

ZONING AMENDMENT RESOLUTION

WHEREAS, Jannette P. Norris and J. Harry Norris, III made application to rezone 43,093 square feet of land from Commercial Highway to Multi-family Residential located at the intersection of Maryland State Route 5 and Court House Drive, Leonardtown, Maryland, identified as MRB 117/263,

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 Monday, April 15, 1985.

WHEREAS, following deliberation, the Planning and Zoning Commission recommended approval of the rezoning,

WHEREAS, the Commissioners of Leonardtown after publication of notice conducted a public hearing on the request on April 26, 1985,

WHEREAS, after deliberation, the Commissioners of Leonardtown on May 13, 1985, by 5 votes for and No votes against, granted the request that rezoning to Multi-family Residential, and in accord with the provisions in 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 bounded on the west by Washington Street, on the east by Cedar Lane, on the north by the projected route of the Rt. 5 bypass and on the south by the extension of Court House Drive ~~parallel~~ to Route 5. The neighborhood is primarily a commercial, office, and residential area and has continued to grow in the direction of residential use as evidenced by the rezoning and construction of the Court Plaza Townhouses, rezoning by St. Mary's County of 100 acres on the opposite side of Maryland State Route #5 to Planned Unit Development, and rezoning by the County of a seven acre tract just south of Town Run behind the Mini-Tech building.

X III. Population Change:

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

III. Public facilities are readily available at the site; the rezoning to Multi-family Residential will have no negative impact on any public facilities.

IV. Present and future transportation patterns:

The project will have very limited impact on existing transportation patterns. Future construction of Leonardtown ByPass will reduce traffic near the project.

V. Relation to Master Plan

The Master Plan has five guidelines for achieving the goals and objectives for the development of Leonardtown. This project is in conformity with those guidelines calling for the creation of new residential areas, establishment of identifiable neighborhoods, and the inclusion of housing variety for all income levels.

VI. Fiscal impact on government:

The existing fee structure and the development of the public works agreement will be such as to ensure no negative fiscal impact on government.

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 project is compatible with adjacent townhouses existing and under construction. Proposed development calls for greater availability of multi-family housing.

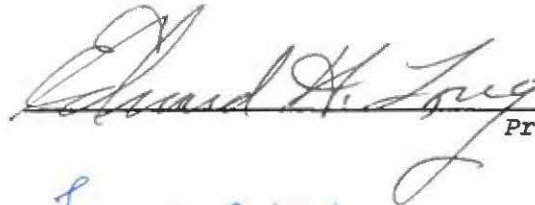
IX. Mistake in original zoning:

There appears to be no mistake in the original zoning, however one would expect some multi-family zoning between the commercial core and the single-family outlying area.

NOW THEREFORE, BE IT RESOLVED AND ORDAINED BY THE COMMISSIONERS OF LEONARDTOWN,

this thirteenth day of May, 1985, that the above-referenced rezoning request is granted and the property is hereby reclassified to Multi-family Residential.


APPROVED:

  
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President

APPROVED AS TO LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
Joseph R. Densford  
Corporation Counsel

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner

ATTEST:

  
\_\_\_\_\_  
Marilyn G. Enwright  
Town Secretary

  
\_\_\_\_\_  
Commissioner