

**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 in Exhibit A.

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 re-classifications 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 below:

603 N. Hickory Avenue
30 E. Gordon Street
44 E. Gordon Street
45 E. Broadway
57 E. Broadway
109 E. Churchville Road
212 Archer Street

615 N. Hickory Avenue
38 E. Gordon Street
43 E. Broadway
53 E. Broadway
1307 Moores Mill Road
221 Maitland Street

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 become effective on the twenty-first (21st) day after passage unless petitioned to referendum.

INTRODUCTION: April 18, 2022
PUBLIC HEARING: May 2, 2022
ENACTMENT: May 2, 2022
EFFECTIVE: May 23, 2022
AYES: Commissioners Hughes, Chance, and Kahoe
NAYS: Commissioner Etting
DID NOT VOTE: Commissioner Bianca (said nothing)
ABSENT: None



Michael L. Krantz, Town Clerk



Kevin M. Bianca, Chair
Board of Town Commissioners