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Subject: Land Use – Amendments to Chapter 285 of the *Code of St. Mary's County, Maryland* regarding zoning districts in the Lexington Park Development District and the Airport Environs Overlay District

ORDINANCE

TO AMEND CHAPTER 285 OF THE CODE OF ST. MARY'S COUNTY, MARYLAND, BY DELETING AND REPLACING MAP SHEETS 26, 27, 28, 33, 34, 35, 41, 42, 43, 44, 50, 51, 52, AND 58 OF THE OFFICIAL ZONING MAP OF ST. MARY'S COUNTY FOR THE ZONING OF PROPERTIES WITHIN THE LEXINGTON PARK DEVELOPMENT DISTRICT AND THE AIRPORT ENVIRONS (AE) OVERLAY AND AE SUBDISTRICT AREAS

TO AMEND THE ST. MARY'S COUNTY OFFICIAL ZONING MAP TO INCLUDE THE Zoning of Properties in the Lexington Park Development District and including the Airport Environs (AE) Overlay and AE Subdistricts and Areas codified as CHAPTER 285 OF THE CODE OF ST. MARY'S COUNTY, MARYLAND

WHEREAS, pursuant to §4-101 through §4-104 of the *Land Use Article* of the *Annotated Code of Maryland*, the Commissioners of St. Mary's County are authorized to establish zoning districts and prescribe and amend regulations applicable in such districts; and

WHEREAS, the Commissioners of St. Mary's County adopted the Official Zoning Map for St. Mary's as Attachment 2 to the St. Mary's County Comprehensive Zoning Ordinance on August 31, 2010, and codified as Chapter 285 of the *Code of St. Mary's County, Maryland*; and

WHEREAS, the St. Mary's County Planning Commission conducted a public hearing on June 24, 2019, and adopted Resolution 2019 – 03 recommending that the Official Zoning Map for St. Mary's be amended by the Commissioners of St. Mary's County to include the Lexington Park Development District and the Airport Environs (AE) Overlay with subdistrict areas; and

WHEREAS, the proposed amendment to the Official Zoning Map for St. Mary's County is consistent with the St. Mary's County Comprehensive Plan; and

WHEREAS, a notice of a public hearing was advertised on August 9, 2019, and August 16, 2019 in *The Enterprise*, a newspaper of general circulation in St. Mary's County, and a public hearing was held on August 27, 2019, to receive public comment and consider amendment to the Official Zoning Map for the Lexington Park Development District and Airport Environs (AE) Overlay ; and

WHEREAS, the Commissioners of St. Mary's County find that it is in the best interest of the health, safety and welfare of the citizens of St. Mary's County to amend Attachment 2 to Chapter