers, periodic picking up of trash along streets, etc. Again, planning and delegating responsibility is necessary. These activities can involve the youth of the community

E. PROTECTING THE HISTORIC CHARACTER OF THE COMMUNITY

Keedysville is a charming village whose historic architecture has not been substantially altered. The appearance of the village especially along Main Street provides a vista of homes reminiscent of our early history.

A few years ago, Keedysville participated in a state initiative to identify and document Maryland's historic resources. Washington County encouraged all its communities to participate. A review of the history and its architectural significance was prepared. This report can be used as a first step in creating a Local Historic District Ordinance.

Since preservation of the historic character of the community is of importance to the residents, this step should be taken. A Local Historic District Ordinance provides the regulatory mechanism for the community to take a variety of action to preserve, rehabilitate and protect its historic architecture.

The Historic Preservation Commission should to have review powers concerning any activity impacting the historic district. The Historic Preservation Commission may wish to set design standards for buildings within the historic district boundaries. The review and approval process can ensure that the historic character of the community is preserved for future generations. Professional assistance regarding the paper work and technical assistance regarding the role, function and administration of a Local Historic District might be necessary.

The adoption and recognition of the Local Historic District provides access to resources for rehabilitation and maintenance of historic of properties. Helping home owners to understand what resources are available and how to access them is another way that the Historic Preservation Commission could assist the community.

The preliminary report already prepared regarding the historic resources in Keedysville could also be the stepping stone for submission to the National Trust to recognize Keedysville as a historic community. Review, updating and further documentation and descriptions would be needed. The services of a credentialed professional would no doubt be needed to forward this application.

The overall appearance and historic attributes are certainly one of the reasons why people may wish to live in the community. Thus the preservation of these historic resources not only protects the visual attributes of the community by are selling points for protecting the value of homes as well as stabilizing the population base since people will be attracted to the community.

Some other historic preservation activities might include creating a walking Tour of Keedysville. Tape and map might be available for use by residents and visitors. The library might be the logical place to house these materials.

Recently, the newly formed Keedysville Historical Society held a very successful open house in one of the historic homes. The Historical Society may wish to make this an annual activity. The local Historical Society may wish to secure membership in both states and national organization. From time to time, there are workshops, seminars and other educational activities for those interested in local history and historic architecture. Notice of these educational opportunities could be posted on community bulletin boards.

Organizing a Heritage Days event could encourage former residents to return to the community for these activities. Such events have been very successful in other communities. Food booths, heritage crafts and, musical events can provide opportunities for fund raising and support a variety of local historical activities.

Markers attached to the front facades to identify historic homes might be an undertaking which might be of interest to the community. A variety of styles of such markers are available at reasonable cost from the National Trust of Historic Places.

F. MINERAL RESOURCES ELEMENT

Potential mineral deposits have been identified in the Boonsboro-Keedysville Corridor. Prior to any activity of this nature, certification should be received from appropriate state regulatory agencies that the proposed extraction will comply with all applicable environmental criteria and standards.

Currently, the mineral rights to the land in question have passed from a corporate entity as part of a disinvestment process to the landowners. Extractions of these mineral deposits does not appear to be practical at this time. However, as resources become less available or technology provides more financially feasible methods of extraction, there may be future demands for these mineral resources. Therefore, the community should develop appropriate policies involving safety, regulatory compliance and minimizing any possible dislocation, disturbance and/or inconvenience to the community. Of primary importance should be land reclamation following completion of the mining activity to ensure that the area is left in as near to the original condition as possible.

G. ECONOMIC DEVELOPMENT ELEMENT

The community's vision for the future is to remain a village in a rural setting. The growth management policies are formulated primarily to encourage residential growth. Since the community currently has no industrial and only a few commercial/retail businesses, it is anticipated that economic growth in this category will be concentrated in the neighborhood convenience area. Commercial/retail growth will include those businesses which serve the immediate needs of the residents. Refer to the Land Use Element in this section of the Comprehensive Plan for a more in depth discussion regarding this proposed commercial/retail area.

Strip development along the Keedysville By-Pass is not encouraged. Since the By-Pass intersects the community, this type of development would be intrusive and not in keeping with the pedestrian scale or historic character of the community.

There is potential for tourism promotion activities to attract visitors. The community is located close by the Antietam Battlefield and the history of Keedysville is associated with this event. Some suggestions described in the Protection of the Historic Character of the Community Section involves events which may attract visitors and former residents.

The community does welcome home-based, low impact businesses. Entrepreneurial activities could be conducted in home based offices encouraging economic development activities which are not intrusive and do not distribute the character of the village. This business activity can have a positive impact upon the tax base of the community.

