

LIBER 0005 FOLIO 0556

**COUNTY COUNCIL
OF
DORCHESTER COUNTY, MARYLAND**

FILED
07 MAY 14 AM 9:36

2007 Legislative Session,
Legislative Day No. April 24, 2007

Introduced By: County Council

BILL NO. 2007-5

AN ACT OF THE COUNTY COUNCIL OF DORCHESTER COUNTY MARYLAND PURSUANT TO CHAPTER 155, ENTITLED ZONING SECTION 155-B OF THE DORCHESTER COUNTY CODE REZONING A PARCEL OF LAND OWNED BY GLENN F. MANNING, LOCATED ON THE NORTH SIDE OF KEY WALLACE DRIVE, CONTAINING 65,340 SQ. FEET OF LAND, MORE OR LESS, IN THE BUCKTOWN ELECTION DISTRICT OF DORCHESTER COUNTY, MARYLAND FROM AN RC, RESOURCE CONSERVATION DISTRICT TO A B-2, GENERAL BUSINESS DISTRICT.

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 (2) successive weeks, and public hearing scheduled on Tuesday, April 24, 2007 in Room 110, County Office Building, 501 Court Lane, Cambridge, Maryland at 6:25 PM.

By order:


Jate Baynard, County Manager

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AN ACT OF THE COUNTY COUNCIL OF DORCHESTER COUNTY MARYLAND PURSUANT TO CHAPTER 155, ENTITLED ZONING SECTION 155-B OF THE DORCHESTER COUNTY CODE REZONING A PARCEL OF LAND OWNED BY GLENN F. MANNING, LOCATED ON THE NORTH SIDE OF KEY WALLACE DRIVE, CONTAINING 65,340 SQ. FEET OF LAND, MORE OR LESS, IN THE BUCKTOWN ELECTION DISTRICT OF DORCHESTER COUNTY, MARYLAND FROM AN RC, RESOURCE CONSERVATION DISTRICT TO A B-2, GENERAL BUSINESS DISTRICT.

SECTION ONE: Acting under Chapter 155, entitled "Zoning", Section 155-5(B) of The Dorchester County Code (The "Act"), be it ENACTED and ORDAINED by the County Council of Dorchester County, Maryland that the following described parcel of land be and the same is hereby rezoned from an RC, Resource Conservation District to a B-2, General Business District:

TO WIT:

All those tracts pieces or parcels of land situate, lying, and being in the Bucktown or No. 13 Election District of Dorchester County, Maryland, and being more particularly described as follows:

"LOT NO.1: All of that lot of land containing one-half acre, more or less, which is located on the Eastward side of the Little Blackwater River, and on the Northward side of the county road leading from Cain's Ditch to the Little Blackwater Bridge, and being the Southwestward corner of the Home Farm belonging to C. Lee Seward, and being the same land and property that was conveyed unto William H. Leonard and Charles Edward Leonard, co-partners, trading as W.H. Leonard and Son, by Edith Lee Spear, Trustee, by deed dated December 3rd, 1941, and now of record in Liber R.S.M. No. 44, folio 80 etc. a Land Record Book of Dorchester County, Maryland.

LOT NO. 2: All of that lot of land situate, lying and being in said Bucktown Election District, Dorchester County, Maryland, containing one acre, more or less, being on the Northward side of the public county road that leads from Cambridge to Shorter's Wharf to the bridge across the Little Blackwater River, being the lot where the warehouse is located. The land being particularly described as follows:

BEGINNING for the same at a point on the Northward edge of the said county road leading to the bridge over the Little Blackwater River at the Eastward end of the first line of the land described and conveyed in a deed to the said William H. Leonard and Charles Edward Leonard, co-partners, trading as W. H. Leonard & Son, from Edith Lee Spear, Trustee, by deed dated December 3rd, 1941, and recorded in the Land Records of said county in Liber R.S.M. No. 44, folio 80, and from the said beginning running with and binding upon the Northward side of the county road in an Eastward direction a distance of 210 feet; thence at right angles to the said county road in a Northward direction 210 feet; thence parallel with the first line, reversed, and in a Northward direction (correct direction is Westward) 219 feet to a point in line with the second line of the aforesaid deed to the herein named William H. Leonard and Charles Edward Leonard, co-partners, trading as W. H. Leonard & Son, by deed dated June 6th, 1946, and now of record in Liber R.S.M. No. 58, folio 465, etc., a Land Record Book of said Dorchester County, Maryland."

AND BEING the same land, which by deed dated January 8th, 1991 and recorded among the Land Records of Dorchester County, Maryland in Liber 265, folio 577, was conveyed from Glenn F. Manning and Nan H. Manning, his wife, unto Glenn F. Manning.

SECTION TWO: Be it further ENACTED and ORDAINED by the County Council of Dorchester County that the Director of Planning is directed to change the Dorchester County Official Zoning Maps accordingly, contingent upon the provision that, while a change in the type of business or use permitted by the new B-2, General Business District is permissible, any intensification or expansion of uses or structures on this site are prohibited without the approval of Chesapeake Bay Critical Area Growth Allocation.

SECTION THREE: Be it further ENACTED and ORDAINED by the County Council of Dorchester County, Maryland that this Bill shall be known as Bill No. 2007- 5 of Dorchester County, Maryland and shall take effect sixty (60) days after its final passage.

PASSED this 8th day of May, 2007

ATTEST:

COUNTY COUNCIL OF DORCHESTER COUNTY, MARYLAND

BY:

Jane Baynard
Jane Baynard, County Manager

William V. Nichols
William V. Nichols, President

APPROVED this 8th day of May, 2007

ATTEST:

COUNTY COUNCIL OF DORCHESTER COUNTY:

BY:

Jane Baynard, County Manager

William V. Nichols, President

Jay Newcomb - aye

Ricky Travers - aye

Rick Price - aye

Effie Elzey - aye

William Nichols - aye

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