

ZONING RECLASSIFICATION RESOLUTION NO. 25-20

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 79, FROM RP RESOURCE CONSERVATION DISTRICT TO C-2 GENERAL COMMERCIAL 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, Racetrack Plaza, LLC, applicant, and Mark Cropper, applicant's attorney, filed a petition for the rezoning of three areas consisting of approximately 1.07 acres of land shown on Tax Map 21 as Parcel 79 ("petitioned areas"), located on the westerly side of Racetrack Road (MD Route 589), north of Griffin Road and south of Gum Point Road, requesting a change in zoning classification thereof from RP Resource Protection District to C-2 General Commercial District; and

WHEREAS, the Worcester County Planning Commission gave the petition a favorable recommendation for the rezoning of Area A (0.8 acres) and Area B (0.01 acres) during its review on July 3, 2025, and an unfavorable recommendation for the rezoning of Area C (0.26 acres); and

WHEREAS, subsequent to a public hearing held on August 19, 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 as well as a finding of mistake. The findings of fact relative to the criteria as required by law are incorporated by reference;

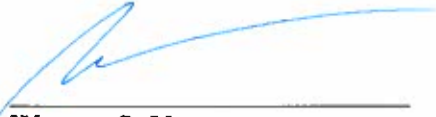
NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County that the land petitioned by Racetrack Plaza, LLC, applicant, and Mark Cropper, applicant's attorney, and shown on Tax Map 21 as Parcel 79, further defined as Areas A and B on the rezoning exhibit are hereby reclassified from RP Resource Protection District to C-2 General Commercial District. Area C as shown on the rezoning exhibit shall remain RP Resource Protection District.

BE IT FURTHER RESOLVED that the effective date of this Resolution shall be nunc pro tunc, August 19, 2025.

EXECUTED this 2nd day of September, 2025.

Attest:

Worcester County Commissioners




Weston S. Young
Chief Administrative Officer




Theodore J. Elder
President



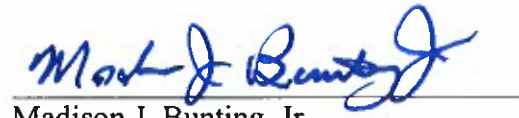
Eric J. Fiori
Vice President



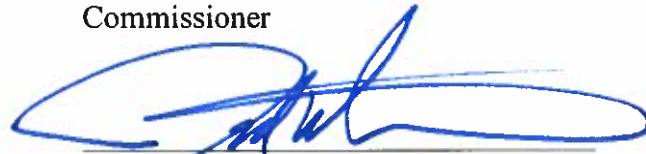
Caryn G. Abbott
Commissioner




Anthony W. Bertino, Jr.
Commissioner



Madison J. Bunting, Jr.
Commissioner



Joseph M. Mitrecic
Commissioner



Diana Purnell
Commissioner