H. SENSITIVE AREAS ELEMENT

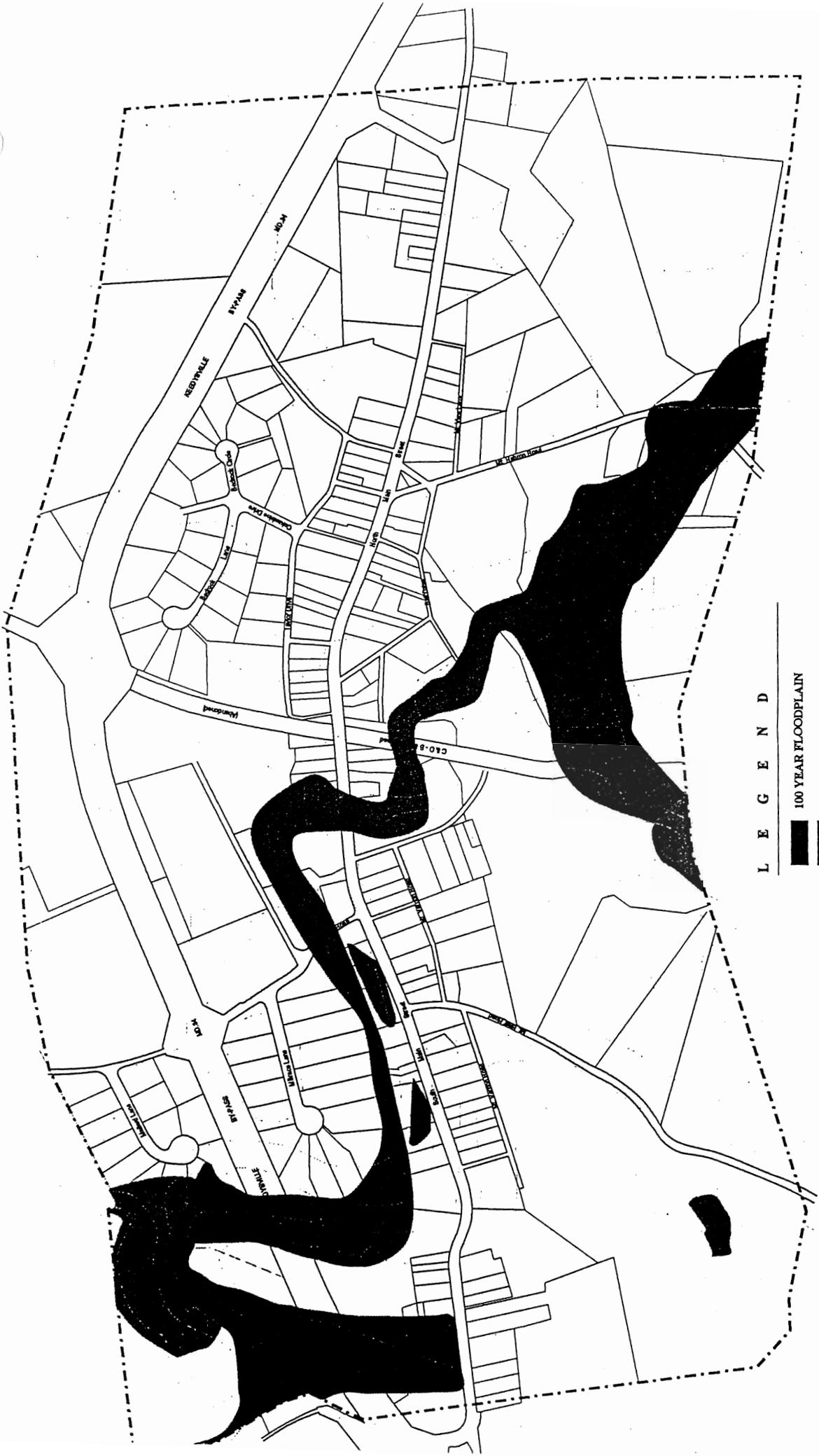
Maryland's Planning Act requires that local level comprehensive plans include a sensitive areas element. The sensitive areas element is to contain goals, objective, principles, policies, and standards designed to protect these areas from the adverse effects of development., Sensitive areas include the following: stream and their buffers; 100-year floodplains; habitats of threatened and endangered species; and steep slopes.

Flexible development regulations can improve opportunities for both planned development and environmental protection. The local plan should highlight how maintenance of the natural environment enhances quality of life in the community. Best management practices, flexibility and innovation can be used to accommodate planned growth and environmental protection. Refer to the Plan Implementation Element for a discussion regarding some suggested flexible and innovative techniques.

