

LIBER 0004 FOLIO 0801

RESOLUTION NO. 363

A RESOLUTION PROVIDING FOR AMENDMENTS TO THE 1996 COMPREHENSIVE MASTER PLAN FOR DORCHESTER COUNTY, MARYLAND, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 66B, ANNOTATED CODE OF MARYLAND.

WHEREAS, Article 66B, Annotated Code of Maryland, empowers Dorchester County to adopt and amend a Comprehensive Plan; and

WHEREAS, The County Council of Dorchester County adopted a new Comprehensive Plan on September 24, 1996, by Resolution No. 241; and

WHEREAS, The County Council of Dorchester County find it necessary and desirable to update certain elements of the Comprehensive Plan; and

WHEREAS, The Dorchester County Planning Commission held a public hearing on July 10, 2002 and unanimously recommended the proposed amendments to the County Commissioners for adoption; and

WHEREAS, The County Council of Dorchester County held an advertised public hearing on April 15, 2003 regarding the proposed amendments to the Comprehensive Plan;

NOW THEREFORE, The County Council of Dorchester, having complied with the procedural and substantive prerequisites of Article 66B, Annotated Code of Maryland, do hereby adopt the attached amendment(s) and incorporate them into the adopted Comprehensive Plan for Dorchester County; and be it further resolved that a true and exact copy of the Comprehensive Plan amendment(s) shall be certified to the Clerk of the Circuit Court of Dorchester County.

Adopted this 22nd day of April, 2003

THE COUNTY COUNCIL OF
DORCHESTER COUNTY

Effie M. Elzey
Effie M. Elzey
President

William V. Nichols
William V. Nichols

Thomas A. Flowers
Thomas A. Flowers

Glenn L. Bramble
Glenn L. Bramble

David Yockey
David Yockey

Jane Baynard
Jane Baynard
County Manager

ATTESTED BY:

FILED
03 APR 30 PM 2:18

The expansion of industrial development around the Cambridge-Dorchester Airport should be coordinated with the extension of water and sewer services from Cambridge and with improvements to the road network serving the area. Bucktown Road will likely need to be upgraded to serve the additional vehicular traffic generated by increased industrial and business activity near the Airport. In the alternative, a service road connecting Bucktown Road to either MD Rt. 16 (Cambridge Beltway) or Woods Road would alleviate much of that same traffic. Any rezoning of land for this anticipated industrial development should be delayed until these issues are resolved.

This Plan amendment suggests that the Cambridge Development District boundary be extended to include land adjacent to the Cambridge-Dorchester Airport and land located between the Rt. 16 (South) Bypass and Bucktown Road, as shown on Figure 2-1. Extension of sewer and water services from Cambridge is essential to the development of this area. It is believed that this action would benefit both the Airport (and its expansion plans listed in Chapter 5) and provide a choice of sites large enough to develop a new industrial park. This proposal is consistent with the 1996 Plan which, on page 2-8, suggests that the area east of Cambridge is valuable for the County's economic development and further states that one such economic development project is "development of an industrial park around the airport."

Acres of land zoned I-1 is 1996:	710
Land owned by Cambridge-Dorchester Airport:	-233
Land purchased and developed privately:	-182
Land considered nontidal wetlands	-168
Acres available	127

The Dorchester County Economic Development Office reports the following limitations on future development potential for industrial lands in the Cambridge area:

The City of Cambridge and the Cambridge Development District appears to have an inadequate supply of aggregate land suitable for development of an industrial/employment park. While the 1996 Plan reports that approximately 700 acres of (light) industrially zoned land exists for the Cambridge area, a more detailed evaluation of this figure reveals that the majority of that land is either not suitable or not available for industrial development.

