



THE TOWN OF PORT DEPOSIT, MARYLAND

ORDINANCE NO. 2024-02

COMPREHENSIVE AMENDMENTS TO THE PORT DEPOSIT ZONING MAP

AN ORDINANCE TO REVISE AND AMEND THE ZONING MAP OF THE TOWN OF PORT DEPOSIT TO CONFORM WITH LAND USE CLASSIFICATIONS IN THE NEWLY ADOPTED 2023 COMPREHENSIVE PLAN.

WHEREAS, in accordance with Section 18, *et seq.* of the Zoning Ordinance of the Town of Port Deposit, the Port Deposit Planning Commission ("the Commission") is charged with exercising all powers, functions, and duties provided for in Land Use Article ("LU"), Section 2-101, *et seq.*; and

WHEREAS, pursuant to LU, Section 3-101, *et seq.*, the Commission reviewed the existing Comprehensive Plan ("the Plan") and the Zoning Map ("the Map") for the Town of Port Deposit for the purpose of revising or amending the Plan or Map, as necessary; and

WHEREAS, the Commission, in accordance with its powers and duties conferred by law, following study of population growth, land use, roads, agriculture, the economy, water and sewage, open space, schools, and community facilities, as well as other additional elements of importance to the development of the Town and the general welfare of its citizens, held public hearings, duly advertised, on proposed revisions to the existing Plan and Map; and

WHEREAS, as a part of the Commission's work on the Comprehensive Plan, the Commission drafted and recommended the passage of a significant revision to the Town's Zoning Ordinance, that included the renaming of the zoning districts within the Town, revisions to the purposes of and types of uses permitted in each zone, and the redrawing of zoning district boundaries in the Town; and

WHEREAS, following such hearings, the Commission voted to recommend revisions and

amendments to the Plan and Map, and thereby the aforementioned changes to the Zoning Ordinance and zoning districts, and, in conjunction therewith, recommend the zoning classification for certain parcels of land as shown on the Map be changed to be consistent with the revised Plan; and

WHEREAS, the Mayor and Town Council of the Town of Port Deposit advertised and held public hearings to receive comments on the recommended changes to the Plan and to the Map as required by law; and

WHEREAS, on January 7, 2024, the Mayor and Town Council approved the adoption of the 2023 Comprehensive (“Master”) Plan to include the Comprehensive Plan proposed zoning of properties within the Town limits; and

WHEREAS, on March 5, 2024, the Town Council introduced Ordinance No. 2024-1 providing for the significant revisions to the Town Zoning Ordinance and zoning districts as called for in the approved 2023 Comprehensive Plan, and also introduced this ordinance (Ordinance 2024-2) for the purpose of comprehensively and legislatively rezoning properties within the Town in conformity with the approved Comprehensive Plan and pursuant to LU, Section 4-204 and the Town Zoning Ordinance 334 referred both ordinances to the Planning Commission for recommendations; and

WHEREAS, on March 28, 2024, the Planning Commission took up Ordinances 2024-1 and 2024-2, upon due notice and notice by U.S. Mail to property owners whose properties are proposed to be rezoned, held a public hearing and, consistent with the approved 2023 Comprehensive Plan, recommended that both ordinances be enacted by the Council; and

WHEREAS, pursuant to LU, Sections 4-203(b) and 4-204(a), (b)(5), upon due notice as required therein and under the Town Code, as well as upon notice by U.S. Mail to the property owners whose properties are proposed to be rezoned, a public hearing was held by the Town Council on April 2, 2024 on both ordinances 2024-1 and 2024-2, with opportunity for public comment; and

WHEREAS, pursuant to LU, Section 4-204 and the Town Zoning Ordinance, Section 334b, in approving the 2023 Comprehensive Plan, and before enactment of this Ordinance 2024-2, the Town Council made findings with respect to population change, adequacy of public

facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendations of the Planning Commission, relation to the Comprehensive Plan, fiscal impact upon Town government, and the suitability of the property in question to the uses permitted under the existing and proposed zoning classifications; and

WHEREAS, having considered the recommendations of the Commission, public comments and recommendations, including with opportunity for public comment by property owners whose properties are due to be rezoned, and input from other applicable governmental agencies (including but not limited to Cecil County) if applicable, the Council has determined it to be in the best interest of the citizens of the Town, and consistent with the Town’s recently adopted 2023 Comprehensive Plan, pursuant to the Town Zoning Ordinance, Section 336, to legislatively amend and adopt, as a comprehensive zoning action, the revisions to the Map consistent with the adopted 2023 Comprehensive Master Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF PORT DEPOSIT:

Section One: Attached as Exhibit 1 is the Zoning Map of the Town of Port Deposit shows the current map, prior to the amendments thereto made in this Ordinance. Attached as Exhibit 2 is the Zoning Map of the Town as amended by this Ordinance. Exhibit 3 attached hereto is a list of the properties being rezoned. The Zoning Map of the Town of Port Deposit is hereby amended to reflect the new zoning classifications to the designated parcels of land in Exhibits 2 and 3, and that the Zoning Map of the Town of Port Deposit shall be and is hereby legislatively amended accordingly as depicted in Exhibit 2 attached hereto.


