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PUBLIC NOTICE OF PUBLIC HEARING ZONING CODE UPDATES & PHASE I COMPREHENSIVE REZONING

Public notice is hereby given that the Mayor and Commissioners shall be holding a public hearing at the Community Fire Company of Rising Sun, located at 300 Joseph Biggs Memorial Highway on Tuesday March 22nd, 2022, at 7:00 PM.

The purpose of the hearing is to receive public comment on two ordinances up for consideration by the Mayor and Commissioners. Ordinance 2022-01 titled “Amending and Creating Zoning Districts”, is an ordinance that will amend existing zoning districts while also creating new zoning districts as recommended in the Town’s 2019 Comprehensive Plan Update.

Ordinance 2022-02 titled Comprehensive Rezoning -Phase 1, is an ordinance that will amend the zoning classification of certain properties as recommended in the Town’s 2019 Comprehensive Plan Update and as summarized below:

	Location/Description or Owner	Current Zoning	Proposed Zoning
1.	2500 Conowingo Road (sewer plant)	R-2 Mixed Residential	LI Light Industrial
2.	Red Pump Road (126 acre farm)	R-2 Mixed Residential	EC Employment Center
3	Red Pump Road (Stephens Preserve)	R-1 Single Family R-2 Mixed Residential R-3 Multi-family	RR Rural Residential
4	210-310 Mount Street (West Side)	R-3 Multi-Family	R-2 Mixed Residential
5	415 Mount Street	R-1 Single Family	R-2 Mixed Residential
6	289 Pearl Street (Mount St Parking Lot Sunview Apartments)	R-1 Single Family	R-3 Multi-Family
7	31 Pearl Street	R-3 Multi-Family	R-2 Mixed Residential
8	325 West Main Street	CC Commercial Center LI Light Industrial	LC Limited Commercial
9	321 West Main Street 315 West Main Street West Main Street (Connected to 305) 305 West Main Street 301 West Main Street	LI Light Industrial	LC Limited Commercial
10	4 Brown Town Lane	LI Light Industrial	LC Limited Commercial
11	8 Cooper Avenue Cooper Avenue (Armstrong Telephone Co) Cooper Avenue (Armstrong Telephone Co) Buckley Avenue (Armstrong Telephone Co) 10 Buckley Avenue	LI Light Industrial	LC Limited Commercial
12	224 East Main Street	LC Limited Commercial	CC Commercial Center
13	East Main Street (Town Park)	R-2 Mixed Residential	LC Limited Commercial
14	281 East Main Street 301 East Main Street	CC Commercial Center	LC Limited Commercial
15	240 Colonial Way	CC Commercial Center R-2 Mixed Residential	CC Commercial Center

The reclassification of zoning for the above properties is recommended to eliminate “spot zoning” and properties that are not compatible with surrounding properties of similar use and intensity and to further provide for the coordinated and harmonious development of the Town and to incorporate best practices for promoting health, safety, morals, order, convenience, prosperity, and general welfare. The proposed changes are based upon a comprehensive review of population change, adequacy of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, fiscal impact upon Town government, and the suitability of the property in question to the uses permitted under the existing and proposed zoning classifications.

This public hearing can be viewed by logging into <https://www.youtube.com/user/TownOfRisingSun> Anyone wishing to offer comments on the proposed changes must attend the meeting in person and be registered to speak by no later than close of business Monday March 21, 2022. To register contact jmelton@risingsunmd.org or call town hall at 410-658-5353

Copies of the ordinances can be found on the Town’s website at risingsunmd.org

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The Mayor and Commissioners