

ZONING RESOLUTION #1-85  
SUZANNE HENDERSON  
SOUTHERN MARYLAND SUPPLY, INC.

ZONING AMENDMENT RESOLUTION

- WHEREAS, Suzanne Henderson has made application to re-zone a parcel of land containing 0.36 acres of land, more or less, as shown on Tax Map 11 and as described in a deed recorded among the land records of St. Mary's County, at Liber D.B.K. No. 147, Folio 11, from SF-R, Single Family-Residential to CH, Commercial Highway.
- WHEREAS, following publication of notice and notification of all contiguous property owners, the Leonardtown Planning and Zoning Commission conducted a public hearing on the request on January 10, 1985.
- WHEREAS, no objections to the re-zoning were presented to the Planning and Zoning Commission.
- WHEREAS, following deliberation, the Planning and Zoning Commission found a mistake in the original zoning, the property having been in commercial use prior to adoption of the zoning ordinance in 1973.
- WHEREAS, the Planning and Zoning Commission recommended to the Commissioners of Leonardtown that the property be re-zoned to Commercial Highway.
- WHEREAS, the Commissioners of Leonardtown, after publication of notice conducted a public hearing on the request on January 14, 1985.
- WHEREAS, after deliberation, the Commissioners of Leonardtown on January 14, 1985, by unanimous vote, granted the request that re-zoning to Commercial Highway be granted, and in accord with the provisions of Section 4.05 (a) of Article 88 B 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 enclosed by State Route 5 from Court House Drive to Van Wert Lane, Van Wert Lane, a line from the south terminous of Van Wert Lane to Court House Drive, and thence along Court House Drive to State Route 5. There has been no significant change in the neighborhood.
  - II. Population change:

From 1970 to 1980, the period covered by the latest census, the population of Leonardtown has remained stable.

III. Adequacy of public facilities:

Public facilities are readily available at the site; the re-zoning to Commercial Highway will have no impact on any public facilities.

IV. Present and future transportation patterns:

Transportation patterns will not be affected by the re-zoning.

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 re-zoning.

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 re-zoning will be compatible with the existing and proposed development for Leonardtown.

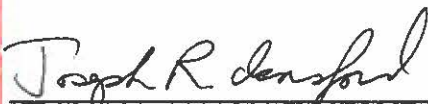
IX. Mistake in original zoning:


The property has been in commercial use since before the enactment of the Zoning Ordinance.


NOW THEREFORE, BE IT RESOLVED AND ORDAINED BY THE COMMISSIONERS OF LEONARDTOWN, this 14th day of January, 1985, that the above-referenced re-zoning request is granted and the property is hereby reclassified to Commercial Highway.

APPROVED AS TO  
LEGAL SUFFICIENCY:

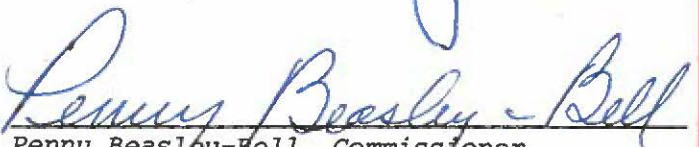
COMMISSIONERS OF LEONARDTOWN

  
JOSEPH R. DENSFORD  
TOWN ATTORNEY

  
Edward H. Long, President

  
Frank A. Hayden, Vice President

  
Fayrene Mattingly, Commissioner

  
Penny Beasley-Bell, Commissioner