BE IT ENACTED AND ORDAINED BY THE AUTHORITY AFORESAID, that this Ordinance shall take effect on the 23 day of April, 2024.

Introduced this 5th day of March, 2024.

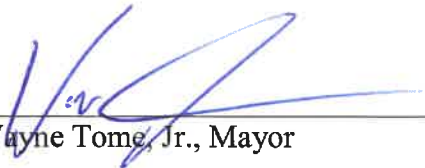
Enacted this 2nd day of April, 2024 by a vote of 3 in favor and 0 opposed.

Approved this 2nd day of April, 2024.

ATTEST:



Vicky Rinkerman, Town Administrator



Wayne Tome, Jr., Mayor



Kevin Brown, Councilmember/Deputy Mayor



Daniel Berlin, Councilmember



Tom Knight, Councilmember




Randa Thiele, Councilmember

REVIEWED AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY.

This ____ day of _____, 2024.

Thomas V. McCarron, Town Attorney

ATTEST:


Vicky Rinkerman, Town Administrator


Wayne Tome, Jr., Mayor


Kevin Brown, Councilmember/Deputy Mayor


Daniel Berlin, Councilmember


Tom Knight, Councilmember

Randa Thiele, Councilmember

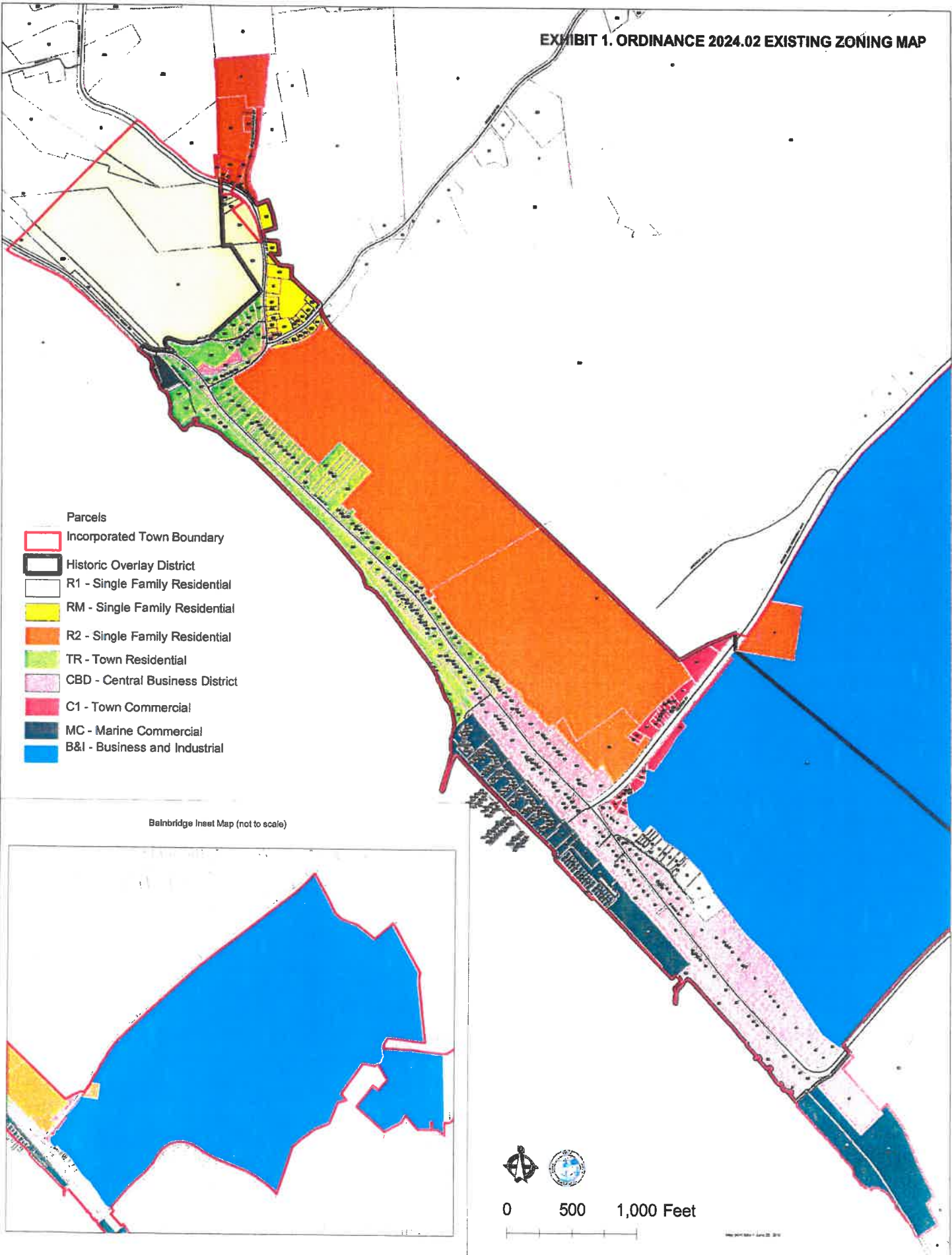
REVIEWED AND APPROVED AS TO LEGAL FORM AND SUFFICENCY.

