

**RESOLUTION NO. 15 - 34**

**A RESOLUTION OF THE COUNTY COMMISSIONERS  
OF WORCESTER COUNTY, MARYLAND, PURSUANT  
TO SECTION ZS 1-315 OF THE ZONING AND SUBDIVISION  
CONTROL ARTICLE OF THE CODE OF PUBLIC LOCAL  
LAWS OF WORCESTER COUNTY, MARYLAND,  
ESTABLISHING A RESIDENTIAL PLANNED COMMUNITY  
FLOATING ZONE ON A CERTAIN PARCEL OF LAND SHOWN  
ON TAX MAP 21 PARCELS 67 AND 74 KNOWN AS TRIPLE CROWN ESTATES RPC**

WHEREAS, pursuant to Section ZS 1-315 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, Triple Crown Estates, LLC and Steen Associates, Inc., owners, have filed an application for the establishment of a Residential Planned Community (RPC) Floating Zone on approximately 92.037 acres of land shown on Tax Map 21 as Parcels 67 and 74, located on the northerly side of Gum Point Road, east of MD Route 589 (Racetrack Road), in the Third Tax District of Worcester County, said residential planned community designated as Triple Crown Estates RPC; and

WHEREAS, the said application was referred to the Worcester County Planning Commission which gave the application a favorable recommendation subject to certain conditions during its review on September 3, 2015; and

WHEREAS, subsequent to a public hearing held on November 3, 2015, following due notice and all procedures as required by Sections ZS 1-315, 1-113, and ZS 1-114 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, the County Commissioners made the finding that the establishment of a Residential Planned Community Floating Zone on the subject property would be compatible with the Worcester County Comprehensive Plan and the Worcester County Zoning and Subdivision Control Article.

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that the land petitioned by Triple Crown Estates, LLC and Steen Associates, Inc., shown on Tax Map 21 as Parcels 67 and 74, and consisting of approximately 92.037 acres of land, is hereby approved and established as a Residential Planned Community Floating Zone in accordance with the provisions of §ZS 1-315 of the Worcester County Zoning and Subdivision Control Article, subject to the following conditions:


1. There is an existing fifty-foot (50') wide ingress/egress and utility easement directly from one of the proposed cul-de-sacs within the development westward towards MD Route 589 (Racetrack Road). The narrative states that this is for emergency access only, however the easement does not reach the right-of-way of Racetrack Road. Also, the access is proposed to be gated, and Technical Review Committee and the Planning Commission recommend locating the gate at the terminus of the cul-de-sac to prevent any confusion. The applicant will also need to clarify the means of access through the easement when the plans indicate that there is an existing transformer in the middle of the easement.

2. The Flood Zone information shall be updated to reflect the current designation as adopted on July 16, 2015.
3. The dirt road that leads to Gum Point Road shall be gated and not used for construction access.

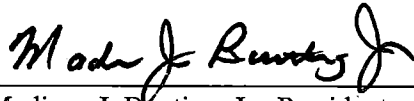
AND, BE IT FURTHER RESOLVED that the effective date of this Resolution shall be nunc pro tunc, November 3, 2015.


EXECUTED this 17<sup>th</sup> day of November, 2015.

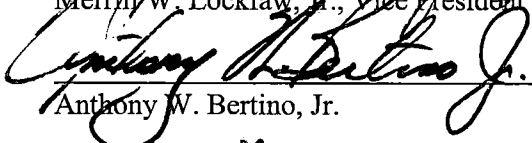
ATTEST:

  
Harold L. Higgins  
Chief Administrative Officer

WORCESTER COUNTY COMMISSIONERS

  
Madison J. Bunting, Jr., President

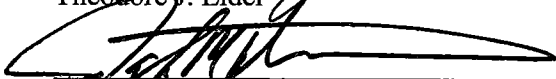
  
Merrill W. Lockfaw, Jr., Vice President

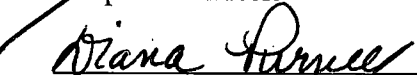
  
Anthony W. Bertino, Jr.

**Absent**

James C. Church

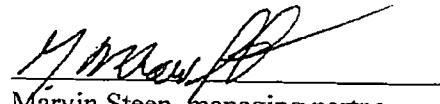
  
Theodore J. Elder

  
Joseph M. Mitrecic

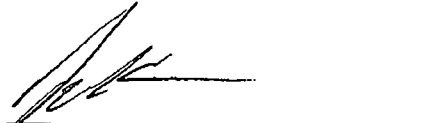
  
Diana Purnell

APPLICANT'S UNCONDITIONAL ACCEPTANCE OF APPROVAL

I, Marvin Steen, managing member, on behalf of Triple Crown Estates, LLC and Steen Associates, Inc., applicants, hereby accept the Worcester County Commissioners' approval with respect to my application for establishment of the Residential Planned Community Floating Zone for Triple Crown Estates RPC, including any and all conditions of approval set forth in Residential Planned Community Resolution No. 15-34 dated November 17, 2015.



Marvin Steen, managing partner,  
on behalf of Triple Crown Estates,  
LLC and Steen Associates, Inc.



Witness