

<p>Requested by: Department of Land Use and Growth Management</p>	<p>Ordinance No. 2021 - _____ Subject: Amending the Official Zoning Map of St. Mary's County to change the Critical Area Overlay from Resource Conservation Area (RCA) to Intensely Developed Area (IDA) for the Real Food Studio Project, 41566 Medleys Neck Road, Leonardtown MD 20650, Map 0049 Grid 0001 Parcel 0071, Tax ID 1903013839, and Map 0049 Grid 0001 Parcel 0247, Tax ID 1903042537 Page 1 of 2</p>
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ORDINANCE

TO AMEND CHAPTER 285 OF THE CODE OF ST. MARY'S COUNTY, MARYLAND, BY AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE CRITICAL AREA OVERLAY FROM RESOURCE CONSERVATION AREA (RCA) TO INTENSELY DEVELOPED AREA (IDA) FOR THE REAL FOOD STUDIO PROJECT, 41566 MEDLEYS NECK ROAD, LEONARDTOWN MD 20650, MAP 0049 GRID 0001 PARCEL 0071, TAX ID 1903013839, AND MAP 0049 GRID 0001 PARCEL 0247, TAX ID 1903042537

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

WHEREAS, Ordinance Number 2020-36, Critical Area Nonadjacent Growth Allocation for CM, RCL, CMX, VMX only was adopted by the Commissioners of St. Mary's County on July 21, 2020, and approved by the Critical Area Commission on September 4, 2020; and

WHEREAS, the subject property which is the location of the Real Food Studio Project is zoned Rural Commercial Limited (RCL) with a Resource Conservation Area (RCA) Overlay and is therefore eligible to obtain a nonadjacent growth allocation to change the RCA Overlay to Intensely Developed Area (IDA) Overlay; and

WHEREAS, the St. Mary's County Planning Commission reviewed the request at a public hearing held on January 11, 2021, and the Planning Commission unanimously voted to recommend approval of the requested growth allocation to change the RCA Overlay to IDA Overlay for the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of St. Mary's County that the St. Mary's County Official Zoning Map is hereby amended by changing the Critical Area Overlay from Resource Conservation Area (RCA) to Intensely Developed Area (IDA) for the Real Food Studio Project, 41566 Medleys Neck Road, Leonardtown MD 20650, Map 0049 Grid 0001 Parcel 0071, Tax ID 1903013839, and Map 0049 Grid 0001 Parcel 0247, Tax ID 1903042537.

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SECTION I. The Official Zoning Map for St. Mary's County is hereby amended by changing the Critical Area Overlay from Resource Conservation Area (RCA) to Intensely Developed Area (IDA) for the Real Food Studio Project, 41566 Medleys Neck Road, Leonardtown MD 20650, Map 0049 Grid 0001 Parcel 0071, Tax ID 1903013839, and Map 0049 Grid 0001 Parcel 0247, Tax ID 1903042537.

SECTION II. This Ordinance shall be effective upon the date written below.

Those voting Aye: _____
Those voting Nay: _____
Those Abstaining: _____
Date of Adoption: _____
Effective Date: _____

ATTEST:

COMMISSIONERS OF ST. MARY'S COUNTY

Rebecca B. Bridgett
County Administrator

James R. Guy, Commissioner President

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Eric Colvin, Commissioner

David A. Weiskopf
County Attorney

Michael L. Hewitt, Commissioner

Todd B. Morgan, Commissioner

John E. O'Connor, Commissioner