

THE EFFECTIVE DATE OF THIS ORDINANCE IS DECEMBER 7, 2021

ORDINANCE NO. 21-05-005

**ORDINANCE
OF
THE COUNTY COUNCIL OF FREDERICK
COUNTY, MARYLAND**

**RE: PETITION TO CLOSE AND ALTER ROCKY SPRINGS AND
WALTER MARTZ ROADS**

RECITALS

Miles and Stockbridge, P.C, acting on behalf of their client, Land Bay B, LLC, filed a petition to close and alter portions of Rocky Springs Road, Walter Martz Road and Yellow Springs Road, pursuant to the Annotated Code of Maryland, Local Government Article, §12-512.

The petition proposed altering an approximately 735 foot long portion of Rocky Springs Road and Walter Martz Road, and altering another approximately 349.40 foot long portion of Rocky Springs Road for the realignment of Rocky Springs Road and Walter Martz Road to continue to intersect with Yellow Springs Road through the addition of a roundabout.

The Division of Public Works recommended approval of the petition.

The County Council held a public hearing on Tuesday, December 7, 2021, to consider the petition during which members of the public and representatives of Land Bay B, LLC were provided the opportunity to comment.

During the December 7, 2021, public hearing, a motion was made to grant the requests contained in the petition.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND, that the Petition to Close and Alter Portions of Rocky Springs Road, Walter Martz Road and Yellow Springs Road to alter and realign Rocky Springs

Road and Walter Martz Road to continue to intersect with Yellow Springs Road through the addition of a roundabout is approved as shown on Exhibit A,

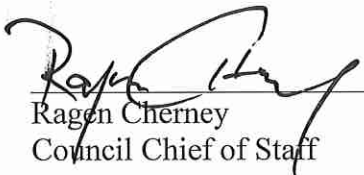
AND, BE IT FURTHER ORDAINED, that the County Council finds the areas of Rocky Springs Road and Walter Martz Road rights of way currently maintained by the County and lying outside of the new right of way lines shown on Exhibit A to be "surplus."

AND, BE IT FURTHER ORDAINED, that the County Executive is hereby authorized to transfer the rights of way of the portions of Rocky Springs Road and Walter Martz Road lying outside of the new right of way lines as shown on Exhibit A to the adjoining owner(s).

The undersigned hereby certify that this Ordinance was approved and adopted on the 7th day of December, 2021.

ATTEST:

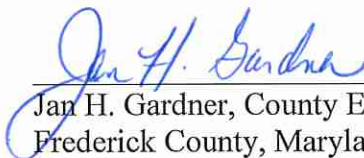
COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND


Ragen Cherney
Council Chief of Staff

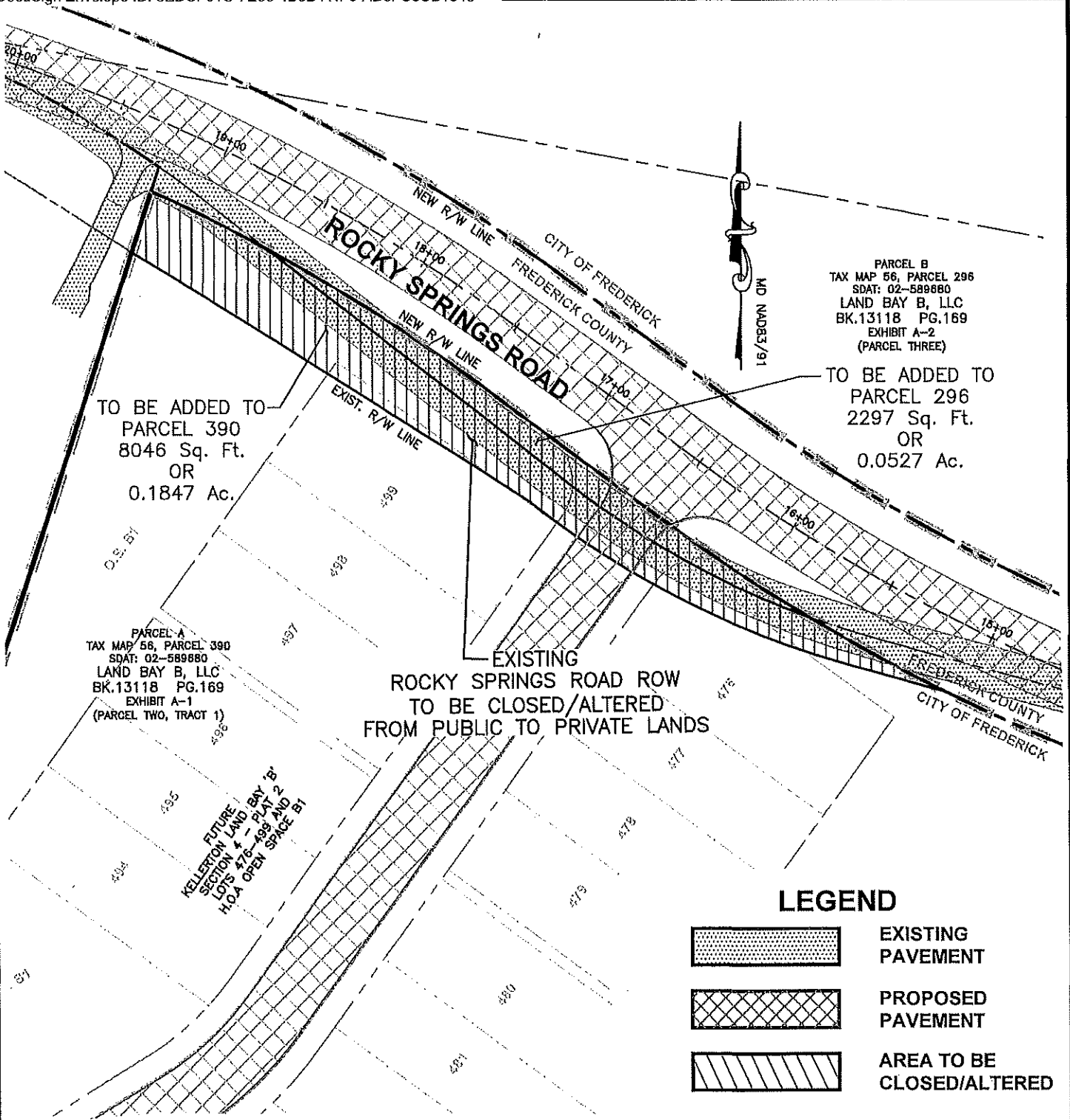
By: 
M. C. Keegan-Ayer, President

Received by the County Executive on December 16, 2021.

County Executive Action: Approve Veto No Action


Jan H. Gardner, County Executive
Frederick County, Maryland

12/16/2021
Date



TO BE ADDED TO
PARCEL 390
8046 Sq. Ft.
OR
0.1847 Ac.

PARCEL B
TAX MAP 56, PARCEL 296
SDAT: 02-589880
LAND BAY B, LLC
BK.13118 PG.169
EXHIBIT A-2
(PARCEL THREE)

TO BE ADDED TO
PARCEL 296
2297 Sq. Ft.
OR
0.0527 Ac.