Maryland's success in protecting sensitive areas depends on achieving protection within regional contexts. Washington County is located in the Appalachia portion of the state. This area is characterized by abundant and diverse natural resources. The area presents challenges regarding protection of habitat and slope.

Local land use planning and the community's growth management policies should be consistency with and complement the requirements regarding protection of sensitive areas. The community growth management policies state that growth will be directed away from sensitive areas and will not occur in these identified sensitive areas. Refer to the map of the following page which illustrates the sensitive areas located in the community. This map is formatted using the town's base map so that the sensitive areas are shown in scale and with identifiable features of the community. The Future Land Use Map, located on page 73, has an overlay of the sensitive areas so that future development would not occur in these areas. State and County standards involving protection of identified sensitive areas have been met through the local planning process.

Other town policies include conservation of open space and wooded, undeveloped areas. The town's land use planning includes green ways and buffers between built and undeveloped areas.. The town is considering annexation of land beyond the municipal boundaries. The major impetus for debate regarding potential annexation is the desire to preserve the rural setting of the community.



L E G E N D

-  100 YEAR FLOODPLAIN
-  SLOPES GREATER THAN 25%
-  TOPOGRAPHIC CONTOURS

RCSA
 RICHARD C. SUTTER and ASSOCIATES, Inc.
 Comprehensive Planners/Land Planners
 Historic Preservation Planners

*This Project was funded in part by the
 Appalachian Regional Commission.*

For the
TOWN OF KEEDYSVILLE
 P.O. Box 51
 Keedysville, Maryland 21756

COMPREHENSIVE PLAN
 for
KEEDYSVILLE, MARYLAND
 Washington County, MD

MAP 12

ENVIRONMENTALLY SENSITIVE
 1997-1998

The area around the town's spring is of particular concern. Since the underlying geological structures are of the type which tend to present unknown characteristics, the protection of the under ground aquifer is of prime importance. Any development within a 25 foot radius of the spring should be avoided. Any proposed development in the immediate area should be carefully reviewed for any potential threat to the water supply.

The Comprehensive Plan presents a coordinated approach to protection of identified sensitive areas. Land use planning and growth management policies have been formulated with the protection of the identified sensitive areas as an integral component. The adoption of protection for sensitive areas should be a universal ethic. Opportunities for public education should be provided especially for young people.

I. INTERJURISDICTIONAL COORDINATION

Coordination at the state, county, and municipal levels is desirable to avoid duplication of effort and provide for an integrated approach to community conservation and revitalization.

Coordination with the State

Cooperation with the State's regulatory agencies, will provide the community with assistance and the information needed to be in compliance with all regulations impacting the community. The Western Regional Office of Planning can provide technical assistance which can benefit the community in numerous ways.

Coordination with the County

The county provides sewage disposal services for the town. The town needs to participate in meetings and forums involving activities of the County Water and Sewer Department. Coordination and joint planning will be needed involving any growth in Keedysville since sewer services and other infrastructure will be needed.

The community needs to encourage the County to maintain the rural-agricultural growth designation. The community wishes to remain a small village in a rural landscape. Therefore, support for Washington County's efforts involving agricultural preservation and preservation of these landscapes is important.

Washington County provides resources for support of the shared service agreement involving police services. Washington County also has assisted the community in other ways. Recently, the County provided some of the monies to finance the community's historic resource inventory.

The Washington County's Planning Commission provides important services for Keedysville. The Planning Commission identified and mapped the sensitive areas for the community which is crucial information impacting a wide variety of municipal decisions.

Intramunicipal Coordination

The newly selected Keedysville Planning Commission and Town Council need to establish a regular dialogue so that efforts on behalf of the community present a coordinated approach to community conservation and revitalization. The activities of the Historic Preservation Commission should also be coordinated with both the Planning Commission and Town Council. Code Enforcement efforts also can be more effective using a coordinated approach.

Coordination with Municipal Neighbors

Keedysville has unique relationships with several of its neighbors. Keedysville is linked with Sharpsburg regarding the history of the Civil War. Perhaps, the two town's historic societies could arrange joint meetings sporadically so that they might assist each other and share ideas. Scheduling of events can be coordinated so that activities sometimes can be taking place simultaneously in each to support tourism in both.

Sharpsburg and Keedysville share the services of a police officer. The costs of this shared service agreement are split among the County, and the two communities. Annual monitoring and planning involving these services should be scheduled.