Page 3-7, Delete paragraph 2 and replace with the following:

Chapter 3 Economy (Amendment #1)

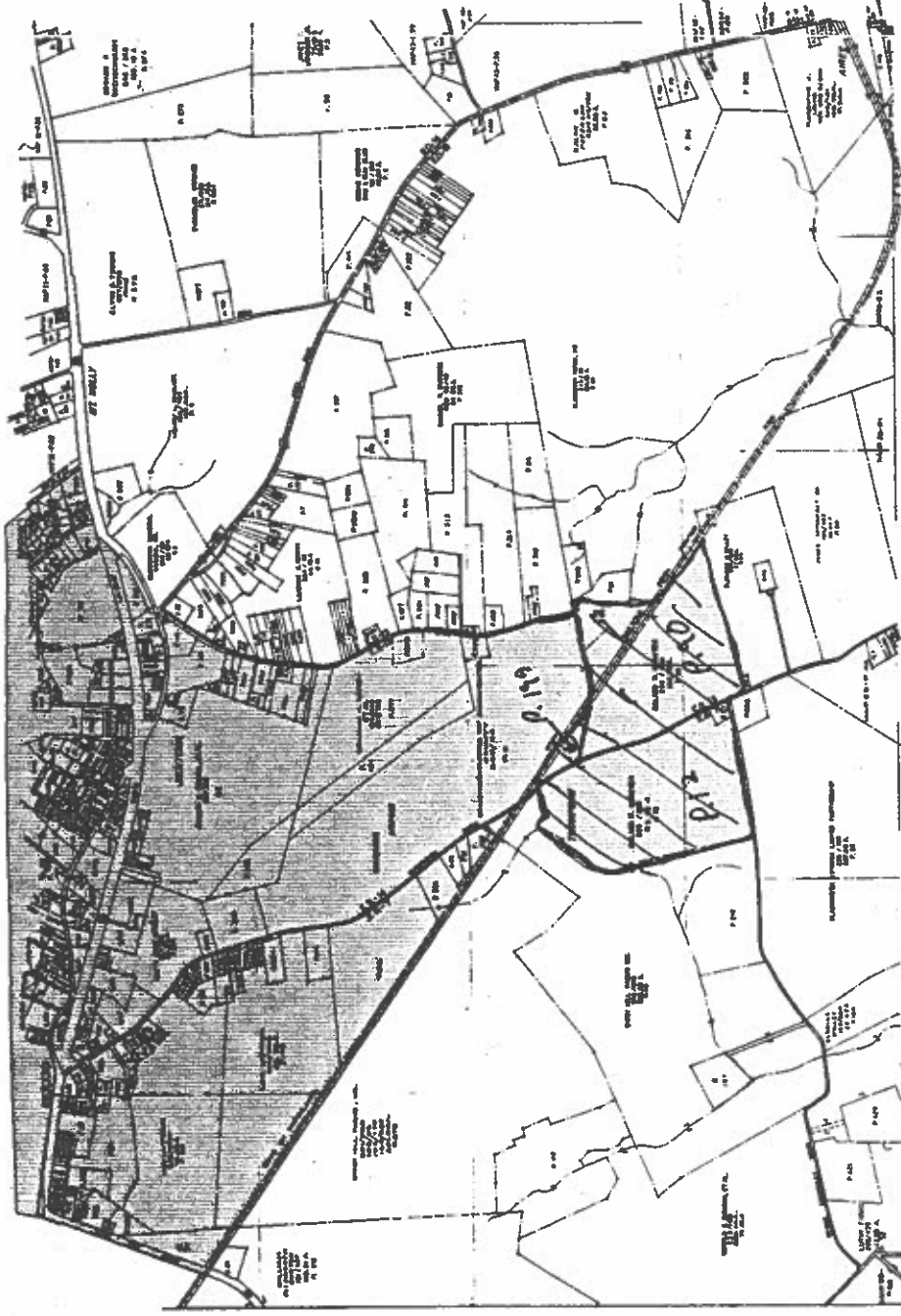
2002 Dorchester Comprehensive Plan Amendment(s)

LIBER 0004 FOLIO 0802

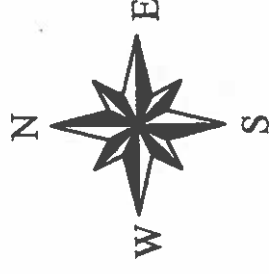
LAND USE PLAN 2002

RESOLUTION NO. 363

FILED
03 APR 30 PM 2:18



TOWN - ADJOINING AREA



Source: MD Property View 2001

LIBER0004 FOLIO0803