

ORDINANCE NO. 809-22
AN ORDINANCE TO AMEND
ZONING DISTRICT BOUNDARIES

WHEREAS, the Board of Town Commissioners of Bel Air has previously enacted Ordinance No. 778-16 amending Chapter 165 of the Bel Air Town Code to reclassify the Town Zoning Districts effective November 28, 2016; and

WHEREAS, the Board of Town Commissioners adopted an update of the Comprehensive Plan on March 21, 2022 outlining revised goals and objectives; and

WHEREAS, the zoning district boundaries as shown on the official zoning map are incorporated as a part of the Development Regulations and a reflection of the newly adopted Comprehensive Plan; and

WHEREAS, the Department of Planning staff prepared a report of recommended zoning reclassifications based on property owner requests attached hereto as Exhibit A and the Planning Commission held a public hearing on April 7, 2022 to consider changes to the zoning districts for these properties; and

WHEREAS, after considering all recommendations, the Planning Commission made recommendations for reclassification of properties listed below:

43 E. Broadway	44 E. Gordon Street	603 N. Hickory Avenue
45 E. Broadway	30 E. Gordon Street	615 N. Hickory Avenue
53 E. Broadway	38 E. Gordon Street	1307 Moores Mill Road
109 E. Churchville Rd	221 Maitland Street	212 Archer Street

WHEREAS, based on testimony provided at a public hearing held on May 2, 2022, the Board of Town Commissioners made the following findings of fact:

1. The neighborhood as defined in the staff reports provides a reasonable area for analysis
2. The Planning Commission reviewed the request and recommended approval of the zoning reclassifications based on conclusions outlined in Exhibit A.
3. The population change for each neighborhood is outlined satisfactorily in staff reports.
4. Public facilities are available to the properties.
5. The zoning changes would not adversely affect the existing transportation patterns.
6. The proposed zoning is compatible with the neighborhood as shown in staff reports.
7. The proposed zoning is consistent with the intent of the newly adopted Comprehensive Plan.

WHEREAS, the Board of Town Commissioners voted to reclassify the zoning of the properties listed, with the exception of those properties stricken from the list above.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED that this Ordinance embodies the action taken by the Board of Town Commissioners, whereby the Official Zoning Map is amended by Ordinance No. 809-22, indicating the zoning changes on Exhibit A attached hereto and made a part herein.

AND BE IT FURTHER ENACTED that this Ordinance shall take effect on the 23rd day of May, 2022.

Kevin M. Bianca, Chair
Board of Town Commissioners

Michael Krantz, Town Clerk