

# TOWN OF KEEDYSVILLE, MARYLAND

*"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"*

P.O. Box 359  
19 South Main Street  
Keedysville, MD 21756  
301-432-5795  
www.keedysvillemd.com



*Ken Lord, Mayor*  
*Barry Levey, Assistant Mayor*  
*Gina Ellis, Council Member*  
*Judy Kerns, Council Member*  
*Matthew Hull, Council Member*

## Planning & Zoning Commission

July 13, 2020

The monthly meeting of the Keedysville Planning & Zoning Commission was called to order at 7:00pm with the following members present: Chairman Randy Burns, Commission Members Sarah Baker, Greg Carroll and Matt Rhoads, ex-officio Matt Hull and Town Administrator Rick Bishop.

The minutes for June, 2020 were read and approved.

Mr. Bishop noted that the proposed Zoning Ordinance text amendments and the building permit rate increase were both approved by the Mayor & Council.

Justin & Deena Holder presented documents that they say show a county road right of way and their plans to construct an access road to properties at the end of Antietam Drive. They also said a fence was constructed in a stormwater easement by a resident in Stonecrest. The documentation they provided is attached to these minutes.

The meeting adjourned at 7:42pm.

Submitted,  
Richard Bishop  
Town Administrator

**Corporation of Keedysville**  
**July 13, 2020**  
**Agenda**  
**Planning & Zoning Commission**

Call to Order

Approval of Minutes: June, 2020

Old Business: Zoning Ordinance Text Amendments; Building Permit Fees;

New Business:

Comments by Attendees

Adjournment

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## Planning & Zoning Meeting July 13, 2020

	NAME	ADDRESS	PHONE #
1.	Deena Holder	38 Antietam Dr	3019928757
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			