PARCEL A
TAX MAP 56, PARCEL 390
SDAT: 02-589880
LAND BAY B, LLC
BK.13118 PG.169
EXHIBIT A-1
(PARCEL TWO, TRACT 1)

EXISTING
ROCKY SPRINGS ROAD ROW
TO BE CLOSED/ALTERED
FROM PUBLIC TO PRIVATE LANDS

LEGEND

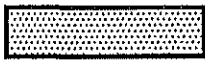


-  EXISTING PAVEMENT
-  PROPOSED PAVEMENT
-  AREA TO BE CLOSED/ALTERED

EXHIBIT A1
FOR PETITION TO
CLOSE & ALTER PUBLIC ROADS
ROCKY SPRINGS ROAD
AND
WALTER MARTZ ROAD
FROM LANDS OF
LAND BAY B, LLC

PREPARED BY:

FOX & ASSOCIATES, INC.
ENGINEERS · SURVEYORS · PLANNERS

981 MT. AETHA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853

82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)253-6009

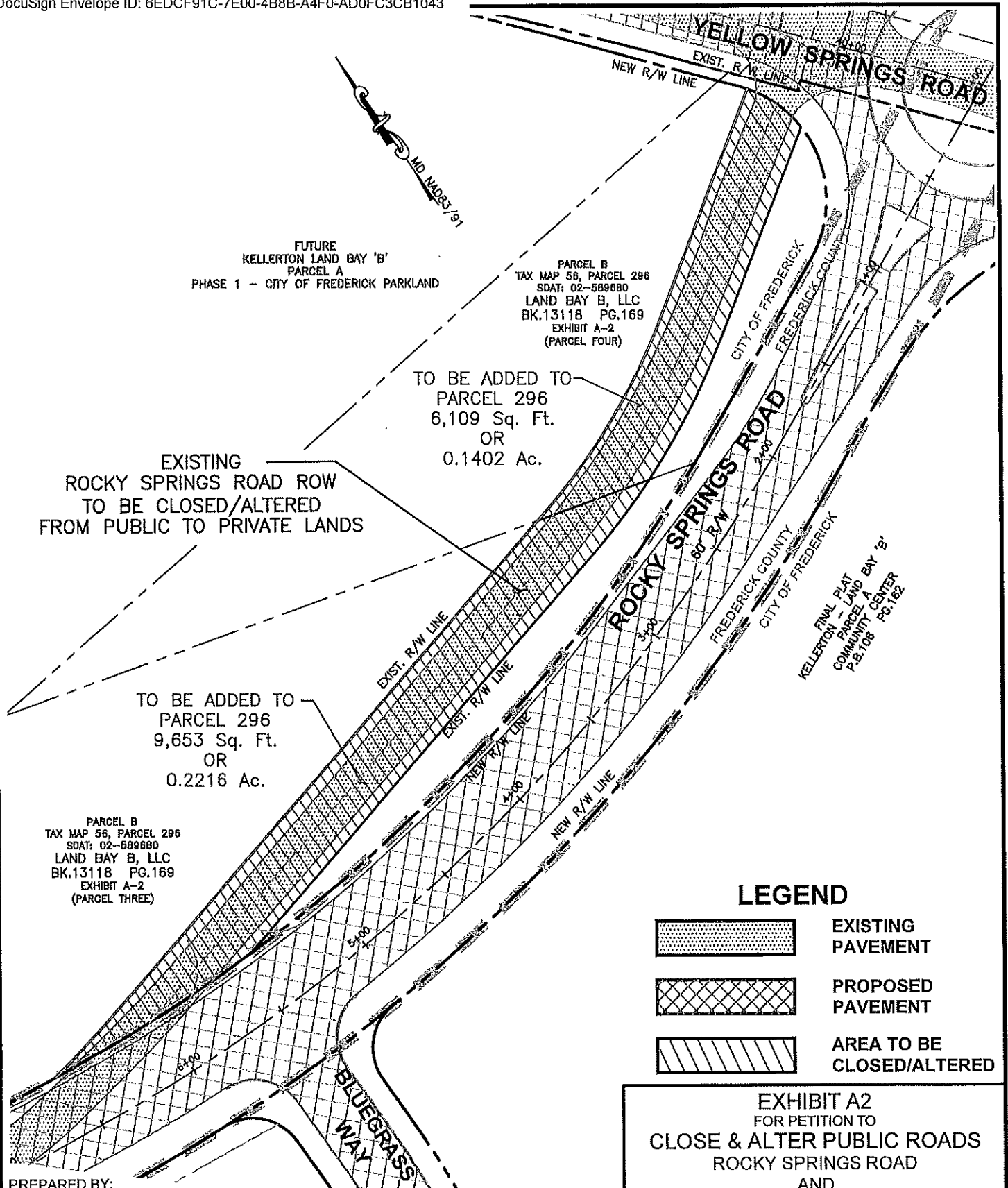


SCALE 1" = 60' DATE 09/27/21

BY: J.A.Z. REVISIONS: 10/05/21