This 3rd day of April, 2024.

/s/ Thomas V. McCarron

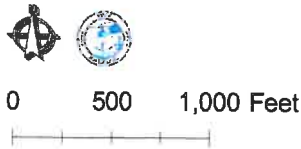
Thomas V. McCarron, Town Attorney

EXHIBIT 1. ORDINANCE 2024.02 EXISTING ZONING MAP



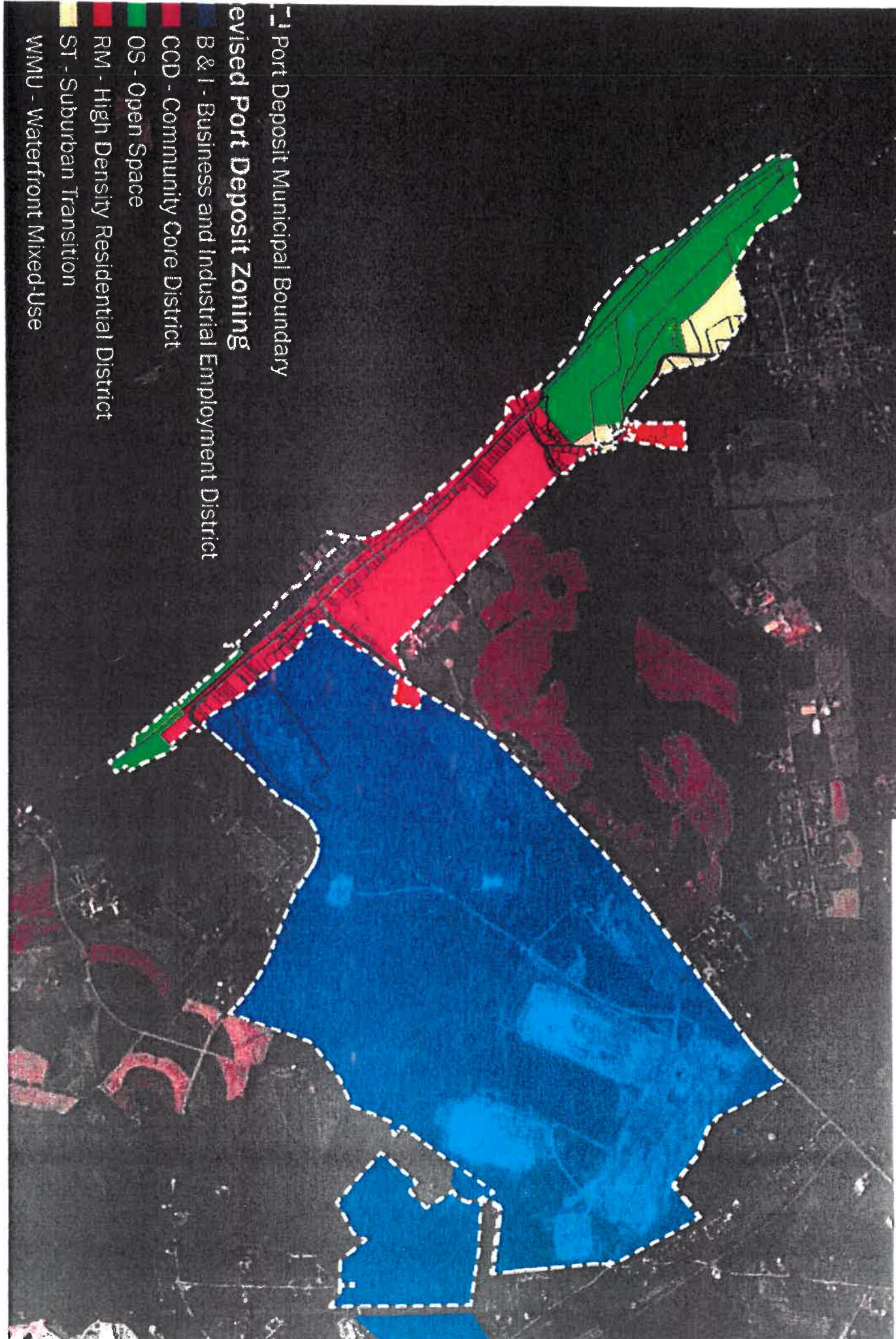
- Parcels
- Incorporated Town Boundary
- Historic Overlay District
- R1 - Single Family Residential
- RM - Single Family Residential
- R2 - Single Family Residential
- TR - Town Residential
- CBD - Central Business District
- C1 - Town Commercial
- MC - Marine Commercial
- B&I - Business and Industrial

Bainbridge Inset Map (not to scale)



Proposed Land Use/Zoning - Port Deposit

EXHIBIT 2. ORDINANCE 2024-02 - AMENDED ZONING



--- Port Deposit Municipal Boundary

Revised Port Deposit Zoning

B & I - Business and Industrial Employment District

CCD - Community Core District

OS - Open Space

RM - High Density Residential District

ST - Suburban Transition

WMU - Waterfront Mixed-Use