

## **Adoption of the 2015 Comprehensive Plan and Zoning Map for the Town of Emmitsburg, Maryland**

WHEREAS, the Board of Commissioners of the Town of Emmitsburg, Maryland initiated a Comprehensive Plan and zoning map review in May 2015 in accordance with the requirements contained in Land Use Article, Title 3, Annotated Code of Maryland; and

WHEREAS, Land Use Article, Title 3, Annotated Code of Maryland provides that the Planning Commission shall make and approve a plan which the Planning Commission shall recommend to the local legislative body, the Town of Emmitsburg Board of Commissioners, for adoption; and

WHEREAS, requests from any property owners within the Town seeking to change the zoning classifications on property were received. Town staff prepared information and maps for the proposed zoning change, which were provided to the property owners specifically affected, and made available for public review in July 2015; and

WHEREAS, the Town of Emmitsburg Planning Commission did make a plan and zoning map review, for which a public hearing was advertised and held on July 27, 2015; and

WHEREAS, on August 31, 2015, the Town of Emmitsburg Planning Commission unanimously passed an Ordinance approving the draft 2015 Comprehensive Plan and recommending adoption of the draft Plan and Zoning Map by the Town of Emmitsburg Board of Commissioners; and

WHEREAS, the Town Board of Commissioners, after providing the required public notice, conducted a public hearing on October 5, 2015, with the record held open until November 16, 2015 concerning the Comprehensive Plan and Zoning Map; and

WHEREAS, the Town Board of Commissioners considered all of the recommendations of the Emmitsburg Planning Commission, town staff, those public comments received as part of the public hearings of the Planning Commission and before the Town Board of Commissioners, and any written correspondence which was submitted concerning the Plan by adjoining planning jurisdictions, municipalities, affected State and local agencies and interested persons, and the Town Board of Commissioners conducted this review process in sessions open to the public; and

WHEREAS, the Town Commissioners find that this plan is made in accordance with Land Use Article, Title 3, Annotated Code of Maryland with the general purpose of guiding and accomplishing the coordinated and harmonious development of the Town of Emmitsburg, and which will, in accommodating present and future needs, promote the health, safety, order, prosperity and general welfare of the Town and its citizens; and

WHEREAS, the board determines that adoption of this Comprehensive Plan and Zoning Review implements the Twelve Visions provided in the Land Use Article.

NOW THEREFORE, BE IT ENACTED AND ORDAINED, BY THE BOARD OF COMMISSIONERS, TOWN OF EMMITSBURG, MARYLAND, as follows:

1. The 2015 Comprehensive Plan and associated zoning review is hereby approved and adopted.

2. The land use and growth boundary maps found in the Maps section are hereby adopted, containing the specific land use plan designations for parcels within the Town of Emmitsburg, as shown thereon.

3. The Town Zoning Map included in the 2015 Comprehensive Plan as amended by this Ordinance, is hereby adopted, containing the specific zoning classifications for the subject parcels for the Town of Emmitsburg as shown thereon.

4. The zoning classification for the parcels identified on tax map 300, parcels 1884, 1886, 1887, and 1888 shall be changed from R-1 to B-1 Neighborhood Commercial.

5. The 2015 Town of Emmitsburg Comprehensive Plan including the Comprehensive Plan map and the recommended revisions to the Zoning Map, replaces all previous land use plans and maps the Town Board has adopted pursuant to the Land Use Article of the Annotated Code of Maryland.

**BE IT FURTHER RESOLVED, ENACTED AND ORDAINED** that this Ordinance shall take effect on the date on which the Mayor approves the Ordinance after passing by the Board of Commissioners or on the date on which the Board of Commissioners pass the Ordinance over the veto of the Mayor.

**PASSED** this 16<sup>th</sup> day of November, 2015 by a vote of 5 for, 0 against, 0 absent, and 0 abstain.

ATTEST:

EMMITSBURG BOARD OF COMMISSIONERS

By: Amy Naill  
Amy Naill, Recording Secretary

Timothy O'Donnell  
Timothy O'Donnell, President

APPROVED  VETOED

this 16<sup>th</sup> day of November, 2015.

Donald N. Briggs  
Donald N. Briggs, Mayor

I hereby certify that the foregoing Ordinance has been posted as required by Chapter 2.04 of the Emmitsburg Municipal Code.

Date: 12/3/15

Cathy Willets  
Cathy Willets, Town Clerk