

ZONING RECLASSIFICATION RESOLUTION NO. 25-18

A RESOLUTION OF THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, PURSUANT TO § ZS 1-113 OF THE ZONING AND SUBDIVISION CONTROL ARTICLE OF THE CODE OF PUBLIC LOCAL LAWS OF WORCESTER COUNTY, MARYLAND, CHANGING THE ZONING CLASSIFICATION OF CERTAIN PARCEL OF LAND SHOWN ON TAX MAP 21 AS PARCEL 66, LOT 1 AND PARCEL 66, REVISED LOT B, FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-3 MULTI-FAMILY RESIDENTIAL DISTRICT.

WHEREAS, pursuant to § ZS 1-113 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, Maryland Medical Owners II, LLC and Maryland Medical Owners III, LLC, applicants, and Hugh Cropper, IV, applicant's attorney, filed a petition for the rezoning of approximately 22.86 acres of land shown on Tax Map 21 as Parcel 66, Lot 1 and Parcel 66, Revised Lot B ("petitioned areas"), located on Racetrack Road (MD Route 589), at the intersection of Taylorville Lane, requesting a change in zoning classification thereof from C-2 General Commercial District to R-3 Multi-family Residential District; and

WHEREAS, the Worcester County Planning Commission gave the petition a favorable recommendation during its review on June 5, 2025; and

WHEREAS, subsequent to a public hearing held on August 5, 2025, following due notice and all procedures as required by Sections ZS 1-113 and 1-114 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, the County Commissioners found that there has been a substantial change in the character of the neighborhood and the findings of fact relative to the criteria as required by law are incorporated by reference;

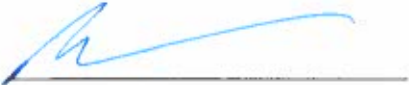
NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County that the land petitioned by Maryland Medical Owners II, LLC and Maryland Medical Owners III, LLC, applicants, and Hugh Cropper, IV, applicant's attorney, and shown on Tax Map 21 as Parcel 66, Lot 1 and Parcel 66, Revised Lot B are hereby reclassified from C-2 General Commercial District to R-3 Multi-family Residential District with the following conditions of approval: 1. Install 6' tall vinyl fence as illustrated on Fence Exhibit rendering, with the homeowners or condominium association responsible for maintenance in perpetuity; 2. The recorded Forest Conservation Area, as illustrated on the plat (SRB Liber 250 Folio 40) shall not be removed or modified; and 3. There shall be no connection from MD Route 589 to Ocean Pines and Triple Crown Estates through the petitioned areas.

BE IT FURTHER RESOLVED that the effective date of this Resolution shall be nunc pro tunc, August 5, 2025.

EXECUTED this 19th day of August, 2025.

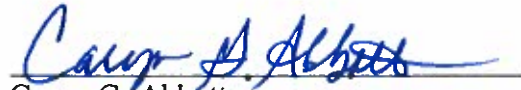
Attest:


Worcester County Commissioners



Weston S. Young
Chief Administrative Officer



Theodore J. Elder
President



Eric J. Fiori
Vice President


Caryn G. Abbott
Commissioner


Anthony W. Bertino, Jr.
Commissioner


Madison J. Bunting, Jr.
Commissioner


Joseph M. Mitrecic
Commissioner


Diana Purnell
Commissioner