

PUBLIC HEARING
Town of Preston
APPROVAL OF ZONING MAP
March 27, 2008

The Public Hearing was called to order by Commissioner Ellery Adams at 6:30 p.m. Also present were Commissioners Bill Mills and Robert Stacey, and Mimi Willis, Secretary.

Attendance: Harold and Maria Moxley, Helen Fletcher, Shirlee Collins, Dawn Dickinson, Reg Maguire, III, Reg Maguire, Jr., Eunice Diefenderfer, Robert and Rose Marie Stacey, Gary Waltemeyer, Kevin L. Hauf, Barb and Tom Galloway, Brian Dadds, Kenneth Allen, Deanne Harrison, Ryan Harrison, Wendy Adams, Donna Lomax, Mike Blanchfield, Mary Anne Harrison, Kathleen Barry, Minia Nowotnick, Doug Vanderveer, George Abner, David Dalton, Mr. and Mrs. Steenken, Roger Banko, Ronnie Fearins, Mr. Klotzer, Rick and Flo Nelson, Diane Wallace, Robert and Peggy Newcomb, Ashley Sard, Clay Owens, Terri Hudson, Bob Lorenz, Mr. William Evey, Marty Hudson, Bill Willis, Kevin Woolsoncroft, Natalie Mann, Chief Robert Reed.

Ellery said the first issue is the approval of the zoning map. The property in question was pointed out by Bill Mills on the zoning map. The Fire Dept. owns two lots they want changed from Light Industrial to Residential.

Ron Fearins said when the property known as 3681 Choptank Road was purchased, they erroneously thought it was residential. There are no plans for additional development. To justify the change, he said there was a change in the neighborhood with the development of Apple Lane. Also, the Industrial classification came from the railroad servicing the Town and it has since been condemned. He said they believe the neighborhood has changed enough to warrant a change to Residential. Bob Lorenz said before anything could be done, we need a decision from the Town Attorney as there are only two ways you can change the zoning and he will rule one way or the other before proceeding. He already has a letter and site plan and we are waiting on his ruling within the confines of the State of Maryland who sets the standards for change in zoning. Mike Blanchfield asked what the zoning was when the Fire Dept. bought the property. Bob Lorenz advised it was Industrial. Mr. Palmer said there must be a factual finding either there was a mistake made back originally or there has been a change in the character of the neighborhood, and since the zoning change would have to be a decision of the Commissioners, they would have to find factually whether or not there has been a change in the character of the neighborhood. He said he would give Planning and Zoning parameters to help them. They would then present their recommendation to the Commissioners and the Commissioners would make the final decision. Bill Mills asked if another Public Hearing is required and Mr. Palmer said yes, any change would have to be done by ordinance and evidence would need to be presented at that time. **Meeting was adjourned** at 7:00 p.m.

Respectfully submitted,

Fran Johnson