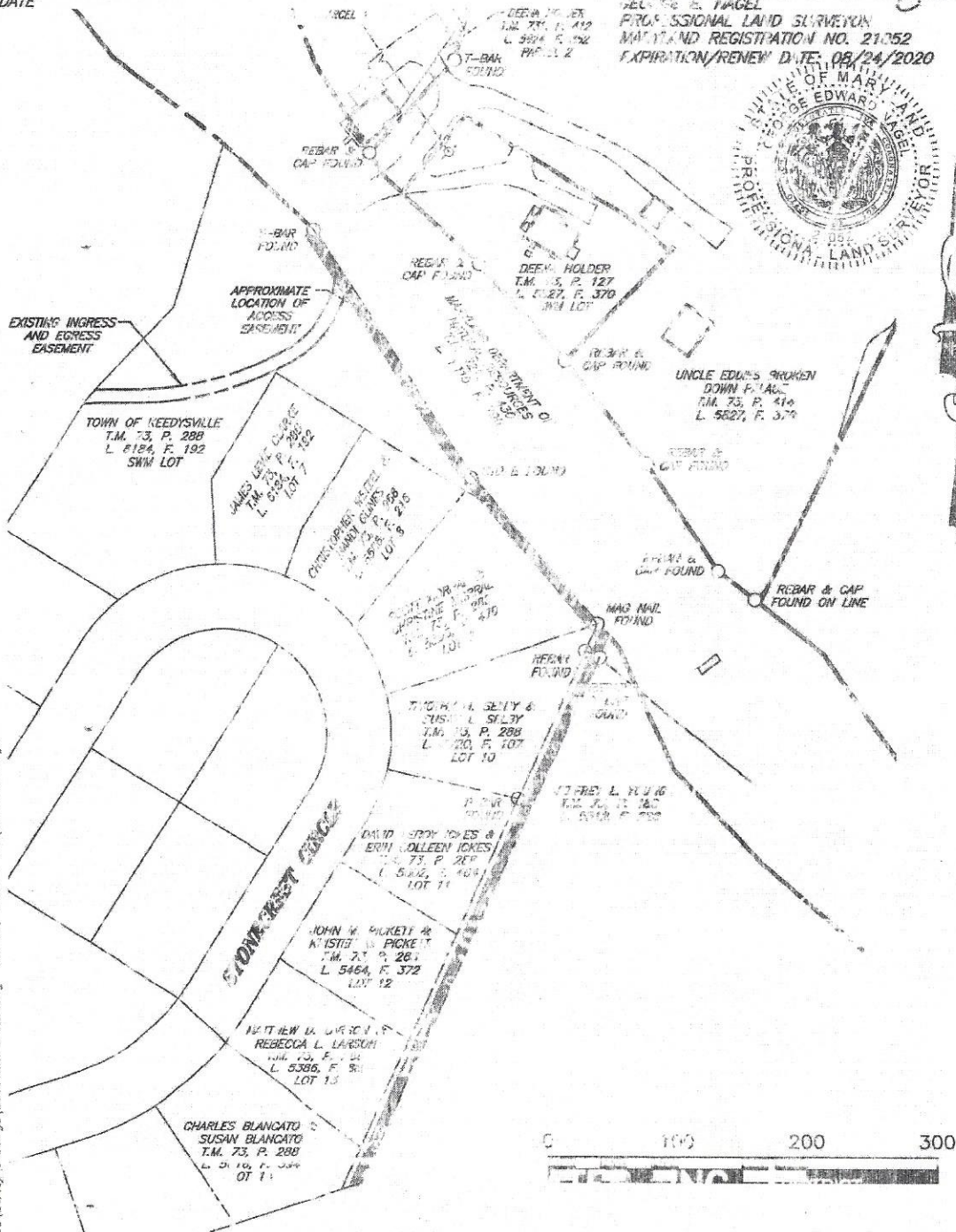


# SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAN IS CORRECT AND FURTHER THAT THIS PLAN WAS PERSONALLY PREPARED BY ME, OR THAT I AM IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REPORTED HEREON, ALL IN COMPLIANCE WITH THE STANDARDS SET FORTH IN COMAR 09.13.06.12 IN EFFECT AT THE TIME THIS SURVEY WAS PERFORMED.

DATE 06/24/2020

EDWARD H. TAGEL  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21052  
EXPIRATION/RENEW DATE: 08/24/2020



## APPROXIMATE LOCATION OF ACCESS EASEMENT

(LIBER WMCKK 6, FOLIO 363)

SITUATE NORTH AND EAST OF STONECREEK CIRCLE  
KEEDYSVILLE, WASHINGTON COUNTY, MARYLAND

DRAWN BY: R.E.N.  
DATE: 6-22-2020

CHECKED BY: G.E.N.  
DATE: 6-24-2020

SCALE: 1" = 100'

