

RESOLUTION NO. 22- 17

**RESOLUTION AMENDING THE TRIPLE CROWN ESTATES
RESIDENTIAL PLANNED COMMUNITY FLOATING ZONE**

WHEREAS, pursuant to Section ZS 1-315 of the Zoning and Subdivision Control Article of the Public Local Laws of Worcester County, Maryland, Triple Crown Estates, LLC and Steen Associates, Inc., have filed an application for the amendment of a Residential Planned Community (RPC) Floating Zone on approximately 92.037 acres of land shown on Tax Map 21 as Parcels 67 and 74, located on the northerly side of Gum Point Road, east of Maryland Route 589 (Racetrack Road), in the Third Tax District of Worcester County, said Residential Planned Community designated as Triple Crown Estates RPC; and

WHEREAS, the said application was referred to the Worcester County Planning Commission which gave the application a favorable recommendation subject to certain conditions during its review on May 5, 2022; and

WHEREAS, subsequent to a public hearing held on June 21, 2022, following due notice and all procedures as required by Sections ZS 1-315, 1-113, and ZS 1-114 of the Zoning and Subdivision Control Article of the Public Local Laws of Worcester County, Maryland, the County Commissioners made the finding that the amendment of the Residential Planned Community Floating Zone on the subject property would be compatible with the Worcester County Comprehensive Plan and the Worcester County Zoning and Subdivision Control Article.


NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, that the land partitioned by Triple Crown Estates, LLC and Steen Associates, Inc., shown on Tax Map 21 as Parcels 67 and 74 and consisting of approximately 92.037 acres of land, is hereby approved and amended as a Residential Planned Community Floating Zone in accordance with the provisions of §ZS 1-315 of the Worcester County Zoning and Subdivision Control Article, subject to the following condition:

1. In the event that the utility easement is proposed to be an emergency access to Racetrack Road, pursuit of Maryland Department of Transportation, State Highway Administration approvals is required. A site plan indicating such must also be submitted and approved.

AND, BE IT FURTHER RESOLVED that the effective date of this Resolution shall be nunc pro tunc, June 21, 2022.

PASSED AND ADOPTED this 5th day of July 2022.

ATTEST:

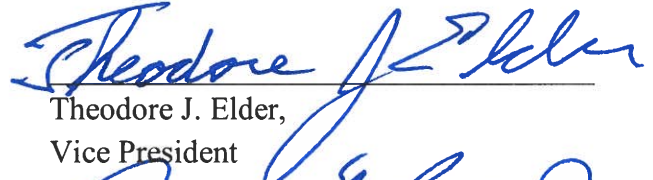


Weston S. Young
Chief Administrative Officer

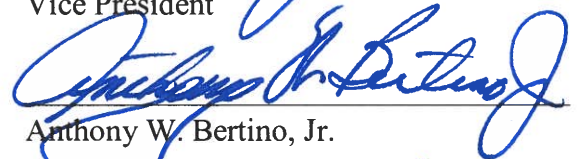
WORCESTER COUNTY COMMISSIONERS:



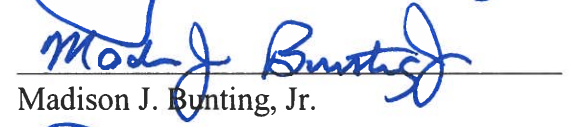
Joseph M. Mitrecic
President



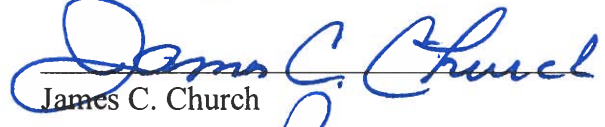
Theodore J. Elder,
Vice President



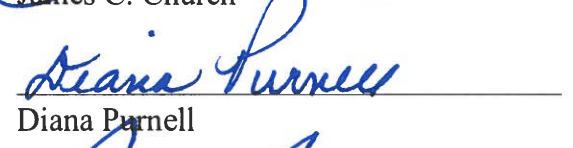
Anthony W. Bertino, Jr.



Madison J. Bunting, Jr.



James C. Church



Diana Parnell



Joshua C. Nordstrom