Boonsboro and Keedysville have had a long term relationship involving the town's water supply. Recently, the two communities came to a formal agreement which will require the establishment of a new administrative structure involving management of the water resources. This new entity will use a state grant to build a needed water filtration plant. Cooperation and collaboration is needed between these two communities.

In the future, there may be other shared service agreements and other ways that neighboring communities could assist each other. Every opportunity should be explored to create a positive climate where collaborative efforts would flourish.

J. PLAN IMPLEMENTATION ELEMENT

Implementation activities should be selected so that the approach to community conservation and revitalization will be coordinated and integrated. Planning and implementation should be undertaken so there is consistency with the Comprehensive Plan, and any state and county regulations which impact the community.

Suggestions to Ensure Consistency

All ordinances and regulations should be consistent with the Plan, and the community's growth management policies. All ordinances, and regulations should be reviewed for consistency and any areas which are difficult to interpret or where inconsistencies occur should be identified. Simplification including format, and language should be made. Changes deemed appropriate should be undertaken so that the community's regulatory environment is consistent, defensible and presents a coordinated whole in the best interests of the community.

Not only should the Zoning, Subdivision and Land Development and other ordinances and regulations be consistent with the Plan and the growth management policies, but should be streamlined to improve ease in administration and usage by potential homeowners and developers. A useful tool would be a step-by-step description involving the review and decision making process from the first stages to receiving approval and building permits.

Permit Streamlining

Permit streamlining can be accomplished by working closely with State Agencies to certify consistency of town projects as part of formal State applications. Adoption of necessary local regulations for compliance including "street tree" options under the Forest Conservation Act, by advance planning for the use of Critical Area Growth Allocation, and by studying the feasibility of "wetlands mitigation" banking and other types of land conservation. The community needs to be informed and updated regarding any changes in state regulations which impact town policies.

Innovative Strategies

Incentives for potential developers can be given depending upon the quality of the site design, architectural features, and sensitivity to the scale and historic character of the community. The categories which may be used for guidance for determination of bonus percentages might include the following: layout, no cul-de-sacs, the quality of the storm water management plan and design features which complement the existing build environment. Protection for historic buildings and the design of new construction and/or renovations that conform and enhance the historic character of the community could be another elements for consideration during the review process. The aggregate of density bonuses which might be permitted involving the number of dwelling units should not exceed the total as described in the regulatory ordinances adopted by the community.

The community should maintain a series of maps including existing land use, future land use, zoning map, water service area, sewer service area, and environmentally sensitive areas. Using computer technology, base map overlay techniques can be used to provide information in a graphic format. Maps should identify areas available for development including both in fill construction and large tracks suitable for subdivision developments.

The Subdivision and Land Development Ordinance can be made more useful if a series of well designed visuals accompany the document. These drawings can provide example of design standards, architectural elements, and street grids. Examples of various layouts such as linear, clustered development, and examples involving in fill construction could be provided.

Community Financial Planning

A Capital Improvement Program would assist the community in allocation of both short and long term resources to meet the needs of the community. The community would benefit from a long term maintenance plan regarding community facilities. The new regional water system will present challenges regarding operation, changes in standard operating procedures including water billing and costs associated with the administration , maintenance and overall operation.

The community has substantial resources in excess of current needs. The community may wish to secure the services of a financial expert on community finances to review the community investment strategies.

Timetable Involving Implementation

The following page provides the timetable involving implementation of major elements of the Comprehensive Plan. This timetable has been arranged into three phases: Immediate (12 to 24 months), Short Term (24 to 48 months) and Mid-Term (48 to 60 months). These actions are timed for continuity and provide a coordinated whole among the various Comprehensive Plan Elements.

Selection of Yearly Planning Objectives

Each year, the Town Council and Planning Commission should meet and select objectives for the year. Ideally, a "State of the Community" meeting would be scheduled prior to the beginning of the information gathering phase of preparation of the Town's Annual Budget.

Community input would be desirable so that community groups and volunteer efforts would complement and be marshaled to meet the selected yearly objectives. A Citizens Advisory Council might be created to provide such input. Membership might include representatives of community groups and organizations, business and other stake holders.

Measure of Attainment

The Measure of Attainment is a statement representing a complete listing of the yearly objectives and an indication of whether each objective was attained, partially attained, or not attained. Those objectives which were partially attained or not attained should reappear in the next year's listing of yearly objectives. In subsequent years, the plan review, plan refinement and plan updating will indicate which measurable objectives have been attained.

Obstacles to the successful attainment of the overall goals and objectives for the community should be outlined. Through the continuation of the implementation and yearly planning process, a systematic monitoring and assessment of change in terms of implementation achievements, can be documented.