**FOX & ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETHA ROAD, HAGERSTOWN, MD. 21740

PHONE: (301) 733-8503

email: info@foxassoc.com foxassoc.com

DISTRICT 19

TAX MAP No. 73

DWG. No. A-23146

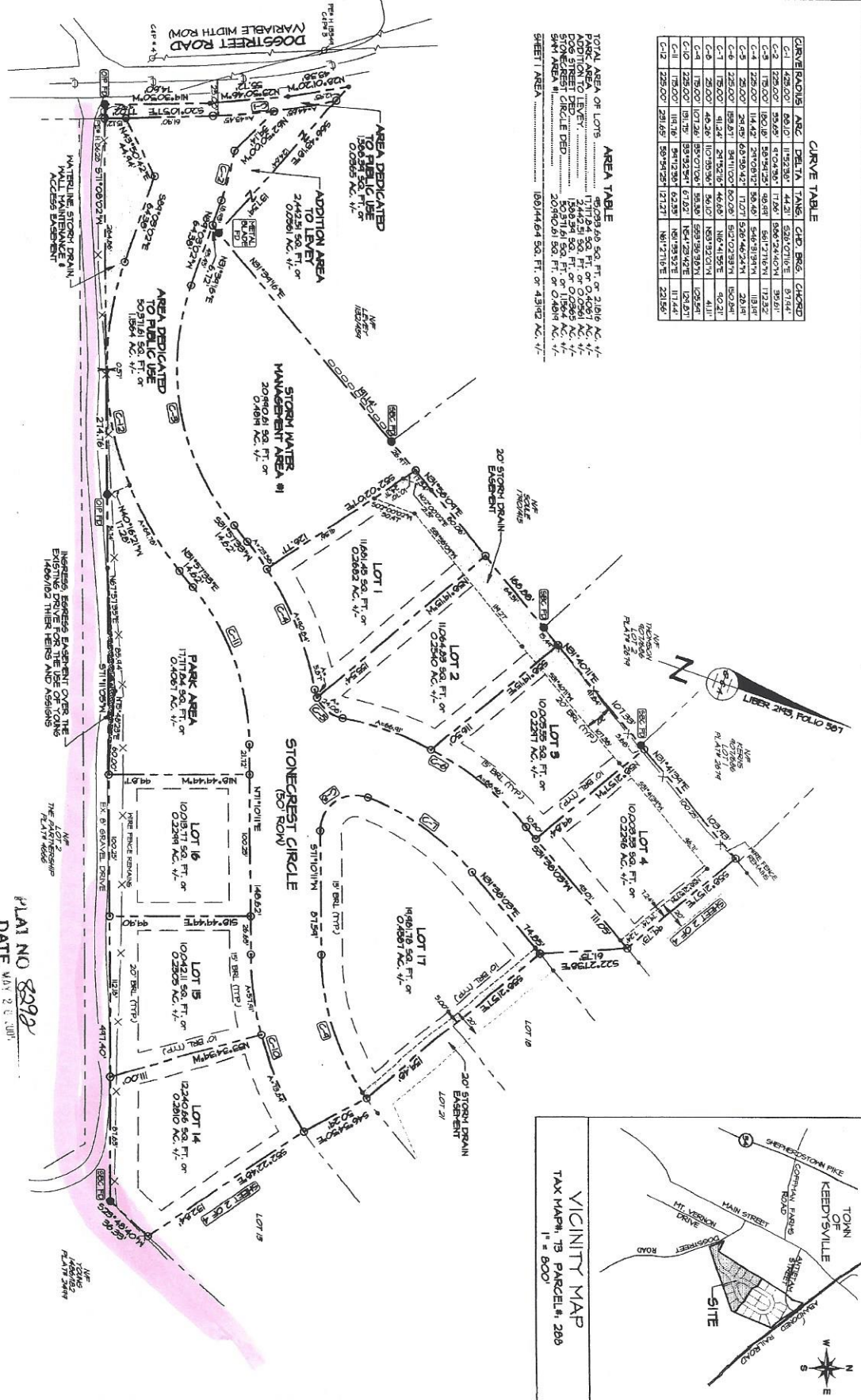


**CURVE TABLE**

CURVE	RADIUS	ARC	DELTA	TANG	CHD	BRG	CHORD
C-1	425.00'	89.10'	119.23°	4.43'	528.0716'	37.144°	571.44'
C-2	225.00'	55.85'	67.04°	1.78'	266.2440'	39.61°	292.61'
C-3	175.00'	43.00'	50.94°	1.36'	201.7164'	30.28°	222.82'
C-4	145.00'	35.80'	42.35°	1.12'	167.5440'	24.84°	181.84'
C-5	125.00'	31.42'	37.10°	0.98'	142.5440'	21.48°	155.84'
C-6	115.00'	29.10'	34.00°	0.90'	131.5440'	19.84°	144.84'
C-7	105.00'	26.80'	31.00°	0.82'	121.5440'	18.24°	133.84'
C-8	95.00'	24.50'	28.00°	0.74'	111.5440'	16.64°	122.84'
C-9	85.00'	22.20'	25.00°	0.66'	101.5440'	15.04°	111.84'
C-10	75.00'	19.90'	22.00°	0.58'	91.5440'	13.44°	100.84'
C-11	65.00'	17.60'	19.00°	0.50'	81.5440'	11.84°	89.84'
C-12	55.00'	15.30'	16.00°	0.42'	71.5440'	10.24°	78.84'

