

ZONING RECLASSIFICATION RESOLUTION NO. 23-15

A RESOLUTION OF THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, PURSUANT TO § ZS 1-113 OF THE ZONING AND SUBDIVISION CONTROL ARTICLE OF THE CODE OF PUBLIC LOCAL LAWS OF WORCESTER COUNTY, MARYLAND, CHANGING THE ZONING CLASSIFICATION OF A CERTAIN PARCEL OF LAND SHOWN ON TAX MAP 26 AS PARCEL 445, LOT 1B, FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-4 GENERAL RESIDENTIAL DISTRICT.

WHEREAS, pursuant to § ZS 1-113 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, Ocean 8 Group, LLC, applicant, and Hugh Cropper, IV, applicant's attorney, filed a petition for the rezoning of approximately 3.29 acres of land shown on Tax Map 26 as Parcel 445, Lot 1B, located on the easterly side of Stephen Decatur Highway approximately 450 feet south of Sunset Avenue, requesting a change in zoning classification thereof from C-2 General Commercial District to R-4 General Residential District; and

WHEREAS, the Worcester County Planning Commission gave the petition a favorable recommendation during its review on April 6, 2023; and

WHEREAS, subsequent to a public hearing held on June 20, 2023, following due notice and all procedures as required by Sections ZS 1-113 and 1-114 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, the County Commissioners found that there is a change in the character of the neighborhood necessitating a rezoning of the petitioned area and the findings of fact relative to the criteria as required by law are incorporated by reference;


NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County that the land petitioned by Ocean 8 Group, LLC, applicant, and Hugh Cropper, IV, applicant's attorney, and shown on Tax Map 26 as Parcel 445, Lot 1B is hereby reclassified from C-2 General Commercial District to R-4 General Residential District.

BE IT FURTHER RESOLVED that the effective date of this Resolution shall be nunc pro tunc, June 20, 2023.


EXECUTED this 5th day of July, 2023.

Attest:


Worcester County Commissioners




Weston S. Young
Chief Administrative Officer




Anthony W. Bertino, Jr.
President



Madison J. Bunting, Jr.
Vice President



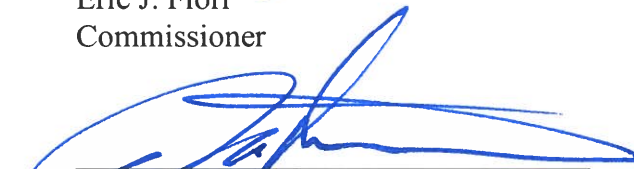
Caryn G. Abbott
Commissioner




Theodore J. Elder
Commissioner



Eric J. Fiori
Commissioner



Joseph M. Mitrecic
Commissioner



Diana Purnell
Commissioner