

**TOWN OF HAMPSTEAD  
RESOLUTION NO. 2022-01**

A RESOLUTION TO AUTHORIZE A CHANGE TO THE TOWN ZONING MAP.

WHEREAS, pursuant to the Land Use Article of the Annotated Code of Maryland and Chapter 135, Zoning, of the Code of the Town of Hampstead, the Council of the Town (hereinafter the “Council”) has the authority to change the zoning classification of a property upon a finding that there has been a substantial unanticipated change in the character of the neighborhood where the property is located since the last zoning or rezoning or that a mistake was made in the existing zoning classification; and

WHEREAS, Chesapeake Real Estate Group, LLC petitioned the Council to rezone two parcels totaling 53.87 acres, more or less from Public Conservation to 45.6 acres more or less Historic, and 8.2 acres more or less General Business; and

WHEREAS, in accordance with established procedure, this petition was reviewed by the Town Planning and Zoning Commission on July 28, 2021, prior to being forwarded to the Council with a favorable recommendation; and

WHEREAS, on August 10, 2021, following appropriate notice as prescribed by law, the Mayor and Council of the Town of Hampstead convened a public hearing to hear the petition of Chesapeake Real Estate Group, LLC (“Petitioner”) to rezone 53.8 acres of land, more or less, from Public Conservation to 45.6 acres more or less Historic, and 8.2 acres more or less General Business; and

WHEREAS, the Council found that there was a mistake made in the existing zoning classification; and that there has been a substantial change in the neighborhood since the last comprehensive rezoning; and

WHEREAS, for the reasons set forth in the written Decision of the Council attached hereto, the Council GRANTED on December 14, 2021 the rezoning for the 53.87 acres, more or less, located on the south side of Maryland Route No. 482 (Hampstead-Mexico Road) at the intersection of Panther, east of the Route 30 Hampstead Bypass, and north of Shiloh Road.; and

WHEREAS, the 53.87 acre petition is identified on Property Tax Map 0501, Grid 0014, as Parcel 0100 and on Tax Map 0501, Grid 0020 as Parcel 1292,

NOW, THEREFORE, BE IT RESOLVED this 8<sup>th</sup> day of February, 2022, by the Mayor and Council of the Town of Hampstead to direct the Zoning Administrator to cause the zoning map of the Town to be amended by removing the PC-Public Conservation zoning designation on the 53.87 acre petition area and replacing it with the 45.6 acres more or less H-Historic, and 8.2 acres more or less BG-General Business designation.

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MAYOR

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CLERK OF THE COUNCIL

Approved as to form and  
legal sufficiency this \_\_\_\_\_  
day of \_\_\_\_\_, 2022.