**AREA TABLE**

DESCRIPTION	AREA
TOTAL AREA OF LOTS	45,039.48 SQ. FT. or 1.026 AC. +/-
ADDITION TO LEVY	2,143.51 SQ. FT. or 0.049 AC. +/-
DEDUCTION FROM LEVY	1,868.34 SQ. FT. or 0.043 AC. +/-
NET AREA	45,314.65 SQ. FT. or 1.031 AC. +/-
STREET AREA	2,090.81 SQ. FT. or 0.481 AC. +/-
STREET AREA	180,444.64 SQ. FT. or 4.132 AC. +/-

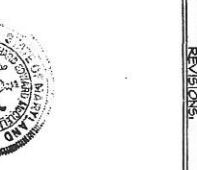


**NOTES:**

1. ZONED "R" TOWN RESIDENTIAL
2. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN STORM DRAINAGE OR EASEMENT AREAS. ANY DEED OF CONVEYANCE MUST BE PLACED ON ANY DEED OF CONVEYANCE.

**LEGEND**

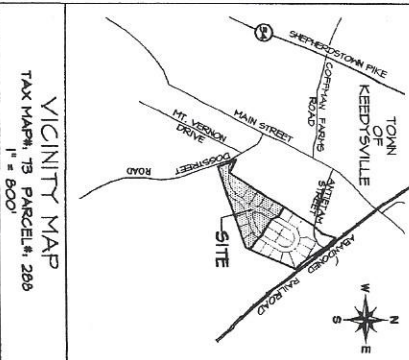
REVISIONS	DESCRIPTION
0	T-BAR 1204-B SET UNLESS OTHERWISE NOTED.



**FINAL PLAT**

**STONECREST**

ADDITION TO LEVY, 5M #1, PARK AREA & LOTS 1-15, 14-17, 18-20, 21-23, 24-26, 27-29, 30-32, 33-35, 36-38, 39-41, 42-44, 45-47, 48-50, 51-53, 54-56, 57-59, 60-62, 63-65, 66-68, 69-71, 72-74, 75-77, 78-80, 81-83, 84-86, 87-89, 90-92, 93-95, 96-98, 99-101, 102-104, 105-107, 108-110, 111-113, 114-116, 117-119, 120-122, 123-125, 126-128, 129-131, 132-134, 135-137, 138-140, 141-143, 144-146, 147-149, 150-152, 153-155, 156-158, 159-161, 162-164, 165-167, 168-170, 171-173, 174-176, 177-179, 180-182, 183-185, 186-188, 189-191, 192-194, 195-197, 198-200, 201-203, 204-206, 207-209, 210-212, 213-215, 216-218, 219-221, 222-224, 225-227, 228-230, 231-233, 234-236, 237-239, 240-242, 243-245, 246-248, 249-251, 252-254, 255-257, 258-260, 261-263, 264-266, 267-269, 270-272, 273-275, 276-278, 279-281, 282-284, 285-287, 288-290, 291-293, 294-296, 297-299, 300-302, 303-305, 306-308, 309-311, 312-314, 315-317, 318-320, 321-323, 324-326, 327-329, 330-332, 333-335, 336-338, 339-341, 342-344, 345-347, 348-350, 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1833-1835, 1836-1838, 1839-1841, 1842-1844, 1845-1847, 1848-1850, 1851-1853, 1854-1856, 1857-1859, 1860-1862, 1863-1865, 1866-1868, 1869-1871, 1872-1874, 1875-1877, 1878-1880, 1881-1883, 1884-1886, 1887-1889, 1890-1892, 1893-1895, 1896-1898, 1899-1901, 1902-1904, 1905-1907, 1908-1910, 1911-1913, 1914-1916, 1917-1919, 1920-1922, 1923-1925, 1926-1928, 1929-1931, 1932-1934, 1935-1937, 1938-1940, 1941-1943, 1944-1946, 1947-1949, 1950-1952, 1953-1955, 1956-1958, 1959-1961, 1962-1964, 1965-1967, 1968-1970, 1971-1973, 1974-1976, 1977-1979, 1980-1982, 1983-1985, 1986-1988, 1989-1991, 1992-1994, 1995-1997, 1998-1999.



