

A Resolution Approving and
The Rezoning of Property
Located at 25370 and 25380
Point Lookout Road

R E S O L U T I O N

WHEREAS, the owners of the properties located at 25370 and 25380 Point Lookout Road have requested that these properties be rezoned from the R-MF Multiple-Family Residential Zoning District, to the C-O, Commercial Office Zoning District; and

WHEREAS, the applicants have argued that there has been significant changes in the neighborhood since the adoption of the Comprehensive Plan, to wit, the following:

Establishment of the Community College at St. Mary's County,

Location of the St. Mary's County Health Department,

Construction of the St. Mary's Nursing Center, and

WHEREAS, the Leonardtown Planning and Zoning Commission has recommended the property be rezoned with certain conditions; and

WHEREAS, the Leonardtown Town Council agrees that there has been a substantial change in the character of the neighborhood since the adoption of the most recent Comprehensive Plan.

NOW, BE IT THEREFORE RESOLVED by the Town Council of Leonardtown, Maryland, on this date of March 9, 1998, that the Town Council approves the rezoning of the properties located at 25370 and 25380 Point Lookout Road to the C-O, Commercial Office Zoning District, subject to the following conditions:

1. If the existing residential structures are removed, any new buildings must have a residential architectural style consistent with the existing houses in the neighborhood.
2. If the two existing structures are combined into one use, only one entrance from MD Rt. 5 can be used to access the parcel.
3. Future site plans must address the issue of connecting to the adjoining

Saunders property of the Nursing Center for access to MD Rt. 245.

4. If the property is developed for any use other than the two existing detached residential structures, all parking shall be located in the rear yard of the property.

J. Harry Norris, III
J. Harry Norris, III, Mayor

Bernard Y. Delahay
Bernard Y. Delahay, Councilman

Daniel W. Muchow
Daniel W. Muchow, Councilman

Ruth W. Proffitt
Ruth W. Proffitt, Vice President

Susan H. Erichsen
Susan H. Erichsen, Councilwoman

Walter Wise
Walter Wise, Councilman

ATTEST:

Robert O. Guyther
Robert O. Guyther

