

ZONING AMENDMENT RESOLUTION

WHEREAS, James Mattingly had made application to rezone a parcel of land identified as P/O D.B.K. 204/114, 1.26 acre from FUD 5 to Commercial General and 0.24 acre, M.R.B. 173 @ 310 from Residential to Commercial.

WHEREAS, following publication of notice and notification of all contiguous property owners, the Leonardtown Planning and Zoning Commissioner conducted a public hearing on the request on June 18, 1984.

WHEREAS, following deliberation, the Planning and Zoning Commission referred the matter to the Commissioners of Leonardtown.

WHEREAS, the Commissioners of Leonardtown, after publication of notice conducted a public hearing on the request on July 9, 1984.

WHEREAS, after deliberation, the Commissioners of Leonardtown on August 13, 1984 by an unanimous vote, granted the request that rezoning to Commercial General be granted, and in accord with the provisions of Section 4.05 (a) of Article 66B of the Maryland Annotated Code, found as fact the following with regard to the request:

I. Change in neighborhood:

The neighborhood for this property is defined as the area North of Route 5 from the new hospital entrance to Route 245 with a depth of approximately 400 feet. The neighborhood is primarily a commercial and office area and has continued to grow in the direction of commercial and office use as evidenced by the rezoning of the Pierce property, the construction of the new hospital, and plans for converting the old hospital into a State Office Complex and construction of a nursing home on the property.

II. Population Change:

From 1970 to 1980, the population of Leonardtown has remained stable.

III. Adequacy of public facilities:

Public facilities are readily available at the site; the rezoning to Commercial will have no impact on any public facilities.

IV. Present and future transportation patterns:

The purpose of the rezoning is to furnish additional parking space to compensate for parking spaces blocked by car pooling commuters.

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V. Relation to Master Plan:

Both the existing and proposed zoning classifications are compatible with the Leonardtown Master Plan.

VI. Fiscal impact on government:

There should be no fiscal impact on government created by the proposed rezoning.

VII. Suitability of property for uses under existing and proposed zoning classifications:

The subject property is suitable for uses under both the existing and proposed zoning classifications.

VIII. Compatibility with existing and proposed development for the area:

The rezoning will be compatible with the existing and proposed development for Leonardtown.


IX. Mistake in original zoning:

There appears to be no mistakes in the original zoning, however, the FUD 5 classification implies some flexibility in use.

NOW THEREFORE, BE IT RESOLVED AND ORDAINED BY THE COMMISSIONERS OF LEONARDTOWN, this 13th day of August, 1984 that the above-referenced rezoning request is granted and the property is hereby reclassified to Commercial General.

APPROVED AS TO
LEGAL SUFFICIENCY:

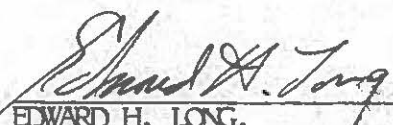
COMMISSIONERS OF LEONARDTOWN




JOSEPH R. DENSFORD
TOWN ATTORNEY

 absent
no

J. WILMER BOWLES,
President



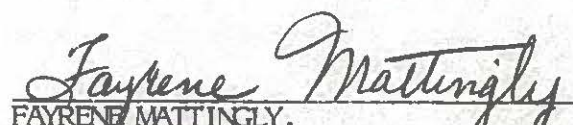
EDWARD H. LONG,
Vice President



PENNY BEASLEY-BELL,
Commissioner



FRANK A. HAYDEN,
Commissioner



FAYRENE MATTINGLY,
Commissioner