

ORDINANCE**AN ORDINANCE FOR THE PURPOSE OF REPEALING AND READOPTING WITH REVISIONS THE ST. LEONARD TOWN CENTER MASTER PLAN**

WHEREAS, pursuant to the authority in Title 3 of the *Land Use Article* of the Maryland Annotated Code, as amended, the Board of County Commissioners of Calvert County, Maryland (hereinafter the "Board") has general powers to promulgate and amend comprehensive plans, master plans, zoning maps and ordinances;

WHEREAS, the Board of County Commissioners did on August 25, 1995, adopt the St. Leonard Town Center Master Plan and Zoning Ordinance by Resolution No. 24-95 and amended the same from time to time;

WHEREAS, comprehensive revisions have been proposed to the St. Leonard Town Center Master Plan;

WHEREAS, on July 31, 2012, for which due public notice was published in one newspaper of general circulation in Calvert County, the Calvert County Planning Commission and the Board of County Commissioners of Calvert County, Maryland conducted a joint public hearing at which time the proposed St. Leonard Town Center Master Plan was discussed, the Planning Commission's recommended plan was considered, and public comment was solicited;

WHEREAS, after holding the public hearing, the Planning Commission made certain changes, including updating of information and clarification of issues, and at a meeting on January 16, 2013, approved the *St. Leonard Town Center Master Plan, Approved January, 2013* and recommended the same to the Board, by resolution;

WHEREAS, all procedural requirements regarding due public notice and subsequent action of the Board have been met;

WHEREAS, upon due consideration of the comments of the public and staff, the recommendations of the Planning Commission, and in furtherance of guiding and accomplishing the coordinated, adjusted, and harmonious development of the St. Leonard Town Center and its environs, and for providing a guide to public and private actions and decisions to ensure the development of public and private property in appropriate relationships; the Board finds that it is in the best interest of the citizens of the County to adopt the St. Leonard Town Center Master Plan;

WHEREAS, the Board having considered the Planning Commission's recommendation and all comments, has determined it is in the best interest of the citizens of Calvert County to adopt the St. Leonard Town Center Master Plan as set forth in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Board of County Commissioners met in public session on ~~October~~ ^{November} 19, 2013, and determined to adopt the St. Leonard Town Center Master Plan as recommended by the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the St. Leonard Town Center Master Plan, adopted August 29, 1995 being resolution No. 34-95, as amended, is hereby repealed; and

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the St. Leonard Town Center Master Plan, Exhibit "A" hereto, hereby is adopted as the official master plan for the St. Leonard Town Center; and

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the bounadry of the St. Leonard Town Center shall include the Boundary and Proposed Boundary as depicted in various diagrams within Exhibit "A" hereto; and

BE IT FURTHERORDAINED, that this Ordinance shall take effect upon recordation.

DONE, this 19th day of November, 2013 by the Board of County Commissioners of Calvert County, Maryland sitting in regular session.

Aye: 4
Nay: 0
Absent/Abstain: 1-Weems

[SIGNATURES ON FOLLOWING PAGE]

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CALVERT COUNTY, MARYLAND

Maureen Frederick
Maureen Frederick, Clerk

Patrick Nutter
Patrick Nutter, President

Steven R. Weems
Steven R. Weems, Vice-President

Approved for form and legal
sufficiency on October 15, 2013 by:

Gerald Clark
Gerald Clark

John B. Norris, III
John B. Norris, III, County Attorney

Susan Shaw
Susan Shaw

Evan K. Slaughenhoupt Jr.
Evan K. Slaughenhoupt Jr.

Received for Record 11/26 2013
at 10:39 o'clock A.M. Same day
recorded in Liber KPS No. 43
Form 391 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.

John B. Norris, III