Preparation of Annual Report

The State's regulations require that local planning commissions prepare an Annual Report which summarizes planning, zoning, subdivision, site plan, project review and Board of Appeal decisions. Explanations of how the community conformed with both County and State actions which affect the community should be included. Recommendations should be made to the Mayor and Town Council to strengthen growth management and resource protection. Copies of this completed Annual Report should be sent to the Mayor and Town Council and to the Maryland Office of Planning.

COMPREHENSIVE PLAN IMPLEMENTATION SCHEDULE

APPENDIX

TOWN OF KEEDYSVILLE
COMPREHENSIVE PLAN UPDATE
SURVEY INFORMATION

Why did you choose Keedysville as a place to live?
(Please check as many items as you feel appropriate)

- | | |
|---|---|
| <input type="checkbox"/> Born or raised here | <input type="checkbox"/> Good place to raise children |
| <input type="checkbox"/> Safe place to live | <input type="checkbox"/> Quality of life associated
with a small town |
| <input type="checkbox"/> Housing availability | <input type="checkbox"/> Friendliness and support
system provided by local
people |
| <input type="checkbox"/> Community spirit | <input type="checkbox"/> Other (please state) |
| <input type="checkbox"/> Pleasant place to live | _____ |

Please rank the importance of the following issues to the Town of Keedysville over the next 10 years.
(Use number 1 - most important, 2 - somewhat important, 3 - not so important, 4 - not important)

- | | |
|--|--|
| <input type="checkbox"/> Historic preservation | <input type="checkbox"/> Cultural and civic activities |
| <input type="checkbox"/> Housing for young
families | <input type="checkbox"/> Town services |
| <input type="checkbox"/> Housing for retirees | <input type="checkbox"/> Improving the tax base |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Downtown revitalization |
| <input type="checkbox"/> Beautification
activities | <input type="checkbox"/> Neighborhood improvements |
| <input type="checkbox"/> Property maintenance | <input type="checkbox"/> Growth management |
| <input type="checkbox"/> Maintaining the village
atmosphere | <input type="checkbox"/> Code enforcement |
| <input type="checkbox"/> Improvement of streets | <input type="checkbox"/> Nearby economic and
employment opportunities |
| <input type="checkbox"/> Improvements/maintenance of
infrastructure | <input type="checkbox"/> Other (please state) |
| | _____ |

Express yourself:

1. What do you like about the Town of Keedysville?

2. What are the biggest concerns facing Keedysville?

3. What recommendations or suggestions do you have to help improve upon the quality of life in Keedysville?

Results of Keedysville Comprehensive Plan Survey

As of 07 July 1997 there were a total of 34 respondents to the survey distributed by the Planning and Zoning Board. Not all respondents replied to all questions, therefore the percentages are computed based upon the actual number of respondents in each category.

Question 1 - Why did you choose Keedysville as a place to live?

- The largest majority, 68%, stated that their primary reason for moving to Keedysville was due to the quality of life they imagined the Village had to offer to its residents.
- 65% of respondents expected Keedysville to be a pleasant place to live.
- 47% believed it to be a safe place to live.
- 41% felt that the village was a good place to raise children.
- The availability of housing appealed to 33%.
- 24% of respondents were born and raised in Keedysville.
- 18% felt that the friendliness of the community was a factor influencing their decision to move to the Village.
- Only 12% of those responding felt that the community spirit of the Village attracted them

Other reasons mentioned:

- love historic houses
- Cheap and Mayor is cute but crooked
- location and affordability
- The older homes on Main Street
- For its geographic and historic beauty
- Availability of reasonably priced building lots
- Relatives live near by
- Property availability
- Low taxes and Lots of services
- Very bad mistake

Question 2- Rank the importance of the following issues to the Town of Keedysville over the next 10 years. Listed from most to least important.