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H:\Carlson Projects\18.50873 Kellerton Land Bay B\Plats\Right-of-Way\RW Abandm Exh A2.dwg Oct 05, 2021 - 10:32am User: jzanelli



FUTURE
KELLERTON LAND BAY 'B'
PARCEL A
PHASE 1 - CITY OF FREDERICK PARKLAND

PARCEL B
TAX MAP 56, PARCEL 296
SDAT: 02-569880
LAND BAY B, LLC
BK.13118 PG.169
EXHIBIT A-2
(PARCEL FOUR)

TO BE ADDED TO
PARCEL 296
6,109 Sq. Ft.
OR
0.1402 Ac.

EXISTING
ROCKY SPRINGS ROAD ROW
TO BE CLOSED/ALTERED
FROM PUBLIC TO PRIVATE LANDS

TO BE ADDED TO
PARCEL 296
9,653 Sq. Ft.
OR
0.2216 Ac.

PARCEL B
TAX MAP 56, PARCEL 296
SDAT: 02-569880
LAND BAY B, LLC
BK.13118 PG.169
EXHIBIT A-2
(PARCEL THREE)

LEGEND

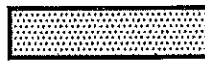


-  EXISTING PAVEMENT
-  PROPOSED PAVEMENT
-  AREA TO BE CLOSED/ALTERED

EXHIBIT A2
FOR PETITION TO
CLOSE & ALTER PUBLIC ROADS
ROCKY SPRINGS ROAD
AND
WALTER MARTZ ROAD
FROM LANDS OF
LAND BAY B, LLC

