

ORDINANCE NO. ORD-2012-41

AN ORDINANCE TO AMEND THE TEXT OF THE
WASHINGTON COUNTY SUBDIVISION ORDINANCE
(Case No. SO-12-001)

Recitals

The Board of County Commissioners of Washington County, Maryland adopted the Washington County Subdivision Ordinance on September 8, 1970. The ordinance has been amended on numerous occasions since that date.

The Washington County Planning Department made application to amend Sections 202.37.1, 202.38.1, and 302 of the Ordinance for the purpose of changing the definition of major and minor subdivisions, pursuant to Chapter 149 of the 2012 Acts of Maryland (Senate Bill 236).

Pursuant to public notice duly given, the Planning Commission held a public meeting for the purpose of taking testimony on the amendments on October 15, 2012.

Pursuant to public notice duly given, the Board of County Commissioners held a public hearing for the purpose of taking testimony on the amendments on December 4, 2012.

Thereafter, the Board considered and reviewed the advice of the Planning Staff, the recommendation of the Planning Commission, and any materials and comments received as part of the public meeting and the public hearing. The Board conducted this review process in public session.

NOW, THEREFORE, BE IT ORDAINED that the Washington County Subdivision Ordinance, as amended, is further amended as follows:

(1) ARTICLE II - DEFINITIONS

Section 202 is amended as follows:

Sections 202.37.1. and 202.38.1 are amended and shall read as follows:

202. TERMS DEFINED

37.1. Major Subdivison

A major subdivision is the division of a lot, tract, or parcel into eight (8) or more lots for the immediate or future transfer of property ownership.

38.1 Minor Subdivision

A minor subdivision is the division of a lot, tract, or parcel into seven (7) or less for the immediate or future transfer of property ownership.

(2) ARTICLE III – PROCEDURE FOR SUBMISSION OF SUBDIVISION APPLICATIONS

Section 302 is amended and shall read as follows:

302. PRELIMINARY CONSULTATION

The owner or owners proposing to subdivide land resulting in eight (8) or more divisions of the original tract (as of September 8, 1970) shall consult with the Washington County Planning Commission before submitting an application for plat approval. For any proposed subdivision resulting in fewer than eight (8) divisions of land since the enactment of this Ordinance, preliminary consultation shall be optional.

Adopted this 18th day of December, 2012.

Effective the 18th day of December, 2012.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

Vicki C. Lumm
Vicki C. Lumm, Clerk

BY: Terry L. Baker
Terry L. Baker, President

Approved as to legal sufficiency:

Kirk C. Downey
Kirk C. Downey
Deputy County Attorney

Mail to:

Office of the County Attorney
100 W. Washington Street, Room 202
Hagerstown, MD 21740