

ZONING RECLASSIFICATION RESOLUTION NO. 26-17

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 CERTAIN PARCEL OF LAND SHOWN ON TAX MAP 63 AS PARCEL 106 FROM A-1 AGRICULTURAL DISTRICT TO C-2 GENERAL COMMERCIAL 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, Black Water Relics, LLC, applicant, and Hugh Cropper, IV, applicant's attorney, filed a petition for the rezoning of approximately 0.78 acres of land shown on Tax Map 63 as Parcel 106 ("petitioned area"), located at 4432 Market Street, north of Moat Road, Snow Hill, requesting a change in zoning classification thereof from A-1 Agricultural District to C-2 General Commercial District; and

WHEREAS, the Worcester County Planning Commission gave the petition a favorable recommendation during its review on August 3, 2023; and

WHEREAS, subsequent to a public hearing held on October 17, 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 had not been a mistake of fact and denied the rezoning; and

WHEREAS, on appeal, the case was remanded back to the County Commissioners for further proceedings to produce additional findings of fact regarding the denial of the request. The Worcester County Commissioners and counsel for Black Water Relics agreed to hold a new public hearing to allow both sides to present additional evidence and argument; and

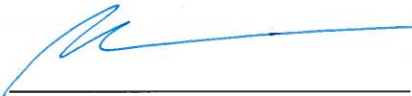
WHEREAS, subsequent to a new public hearing held on June 16, 2026, following due notice and all procedures as required by Sections ZS 1-113 and 1-114 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, the County Commissioners found based upon new testimony that there had been a mistake of fact 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 Black Water Relics, LLC, applicant, and Hugh Cropper, IV, applicant's attorney, and shown on Tax Map 63 as Parcel 106 is hereby reclassified from A-1 Agricultural District to C-2 General Commercial District.

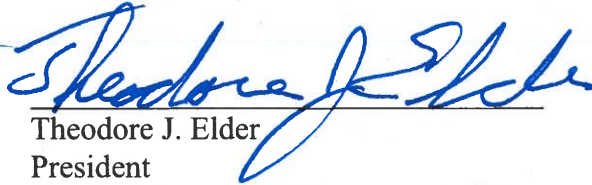
BE IT FURTHER RESOLVED that the effective date of this Resolution shall be nunc pro tunc, June 16, 2026.

Attest:

Worcester County Commissioners

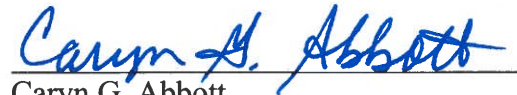


Weston S. Young
Chief Administrative Officer



Theodore J. Elder
President

Madison J. Bunting, Jr.
Vice President

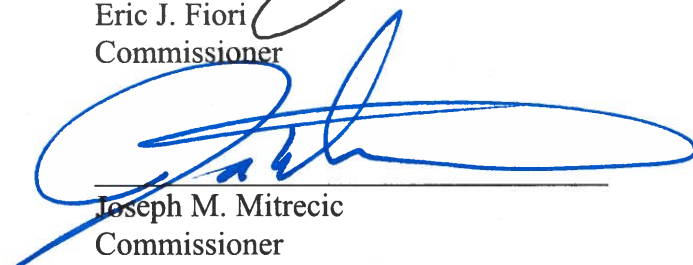


Caryn G. Abbott
Commissioner

Anthony W. Bertino, Jr.
Commissioner



Eric J. Fiori
Commissioner



Joseph M. Mitrecic
Commissioner



Diana Purnell
Commissioner