- 84% Growth management
- 75% Code enforcement
- 72% Maintain village atmosphere
- 65% Historic preservation
- 61% Need for property Management
- 50% in favor of downtown revitalization
- 36% Beautification
- 36% Town services

- 34% Improvement of streets
- 33% Improvement of Town Infrastructure
- 33% Neighborhood Improvements
- 30% Improvement of tax base
- 25% Cultural and civic activities
- 19% Nearby economic and employment opportunities
- 18% Housing for retirees
- 18% Recreation
- 07% Housing for young families

OTHER:

- 22% Restrictions upon amount of rental properties
- 22% local authorities need to keep residents better informed
- 11% Noise ordinance
- 11% Traffic control
- 11% Law enforcement
- 11% Insuring adequate water supply
- 11% Getting parents to pay more attention to their kids
- 01% Eliminate slumlording

Question 3 What do you like about the Town of Keedysville? (Listed in order from highest to lowest percentage)

- 50% Atmosphere
- 32% People and neighbors
- 29% Historic ambiance
- 24% Available conveniences
- 24% Quietness of neighborhood
- 09% Safe
- 09% Good place to raise family
- 03% Well-maintained
- 03% Untapped potential of Village
- 03% Everything
- 03% Nothing
- 03% Quaintness

Question 4 What are your biggest concerns about Keedysville? (Listed in order from highest to lowest percentage).

- 62% Unmanaged growth
- 21% Unsupervised youths
- 21% Lack of traffic control
- 18% Water

- 15% Lack of confidence in Town government
- 12% Lack of property maintenance/enforcement of existing codes
- 12% Too many rental properties neglected condition of same
- 09% Sidewalks in poor condition
- 06% Lack of businesses
- 06% Lack of available parking space
- 03% Noise
- 03% Welfare bums
- 03% Crime
- 03% Potential overcrowding of schools
- 03% Unrestricted growth strains infrastructure

Question 5 Recommendations or suggestions to improve quality of life: (Listed in order from highest to lowest percentage).

- 29% Limit growth
- 24% More police
- 21% Promote recreation for young people
- 18% Replace local government
- 18% Enforce existing Codes
- 15% Encourage historic preservation
- 12% Enforce property management/maintenance
- 09% Repair sidewalks
- 09% Encourage small businesses
- 06% Find solutions to parking problems
- 03% Encourage recycling
- 03% Establishment of neighborhood crime watch
- 03% Town water purification
- 03% Remove welfare (bums) recipients
- 03 % Change Frederick Cable with Antietam Cable

Conclusion of Survey

An overwhelming majority of responding residents, 84% stated that uncontrolled growth is very important as an issue of the town in the next 10 years, and 62% listed growth/uncontrolled growth as their major concern. This is underscored by the huge percentages of replies that are associated with unmanaged growth as illustrated by 72% wish to maintain the current Village ere and 65% feel the need to establish historic preservation. 33% envision the need to improve both the infrastructure and the streets. Providing housing for young families (07%) was low on the respondent's list of priorities.

75% of respondents view the necessity of code enforcement as a very important issue, 18% recommended the enforcement of existing codes as a recommendation, and 12% listed lack of property maintenance / enforcement of existing codes as their biggest concerns. Further evidence of the need for code enforcement is the fact that few, if any, respondents listed satisfaction with the current code enforcement policies of the local government.

Rental properties and their condition was another concern. 22% stated that they felt that rental properties should be restricted, while another 12% felt there were already too many rental properties throughout the Village and are not kept in good condition.

Providing recreational activities for the youth of the Village was recommended by 21% of the respondents, while 21% also listed unsupervised youths as a major concern.

Downtown revitalization is desired by 50% and an additional 09% said that we should encourage small businesses. Perhaps this should be qualified by correlating the percentages of those who stated that parking was a major concern (06%) solutions to parking should be encouraged (06%), and the 30% who felt that we needed to improve the tax base.

PUBLIC WORKSHOP

A Public Workshop was held at the Little Antietam Community Center, Town of Keedysville, on August 11, 1997. The purpose of this scheduled meeting was to provide residents an opportunity for input regarding the future of the community. A Nominal Group Process was used which provided a series of questions for response from participants.

There were 21 participants divided into three groups. Each group was asked to brain storm, listing their ideas regarding each of the questions which are as follows;

- What are the problems and concerns of the community?
- What are the strengths and opportunities of the community?
- What action could be taken to enhance the quality of life in the community?

Following listing all ideas, a master list was prepared for each question from group responses. Each participant then selected the five responses that each felt were most important. The collective responses provide a priority of the concerns for each question.

The following pages contain a listing of all responses from each question. Responses are listed in descending order of frequency of selection.

Members of the Town Planning Commission acted as recorders for each group.

The Nominal Group Process was conducted by the Planning Consultant, Richard C. Sutter and Associates, Comprehensive Planners/Land Planners/Historic Preservation Planners.

This information provides input from the citizens regarding their priorities for planning the orderly growth and development of the community information should be reviewed when formulating the Community Goals and Objectives.

WHAT ARE THE PROBLEMS AND CONCERNS OF THE COMMUNITY?

