

COUNTY COUNCIL

FILED

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OF

DORCHESTER COUNTY, MARYLAND

2007 Legislative Session,  
Legislative Day No. Nov. 20, 2007

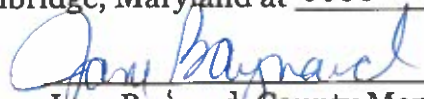
Introduced By: County Council

BILL NO. 2007-9

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 TWO PARCELS OF LAND OWNED BY ADBM LANDHOLDINGS, LLC, LOCATED SOUTH OF MARYLAND ROUTE 318 (FEDERALSBURG PRESTON ROAD) AND FRONTING ON THE EAST SIDE OF MARYLAND ROUTE 331 WHICH IS ALSO KNOWN AS THE EAST NEW MARKET ELLWOOD ROAD, CONTAINING 9.34 ACRES OF LAND, MORE OR LESS, IN THE HURLOCK OR 15th ELECTION DISTRICT OF DORCHESTER COUNTY, MARYLAND FROM AN AC, AGRICULTURAL CONSERVATION DISTRICT TO 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, November 20, 2007 in Room 110, County Office Building, 501 Court Lane, Cambridge, Maryland at 6:35 PM.

By order:   
Jane Baynard, County Manager

BILL NO. 2007-9

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 TWO PARCELS OF LAND OWNED BY ADBM LANDHOLDINGS, LLC, LOCATED SOUTH OF MARYLAND ROUTE 318 (FEDERALSBURG PRESTON ROAD) AND FRONTING ON THE EAST SIDE OF MARYLAND ROUTE 331 WHICH IS ALSO KNOWN AS THE EAST NEW MARKET ELLWOOD ROAD, CONTAINING 9.34 ACRES OF LAND, MORE OR LESS, IN THE HURLOCK OR 15th ELECTION DISTRICT OF DORCHESTER COUNTY, MARYLAND FROM AN AC, AGRICULTURAL CONSERVATION DISTRICT TO 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 parcels of land be and the same are hereby rezoned from an AC, Agricultural Conservation District to a B-2, General Business District:

TO WIT:

**Parcel 91**

ALL that lot of ground situate in **DORCHESTER COUNTY**, Maryland, and described as follows, that is to say:

That lot or parcel of land situate, lying and being on Maryland Route No. 331, Hurlock or No. 15 Election District of Dorchester County, State of Maryland, and according to a survey prepared by Evans, Hagan & Holdefer, Surveyors, April 2, 1968, entitled "Plat Showing Property of George D. Faulkner & Wife, Md. Route No. 331, Hurlock Election Dist., Dorchester Co. Md.", which said plat is recorded among the Plat Records of Dorchester County in Liber P.L.C. No. 11, Folio 74, said land and property is more particularly described as follows:

"BEGINNING for the same at a pipe now set at the intersection of the Westerly right of way line of the Baltimore & Eastern Railroad Company & the Easterly right of way line of Maryland Route No. 331 as shown on Maryland State Roads Commission Right of Way Plats Nos. 19491 & 19492, said pipe being also set 116.00 feet distant from and measured at right angles to the centerline of Maryland Route No. 331 as now constructed, said pipe also being set 33.00 feet distant from and measured at right angles to the centerline of the Baltimore & Eastern Railroad Company right of way, said pipe being also set in the 6<sup>th</sup> line of the land which by deed dated December 29, 1964 and recorded among the Land Records of Dorchester County in Liber P.L.C. No. 140, folio 641 was conveyed by Glen M. Palmer & Doris M. Palmer, his wife, to George D. Faulkner & Jessie Mae Faulkner, his wife, thence running and binding parallel to and 33.00 feet distant from the centerline of said railroad and on a part of the 6<sup>th</sup> line of the herein mentioned deed (1) South 23 degrees 17 minutes East 376.20 feet to a pipe now set at the end of said 6<sup>th</sup> line, thence running and binding on a part of the 1<sup>st</sup> line of the herein mentioned deed, (2) South 66 degrees 43 minutes West 316.10 feet to a pipe now set and to intersect the Easterly right of way line of said Maryland Route No. 331, thence running and binding on said Easterly right of way line by a line drawn parallel to and 116.00 feet distant from and measured at right angles to the centerline of said Maryland Route No. 331 as now constructed, (3) North 16 degrees 44 minutes East 491.42 feet to the place of beginning, containing 1.36 Acres of land, more or less.

Subject, however, to the rights of the Maryland State Roads Commission to slope easements as shown on Maryland State Roads Commission Right of Way Plats Nos. 19491 and 19492.

**Parcel 135**

ALL that lot of ground situate in **DORCHESTER COUNTY**, Maryland, and described as follows, that is to say:

That lot or parcel of land situated, lying and being on Maryland Route No. 331, Hurlock or No. 15 Election District of Dorchester County, State of Maryland, and according to a boundary plat prepared by McCrone, Inc., dated April 22, 2002, entitled "Lands of Clarence P. and Mary Louise Frase", which said plat is recorded among the Plat Records of Dorchester County in Liber 0048, folio 0035, said land and property is more particularly described as follows:

"BEGINNING for the same at a capped iron pin set now set at the intersection of the southwesterly corner of said land and Maryland Route 331, thence running and binding north 16 degrees 44 minutes 604.22 feet to an iron pipe bound, thence north 56 degrees 41.31 minutes 316.20 feet to an iron pipe found, thence south 23 degrees 19.3 minutes 778.18 feet to a capped iron pin set, thence north 89 degrees 11.45 minutes 772.56 feet to the place of beginning, containing 7.977 acres of land, more or less.

**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.

**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- 9 of Dorchester County, Maryland and shall take effect sixty (60) days after its final passage.

PASSED this 18th day of December, 2007

ATTEST:

COUNTY COUNCIL OF DORCHESTER COUNTY, MARYLAND

BY: Jane Baynard  
Jane Baynard, County Manager

William V. Nichols  
William V. Nichols, President

APPROVED this 18th day of December, 2007

ATTEST:

COUNTY COUNCIL OF DORCHESTER COUNTY:

BY: Jane Baynard  
Jane Baynard, County Manager

William V. Nichols  
William V. Nichols, President

Newcomb - aye  
Price - aye  
Elzey - aye  
Travers - aye  
Nichols - aye