SCALE 1" = 60'	DATE 09/27/21
BY: J.A.Z.	REVISIONS: 10/05/21

PREPARED BY:
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ENGINEERS · SURVEYORS · PLANNERS

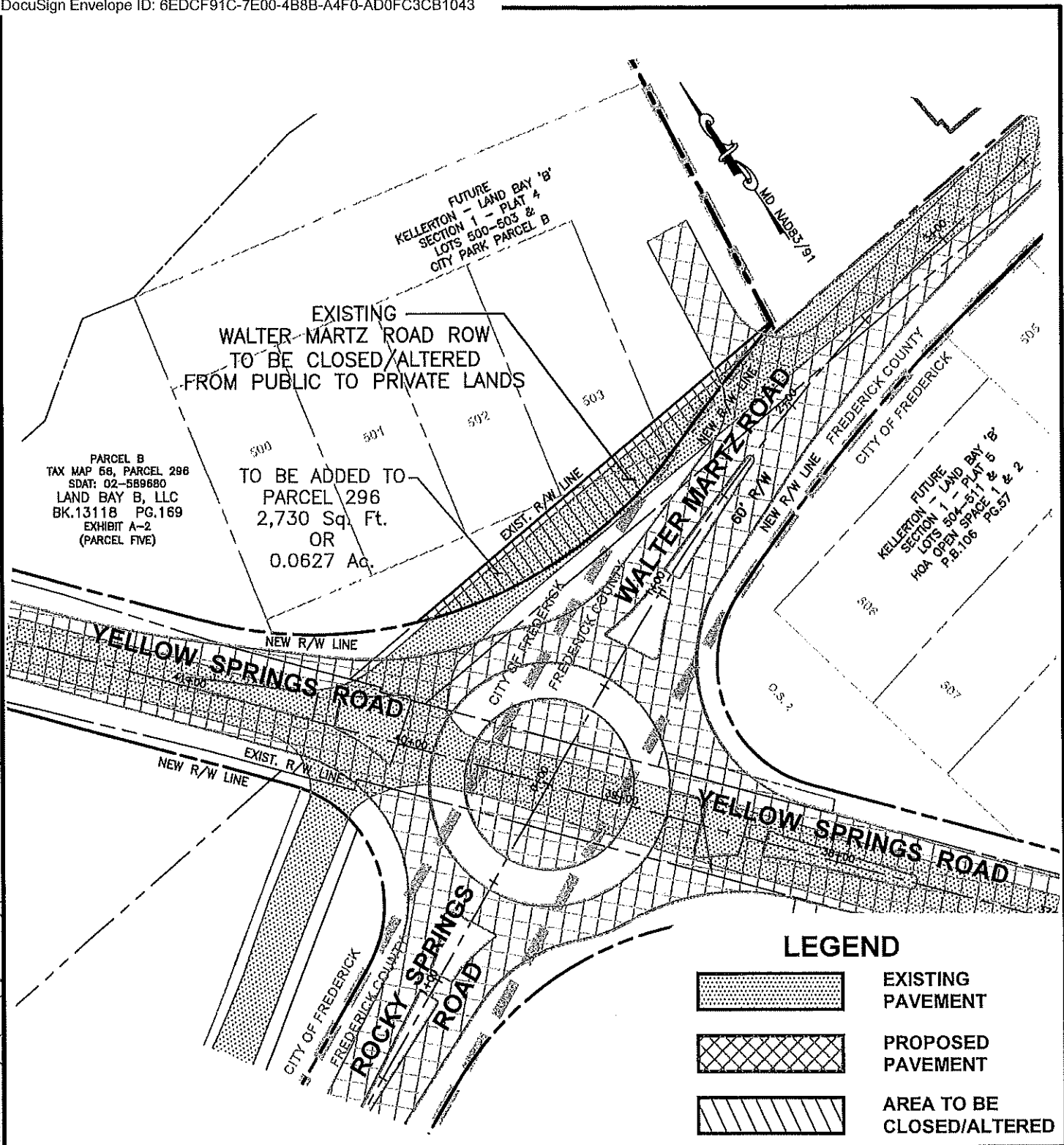
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EXISTING
WALTER MARTZ ROAD ROW
TO BE CLOSED/ALTERED
FROM PUBLIC TO PRIVATE LANDS

PARCEL B
TAX MAP 68, PARCEL 296
SDAT: 02-589680
LAND BAY B, LLC
BK.13118 PG.169
EXHIBIT A-2
(PARCEL FIVE)

TO BE ADDED TO
PARCEL 296
2,730 Sq. Ft.
OR
0.0627 Ac.

FUTURE
KELLERTON - LAND BAY 'B'
SECTION 1 - PLAT 4
LOTS 500-503 &
CITY PARK PARCEL B

FUTURE
KELLERTON - LAND BAY 'B'
SECTION 1 - PLAT 5
LOTS 504-511 & 2
HOA OPEN SPACE 1 & 2
P.B.106 PG.57

LEGEND




-  EXISTING PAVEMENT
-  PROPOSED PAVEMENT
-  AREA TO BE CLOSED/ALTERED

EXHIBIT A3
FOR PETITION TO
CLOSE & ALTER PUBLIC ROADS
ROCKY SPRINGS ROAD
AND
WALTER MARTZ ROAD
FROM LANDS OF
LAND BAY B, LLC

SCALE 1" = 60'	DATE 09/27/21
BY: J.A.Z.	REVISIONS: 10/05/21

PREPARED BY:

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ENGINEERS · SURVEYORS · PLANNERS

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