New route around town? bypass medical center	12
Inefficient town ordinances	11
Water system- purity and melding with Boonsboro	9
Traffic on Dog and Main Streets	7
Loss of bank - how to handle vacant building	5
Lack of historic districting	5
Lack of Places and Activities for Youth (supervised)	5
Ineffective/Inefficient town government	5
Power and Phone - utility lines	4
Dilapidated structures in town	4
Sidewalks	3
Perceived lack of integrity of local government	3
Loss of single family homes	3
Lack of shops to draw visitors	3
Extension of water lines	3
Too much potential traffic	2
Speeding on Main Street	2
Overcrowding in schools	2
Lack of access to public information	2
Lack of a utility map	2
Inadequate infrastructure	2
Future expenses due to development pressure	2
Citizens - conflict of opinions	2
Bells on Church	2
Weak water lines	1
Potential over population	1
Not pedestrian friendly	0
Concerns over commercialization	0

WHAT ARE THE STRENGTHS AND OPPORTUNITIES OF THE COMMUNITY?

Lack of crime	9
Size of community	8
Community setting - sense of village	8
Proximity to other areas (metro, culture, etc)	7
Water and Sewer (opportunity for annexation)	6
Town's financial standing	6
Town Spring	5
Post office location	5
Opportunities for historic preservation	5
Historical context and integrity	5
Good core of concerned citizens	4
Churches (3)	4
Quality of life	3
Park (location and equipment)	3
Municipal building availability	3
Lack of commercial development	3
Good tax rate	3
Day care, seniors group (opportunity for seniors)	3
Accessibility to Open/recreation areas and historic areas	3
Diversity of housing and land	2
Affordable housing	2
Primarily residential	1
Municipal Property (park, stream)	1
Lack of traffic	1
Good access to transportation routes (Interstate)	1
Educational level of citizens - not much poverty	1
Convenient to City shopping	1
Access to Western Maryland and W. Va. Panhandle	1
Growth opportunity	0
Excellent School System	0
Community businesses	0

WHAT ACTIONS COULD BE TAKEN TO ENHANCE THE QUALITY OF LIFE IN THE COMMUNITY?

Alleviate traffic by creating bypass behind med center	12
Form a historic district and historical society	10
Finish water problem	9
Enforce weed ordinances	9
Encourage more people to run for town government	6
Establish a few more businesses in town	5
Create zoning ordinance provision to take care of delapidated bldgs	5
Get the bank back	4
Establish low-impact businesses	4
Encourage more people to vote	4
Elect responsive and Responsible town officials	4
Strictly control development and growth	3
Propose regional swimming pool	3
Obtain national register status for historic district	3
More clearly define the zoning laws	3
Make provision for commercial "village"	3
Create off-street parking	3
Repair sidewalks- get a grant	2
Encourage better attendance at town meetings	2
Create more places and activities for residents	2
Use park pavilion for teenagers	1
Treat all town meeting attendees with respect	1
Remove or beautify county shed	1
Proceed with the greening of Main Street	1
Move town hall to bank building	1
Make church bells comply with EPA noise levels	1
Educate government officials on their responsibilities	1
Develop natural resources, including access to creek	1
Create a park at the creek	1
Propose flood control	0
Follow through with bridge repair requests	0
Create ordinances for fencing on street and hedges	0
Continue with update of ordinances	0

RICHARD C. SUTTER and ASSOCIATES, Inc.

Comprehensive Planners/Land Planners

SOURCES OF INFORMATION

Major Sources of information, written material, and reports which were reviewed during the planning process include the following:

Article 66B, Annotated Code of Maryland, Zoning and Planning

Boonsboro Water Authority

Census Data

Comprehensive Plan, Town of Keedysville, 1974

Comprehensive Plan for Washington County

Department of Housing and Community Development, Division of Historical and Cultural Programs, Maryland Historical Trust

Government Reference Service, Washington County Public Library

Highway Functional Classification Concepts, Criteria and Procedures, U.S. Department of Transportation, Federal Highway Administration

Keedysville Historic District National Register Nomination

Keedysville Planning Commission

Managing Maryland's Growth: Models and Guidelines, Preparing A Sensitive Areas Element For the Comprehensive Plan

Managing Maryland's Growth: Models and Guidelines, Achieving "Consistency" Under the Planning Act of 1992.

Managing Maryland's Growth models and Guidelines, Preparing a Comprehensive Plan

Managing Maryland's Growth: What You Need to Know About the Planning Act of 1992.