RECORDED, \_\_\_\_\_ WASHINGTON CO. PLAT NO. \_\_\_\_\_ JOB NO. \_\_\_\_\_ 2011

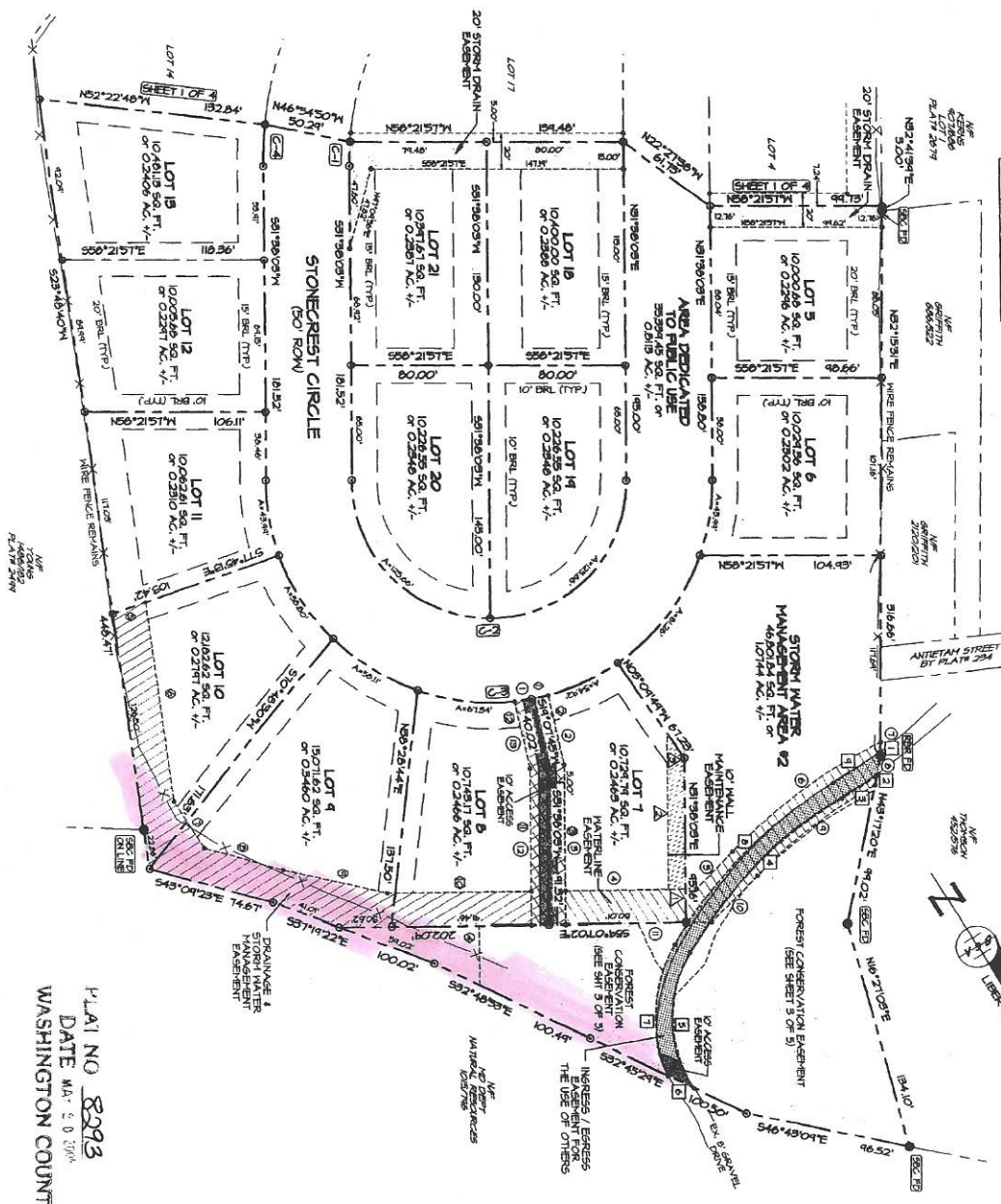
MSA C2167-6178-1

P108563



LINE	BEARING	DIST.	AREA
1	N 02° 22' 48" W	132.84'	10,000.00 SQ. FT. or 0.2286 AC. +/-
2	S 89° 03' 21" W	158.60'	10,000.00 SQ. FT. or 0.2286 AC. +/-
3	N 02° 22' 48" W	132.84'	10,000.00 SQ. FT. or 0.2286 AC. +/-

