

Statement of Zoning Consistency from the Planning Board

On February 20, 2019, the Planning Board met, and, as part of their agenda, passed a recommendation to the Town Board concerning the proposed zoning of the property at 604 Shorey Dr..

The Planning Board unanimously recommended that the Town Board zone the property R-3 as requested by the petitioner.

Per § 160A-383, The Planning Board notes that the annexation of parcels J083-24 and J083-24-6-1, further described in the metes and bounds submitted as part of the petition to annex by Chas 1, LLC, is deemed an amendment to the official Growth Management Ordinance Map (GMO Map) for the Town of Oriental, and will be amended if so accepted by the Town Board, and

The proposed R-3 zone is compatible with the uses permitted on nearby MU, R-3, and R-1 zoned properties, and other properties in the vicinity; and

The site lies off of White Farm Rd near the developed portion of Dolphin Point, and as such is a residentially traveled local thoroughfare that provides access; and

The site is located at an area of mixed residential uses, and as such may potentially serve as alternative housing option zone; and

The requested extension of water service, according to newly revised Chapter K rules will reduce the amount of treated water having to be flushed into Dolphin Point and increase water quality by requiring the lines to be looped back to the main.

Therefore, the Planning Board recommends that the property in question be zoned R-3 as is compatible with properties in the vicinity and the GMO map be amended to reflect the annexation and zoning as proposed.



Stan Aeschleman, Planning Board



Diane Miller, Recording, Town Clerk

604 Shorey Drive

Statement of Zoning Consistency with Adopted Plans

The Board of Commissioners of the Town of Oriental finds the action to zone 604 Shorey Drive ("site") to R-3 reasonable and in the public interest, and consistent with the Town's Comprehensive Land Use Plan, CAMA Land Use Plan, and nearby land uses in that:

- (1) The proposed R-3 zone is compatible with the uses permitted on nearby MU, R-3, and R-1 zoned properties, and other properties in the vicinity; and
- (2) The site lies off of White Farm Rd near the developed portion of Dolphin Point, and as such is a residentially traveled local thoroughfare that provides access; and
- (3) The site is located at an area of mixed residential uses, and as such may potentially serve as alternative housing option zone.
- (4) The extension of water service, according to newly revised Chapter K rules will reduce the amount of treated water having to be flushed into Dolphin Point and increase water quality by requiring the lines to be looped back to the main.

Sally Belangia, Mayor

Diane H. Miller, Clerk

ORDINANCE 2019-262

AN ORDINANCE TO ASSIGN THE ZONING CLASSIFICATION R-3 TO PROPERTY WHICH IS BEING ANNEXED TO THE TOWN OF ORIENTAL, CONSISTING OF 31.15 ACRES, MORE OR LESS, WHICH SAID PARCEL IS LOCATED AT 604 SHOREY DR

THAT WHEREAS, Chas 1, LLC owns approximately 31.15 acres, located at 604 Shorey Drive which is being annexed to the Town of Oriental, and an application has been made requesting that the zoning classification of R-3 be assigned to the said property, which is more particularly identified on the map entitled "Chas 1 LLC Map" prepared by the Town of Oriental staff, a copy of which is attached herein and incorporated herein as Exhibit A; and

WHEREAS, the Planning and Zoning Board of the Town of Oriental has voted on the proposed initial zoning classification of R-3, with three (3) board members voting in favor of and zero (0) board members voting against the initial zoning classification; and

WHEREAS, the Board of Commissioners of the Town of Oriental conducted a duly advertised public hearing with respect to the proposed zoning classifications on March 5, 2019, (and continued to April 2, 2019) at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the Board of Commissioners of the Town of Oriental deems it advisable and in the public interest to assign said zoning classification, as the requested R-3 classification is consistent with the Town Land Use Plans and nearby land uses.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ORIENTAL:

Section 1. That the zoning classification of R-3 be assigned to the property which is being annexed to the Town of Oriental consisting of 31.15 acres, more or less, which said property is located at 604 Shorey Drive, and being more particularly identified on the map entitled "Chas 1 LLC Map" prepared by the Town of Oriental staff, a copy of which is attached herein and incorporated herein as Exhibit A.

Section 2. That the Board deems it in the public interest to assign said zoning classification, as the requested R-3 classification is consistent with the Town Land Use Plans and nearby land uses.

Section 3. That this ordinance shall be in full force and effect from and after its adoption and publication as required by law.

ADOPTED THIS 2nd DAY OF APRIL, 2019.

MAYOR

TOWN CLERK