Maryland Department of Natural Resources, National Heritage Program and Wildlife Division

Maryland Department of Transportation, District 6 Office

Maryland Office of Labor Market Analysis and Information Department of Labor, Licensing and Regulations

Washington County Board of Education

Washington County Soil Conservation District

Washington County Engineering Office

Washington County Planning Commission

Washington County Water and Sewer Department

Washington County Office of Employment and Training

TOWN OF KEEDYSVILLE Comprehensive Plan Implementation Schedule

PRIORITY	Land Use	Transportation	Community Facilities and Services	Historic Preservation	Sensitive Areas	Regulatory Reform and Innovation	Interagency/Interlocal Coordination	Implementation
HIGH	Immediate 12 to 24 months	Immediate 12 to 24 months	Immediate 12 to 24 months	Immediate 12 to 24 months	Immediate 12 to 24 months	Immediate 12 to 24 months	Immediate 12 to 24 months	Immediate 12 to 24 months
	Administer Growth Management Policies	Participate in State Highway Planning Process	Create a Regional Water System	Create Local Historic District	Identify and Map Sensitive Areas	Strengthen Regulatory Environment	Coordinate Between Town Council and Planning Commission	Administer New Zoning Ordinance
	Establish Growth Management Policies	Prepare Long Term Maintenance Program	Coordinate with County Water and Sewer Department	Adopt Design Standards	Protect Sensitive Areas	Approve New Sub-Division Layout and Design Standards	Assistance from State and County Planning	Initial Code Enforcement
	Encourage Residential Development	Monitor Problem Intersections	Review Administration and Management Procedures	Encourage Preservation of Historic Architecture	Continue Forest Management in Battledore Overly	Award Density Bonuses	Intercoordinate County and Municipal Governments	Prepare a Capital Improvements Program
	Support Rural Legacy Program	Conduct Traffic Counts for Dogstreet Road	Support for Volunteer Fire and Emergency Organizations	Secure Technical Assistance	Protect Area Around Spring	Establish Consistency with Growth Management Policies	Enter Into Shared Service Agreements	Prepare a Yearly Annual Report
	Annexation of Rockingham Sub-Division Area	Short Term 24 to 48 months	Time Development Related to Infrastructure Capacity	Encourage Preservation of Historic Architecture	Continue Storm Water Management	Prepare Check List for Developers		Review of Community Investments
	Retain Rural Agricultural Growth Designation	Participate in Public Transportation Programs	Monitor Changes Regarding Regulatory Environment	Apply for National Registry Nomination	Identify Sensitive Areas as Open Space	Prepare Sample Design Drawings	Participate in Public Hearings	Select Yearly Objectives
	Encourage Agricultural Enhancements and Preservation	Employ Reverse "Frontage" Usage Off Route 34	Conduct Recreation Needs Assessment	Conduct Open Houses in Historic Homes	Create Recreational Areas	Prepare Examples of Linear and Cluster Developments	Create Opportunities for Regional Planning	Review Measure of Attainment
	Debate Other Annexation Areas	Prepare Plans to Address Congestion	Establish a Parks and Recreation Commission	Attend Educational Activities	Identify Sensitive Areas	Monitor Development Problems	Create Forums for Idea Sharing	Select Community Project
	Adopt Traditional Neighborhood Design (TND) Model	Create Access to Support Growth	Prepare a Long Term Maintenance Program	Establish Heritage Days	Preserve Sensitive Areas as Open Space	Maintain Series of Maps	Monitor Development Problems	Prepare a Yearly Annual Report
	Adopt Planned Residential Development (PRD)	Mid-Term 48 to 60 months	Understate Grantsmanship Activities	Mid-Term 48 to 60 months	Mid-Term 48 to 60 months	Mid-Term 48 to 60 months	Mid-Term 48 to 60 months	Mid-Term 48 to 60 months
	Encourage Development of Neighborhood Convenience Area	Debate Opening Mt. Hebron Road	Debate Falls-to-Trials Program	Create a Walking Tour of Keedysville	Participate in Educational Activities	Update Regulations	Collaborate Among Boards and Commissioners	Select Yearly Objective
	Preserve Rural Landscapes	Lobby for Road South of Route 34	Infiltrate Beautification Activities	Encourage Building Rehabilitation Program	Involve Youth in Cleanup Activities	Update Maps	Monitor Effectiveness of Ordination	Review Measure of Attainment
	Encourage Home Business Entrepreneurial Activities		Create Programs for Youth	Encourage Adaptive Re-use of Empty Buildings	Participate in Seminars and Workshops			Prepare a Yearly Annual Report
	Encourage Support for Local Business		Encourage Volunteerism	Place Markers on Historic Homes	Plant Trees on Arbor Day			Continue Improvements

LOWER