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**NOTES:**

1. ZONED "R" TOWN RESIDENTIAL.
2. NO PERMANENT STRUCTURES, FENCES, TREES OR GRASSES TO BE PLACED WITHIN THE EASEMENT AREA.
3. THE EASEMENT AREA IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

**LEGEND:**

- 1. T-BAR #204-B SET UNLESS OTHERWISE NOTED.
- 2. FRONT, 15'
- 3. SIDE, 10'
- 4. REAR, 20'

PLAT NO 8293  
DATE MAY 2, 2004  
WASHINGTON COUNTY

**VICINITY MAP**  
TAX MAP, 75 PARCELS, 289  
1" = 800'



LINE	BEARING	DIST.	AREA	CHORD
1	N 02° 22' 48" W	132.84'	10,000.00	132.84'
2	S 89° 03' 21" W	158.60'	10,000.00	158.60'
3	N 02° 22' 48" W	132.84'	10,000.00	132.84'
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5	N 02° 22' 48" W	132.84'	10,000.00	132.84'

**FINAL PLAT**  
STONECREST  
SW 1/4 #2 & LOTS 5-13, 18-21  
situated on Dogheart Road  
Town of Keedysville  
Election District  
Washington County, Maryland

**Kerry Dangle & Associates**  
300 W. Patrick Street, Frederick, Maryland 21701  
Phone: (301) 668-0505 Fax: (301) 668-0507







## LOT 1 PARCEL AREA SUMMARY

STOWN WATER MANAGER LOTS (2 LOTS)					
SHEET 1 SWAY AREA	30740.0	50.0	FT.	0.2491	Kc +/-
SHEET 2 SWAY AREA	10740.0	50.0	FT.	0.1245	Kc +/-
PACED AREA (2 PARCELS)					
SHEET 1 ADDITION TO LOT 1	11717.4	50.0	FT.	0.4281	Kc +/-
SHEET 2 ADDITION TO LOT 1	37445.0	50.0	FT.	0.0561	Kc +/-
TOWN RESIDENTIAL LOTS (2 LOTS)					
SHEET 1 TOWN RESIDENTIAL LOTS AREA	10592.0	50.0	FT.	0.1106	Kc +/-
SHEET 2 TOWN RESIDENTIAL LOTS AREA	42057.0	50.0	FT.	0.2360	Kc +/-

TOTAL LOT & PARCEL AREA.....323,543.1 SQ.FT. or 7.4275 AC. +/-

POSTNET ROAD  
SHEET | DEDICATION

**STONECREST CIRCLE**  
**SHEET 1 DEDICATION**

50.571.61 SQ. FT. or 1,156.4 AC. +/-  
50.571.61 SQ. FT. or 1,156.4 AC. +/-  
50.571.61 SQ. FT. or 1,156.4 AC. +/-

TOTAL DEDICATION AREA.....87,299.45 SQ.FT. or 2.0042 AC. +/-

TOTAL PLATTED AREA ..... 410,843.36 SQ. FT. or 9.4317 AC. +/-

[illegible]

THESE ARE NO RIGHTS ACTIONS AT LAW. LEASED, LIBER, MORTGAGED, TRUSTS, EVIDENTS OR RIGHTS-AT-LAW AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EVENT THE FOLLOWING OR AS SUCH A REASON.

- DEED OF TRUST WITH FIRST UNITED BANK, A TRUST DATED NOVEMBER 14, 2009 AND RECORDED IN LIBER 3109 FOLIO 991.
- DEED OF TRUST WITH F&J BUILDERS, INC. DATED MARCH 31, 2004 AND RECORDED IN LIBER 2211, FOLIO 723.

- DEED OF TRUST WITH FIRST UNITED BANK A TRUST DATED NOVEMBER 14, 2003 AND RECORDED IN LIBER 2143, FOLIO 541.

