

COUNTY COUNCIL

OF

DORCHESTER COUNTY, MARYLAND

2003 Legislative Session,
Legislative Day No. July 15th, 2003

Introduced By: County Council

BILL NO. 2003- 12

Introduced, read first time, ordered posted on official bulletin board of County,
County Office Building, 501 Court Lane, Cambridge, Maryland 21613.

Ordered publication for once a week for two successive weeks, and public hearing
scheduled on Tuesday, August 5, 2003, Room 110,
County Office Building, 501 Court Lane, Cambridge, Maryland at 6:20 p.m.

By order: Jane Baynard/mmb
Jane Baynard, County Manager

**This public hearing was cancelled and was rescheduled fo
Tuesday, September 16, 2003 at 6:20 p.m. by order:**

Dorchester County Council

Ordered publication once a week for two successive weeks

By order: Jane Baynard/mmb
**Jane Baynard
County Manager**

AN ACT OF THE COUNTY COUNCIL OF DORCHESTER COUNTY TO REZONE A PARCEL OF LAND CONTAINING 20.42 ACRES OF LAND, MORE OR LESS, SITUATED ON THE SOUTH SIDE OF MARYLAND ROUTE NO. 392 IN THE HURLOCK ELECTION DISTRICT OWNED BY ALTON L. HOFFMAN, JR. AND JEAN HOFFMAN, HIS WIFE, FROM AN AC, AGRICULTURAL CONSERVATION, DISTRICT TO A B-2, GENERAL BUSINESS DISTRICT.

SECTION ONE: Acting under Article 25A, Section 5 (x) of the Annotated Code of Maryland and acting under Chapter 155 entitled "Zoning", Section 155-5 of the Dorchester County Code (the "Acts") be it ENACTED and ORDAINED by the County Council of Dorchester County, Maryland, in legislative session that a parcel of land containing 20.42 acres of land, more or less, situated on the south side of Maryland State Route 392 in the Hurlock Election District of Dorchester County, Maryland be and the same is hereby rezoned from an AC, Agricultural Conservation, District to a B-2, General Business District, said land being described as follows:

BEGINNING for the same at an iron rod and cap heretofore set on the southerly right-of-way line of Maryland Route No. 392. Said place of beginning being located at a distance of 30 feet measured at right angles to the centerline of Maryland Route No. 392 or more particularly 30 feet southerly of Station 46+38.09 as shown on Maryland state Roads Commission plat No. 9013. Said place of beginning also being the northwesterly corner of the land which by deed dated September 16, 2002 and recorded among the Land Records of Dorchester County, Maryland in Liber M.L.B. No. 494, folio 622 was conveyed by F. Reid Johnson and his wife to Henry A. Van Dyke, Sr. and Margaret Grant Van Dyke, his wife, which is also known as Lot 3 on a plat entitled "SUBDIVISION LOT 2 & 3 ALTON L. HOFFMAN, JR." prepared by William W. Ludlow, Jr. Professional Land Surveyor in August, 1988 and recorded among the Plat Records of Dorchester County, Maryland in Plat Cabinet No. 42 folio 72. Thence leaving the said place of beginning and running and binding with the right-of-way lines of the said Maryland Route No. 392 as shown on said S.R.C. plat the four following courses and distances viz. (1) North 78 degrees 8 minutes 0 seconds East 1137.98 feet to a Maryland State Roads Commission concrete monument heretofore set. Thence (2) By a curve to the right with a radius of 2261.83 feet for a distance of 345.35 feet, (the arc of which is subtended by a chord bearing North 82 degrees 30 minutes 27 seconds East 345.01 feet) to the remains of a Maryland State Roads Commission concrete monument heretofore set. Thence (3) South 5 degrees 21 minutes 3 seconds East 95.42 feet to an iron rod and cap now set, thence (4) South 39 degrees 29 minutes 33 seconds East 13.19 feet to an iron rod and cap now set on the northwesterly side of Harper Road. Thence running and binding with the northwesterly side of the said Harper Road (and being at all times 14 feet from, measured at right angles to the centerline of said road as now constructed) the seven following courses and distances viz. (5) South 50 degrees 54 minutes 27 seconds West 775.40 feet, thence (6) South 50 degrees 2 minutes 50 seconds West 404.54 feet, thence (7) South 50 degrees 32 minutes 19 seconds West 215.01 feet, thence (8) South 50 degrees 54 minutes 41 seconds West 233.16 feet, (9) South 52 degrees 38 minutes 17 seconds West 101.74 feet, thence (10) By a curve to the right with a radius of 172.58 feet for a distance of 145.56 feet, (the arc of which is subtended by a chord bearing South 76 degrees 48 minutes 6 seconds West 141.29 feet, thence (11), North 79 degrees 2 minutes 5 seconds West 78.71 feet to an iron rod and cap now set and to the hereinabovementioned Van Dyke land. Thence leaving the said Harper Road and running and binding with the said Van Dyke land (12) North 4 degrees 58 minutes, 19 seconds East 941.14 feet to the place of beginning; CONTAINING 20.42 ACRES OF LAND, MORE OR LESS BEING A PART OF Parcel A of the land which by deed dated May 2, 1974 and recorded among the Land Records of Dorchester County, Maryland in Liber P.L. C. No. 184 folio 514 was conveyed by Edward H. Nabb, et. al. Trustees to Alton L. Hoffman, Jr. and Jean B. Hoffman, his wife and more particularly shown on a plat entitled "PLAT SHOWING SURVEY OF PROPERTY BELONGING TO ALTON HOFFMAN, JR. & JEAN HOFFMAN" prepared by Tim Marshall & Associates, Inc. on June 10, 2003 and recorded among the plat records of Dorchester County in Plat Cabinet No. 49 folio 73.

SECTION TWO: BE IT FURTHER ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF DORCHESTER COUNTY, that the Director of Planning be

and is hereby directed, empowered and authorized to change the official Dorchester County zoning maps accordingly.

SECTION THREE: BE IT FURTHER ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF DORCHESTER COUNTY that this Bill shall be known as Bill No. 2003-12 of Dorchester County, Maryland and shall take effect sixty (60) days after its final passage.

PASSED this 21st day of October, 2003.

ATTEST:

COUNTY COUNCIL OF DORCHESTER COUNTY:

BY: Jane Baynard
Jane Baynard, County Manager

Effie M. Elzey
Effie M. Elzey, President

APPROVED this 21st day of October, 2003.

ATTEST:

COUNTY COUNCIL OF DORCHESTER COUNTY:

BY: Jane Baynard
Jane Baynard, County Manager

Effie M. Elzey
Effie M. Elzey, President

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