- DEED OF TRUST WITH R&J BUILDERS, INC. DATED MARCH 29, 2004 AND RECORDED IN LIBER 2291, FOLIO 725.

HE ALSO WANTS THAT THE COMPANY WATER AND/OR COMPANY SEWERAGE BE OBTAINED FOR SALE. HE ALSO WANTS THAT A PLAN FOR THE COMPANY WATER AND/OR COMPANY SEWERAGE SYSTEM FACILITIES INCLUDING AND EXCLUDING THE COMPANY DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND HUMAN SERVICES.

AND THE PARTIES HAVING AN INTEREST THEREIN HAVE HERETOBY AFFIRMED THEIR AGREEMENT TO THIS PLAN OF SUBDIVISION.

HE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004

DATE 1/1/2018 FOR STONEISLAND DEVELOPMENT LLC (OWNERS)

DATE 1-2-61 FOR FIRST UNITED BANK & TRUST CO. (T.)

DATE 5-10-05 Doug Z. Jackson  
FOR R & J BUILDERS, INC./D.O.T.)

The parties have sworn to and subscribed before this \_\_\_\_\_ day of \_\_\_\_\_, 2004

NOTARY PUBLIC

My Commission expires

PLAY NO 8895  
DATE MAY 20 1975  
WASHINGTON COUNTY

## SURVEYORS CERTIFICATION

I heretofore certify that on the basis of my professional knowledge, information, belief and judgment that this plan is correct, that it is a subdivision of all of the land conveyed under the above-stated instrument, and that the United Landholding Company by deed dated November 1, 1923 recorded at Liber 274, 016, 531 in the Land and Survey Office of the State of Maryland, is the owner of the land herein described, and that the said Real Property Map, Title 3, Sheet 1, Section 3A-029, 014 edition, and the requirements of the Town of Greenleafville Subdivision Ordinance are executed or amended so far as it may concern the making of this plat, and the setting of monuments and markers have been complied with.

Richard E. McCallan  
Property Line Surveyor #505  
For Gary Castle & Associates

Date \_\_\_\_\_

SHEET 4 OF 4

**CERTIFICATE OF APPROVAL**  
**COMMUNITY WATER SYSTEM & SEWAGE SYSTEM**

I hereby certify that the use of community water and/or sewerage for this subdivision is in conformance with the County Water and Sewerage Plan.

DATE: 17 May 05

CERTIFICATE OF APPROVAL

Under the authority provided by article 66B of the amended code of Public General Laws of Maryland (1961) and all acts amendatory thereto and by ordinances adopted by the town of Keedysville, Washington County, Maryland, this plat was given approval by the town of Keedysville Planning Commission at a meeting held

on 5/9/65.

1. A 10' WIDE DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL LOT LINES UNLESS OTHERWISE SHOWN ON SHEETS 1 THRU 2.

2. PUBLIC WATER AND SEWER AVAILABLE.
3. THERE ARE NO FLOODPLAINS OR/SEE PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 240013S C031E, DATED JANUARY, 1980.
4. THIS PLAT AND SURVEY WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT (NOTE: REFINED) AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
5. WATER DRAINAGE, EAVES DRAINAGE AND ACCESS EASEMENTS, PERTAINING WITHIN EASEMENT'S A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

LEGEND:

## REVISIONS

## FINAL PLAT

**STONECREST**  
 Situate on Dogstreet Road  
 Town of Keedsville  
 Election District # 19  
 Washington County, Maryland  
 AUGUST 2004



**Kary Wallace & Associates**  
**Real Estate**  
300 W. Patrick Street Frederick, Maryland 21701  
Phone: (301)668-0505 ~ Fax: (301)668-0507

RECORDED: \_\_\_\_\_ WASHINGTON CO. PLAT NO: \_\_\_\_\_

JOB NO: 201

P108566

7-8619-6178-4



applicable laws.

(c) Driveways. On-Lot driveways shall be maintained by each Owner of a Lot in good condition and in accordance with all applicable laws. Gravel surfaces. Every driveway shall provide positive drainage away from the dwelling and garage.

(d) Temporary Structures. No temporary Structure, including but not limited to a trailer, shack or other outbuilding, shall be permitted to be erected on any Lot. The foregoing shall not be deemed to prohibit reasonably-sized garden sheds, greenhouses or other similar accessory Structures not exceeding 120 square feet in size. Sheds shall be constructed so as to match or compliment the color of the dwelling house. No metal shed shall be located on any Lot.

(e) Flagpoles. Freestanding flagpoles, other than in connection with the initial sale or marketing of Lots, are prohibited. One (1) appropriately-sized flagpole may be mounted on the front of a dwelling.

(f) Traffic View. No Structure, landscaping, shrubbery or any other obstruction shall be placed on any Lot so as to block the clear view of traffic on any streets.

(g) Yards. The front and side yards of each Lot shall be kept only as a lawn for ornamental or decorative planting of grass, tress, shrubbery, and flowers. Lawn statues and similar ornaments are expressly prohibited in front and side yards. No equipment or machinery, including without limitation, equipment or machinery for use in connection with the maintenance of a dwelling, such as lawnmowers, wheelbarrows and similar devices, shall be stored in the front or side yard of any lot.

(h) Fences and Walls. Fences and walls or other similar enclosures may be built on any Lot in rear or side yards only. Any fence, wall or other similar enclosure shall not extend forward of the rear foundation wall and shall not impede surface drainage or interfere with any utilities. Fencing shall not exceed seventy-two (72) inches in height unless a greater height is required by law, and shall be constructed of natural or man-made wood products, metal or high quality vinyl-plastic materials. Fencing shall be of such open design that it does not obstruct the view of the dwelling from any Lot or roadway. All fencing shall comply with the height, setback and other requirements of applicable law. Chain link, chicken wire, and wire mesh fencing is expressly prohibited. All gates must open inward onto a Lot and shall not open onto another Lot or the Common Area. The foregoing shall not prohibit the growth of an ornamental hedge fence, which shall be kept neatly trimmed, and shall not exceed three (3) feet in height in front yards, or side yards of corner lots.

(i) Repair and Maintenance of Lots. Owners shall maintain their Lots and the exterior of their dwellings in good order and repair, including but not limited to, the seeding, watering and mowing of all lawns and yards, keeping all sidewalks, if any, neat, clean and in good repair, and free of ice and snow, the pruning and cutting of all

3275 0120

CLERK OF CIRCUIT COURT  
WASHINGTON COUNTY

**ARTICLE IV  
COMMON AREA**

**SECTION 1**

Stonecrest Development, LLC shall grant and convey to the Association, and the latter shall take and accept from the Declarant, the Common Areas shown on the Subdivision Plat(s) of the Property which is the subject of this Declaration. At the time of the conveyance, improvements to the Common Area shall be competed and approved by the governmental agency having jurisdiction over the improvements and shall be free of any mortgages, judgment liens, or similar liens or encumbrances.

The Association shall hold the Common Area conveyed to it subject to the following:

(a) The reservation to the Declarant, its successors, and assigns, of the right to enter upon any Common Area conveyed to the Association for the purpose of construction or completing the construction of improvements and the landscaping of the Common Area.

(b) The reservation to the Declarant, its successors, and assigns, of the right to continue to use and maintain the storm water management ponds and any sediment control ponds or facilities located on any Common Area conveyed to the Association.

(c) The Washington County Forest Conservation Ordinance and the Rules and Regulations promulgated thereunder.

(d) Local, State and Federal laws and regulations concerning the operation, maintenance or repair of storm water management facilities.

(e) No permanent structures, fences, trees or shrubs are permitted within water, storm drain, drainage, storm water management, and access easements.

(f) The Association and the Owners may not use the Common Areas nor construct improvements thereon which are inconsistent with the rights granted to Washington County and the Easements described in subparagraphs (c), (d) and (e) above.

(g) The reservation to the Declarant, its successors, and assigns, of the right to lay, install, construct, and maintain pipes, drains, mains, conduits, lines, and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television lines, and other public or quasi-public utilities on, over, under, and across the Common Areas together with the right and privilege of entering upon the Common Area for such purposes and making openings and excavations therein.