

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO. 12-2024**

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE TO AMEND
THE TOWN'S ZONING ORDINANCE CODIFIED AS CHAPTER 170 OF
THE TOWN CODE TO CLARIFY THE PROCEDURES AND
CRITERIA BY WHICH SITE PLANS ARE EVALUATED**

WHEREAS, the Town Council of Centreville has the authority under Section 5-213 of the Local Government Article of the Annotated Code of Maryland to establish reasonable zoning regulations;

WHEREAS, Section 4-102(6) of the Land Use Article of the Annotated Code of Maryland authorizes the Town Council of Centreville to regulate the location and use of buildings, signs and structures on the land;

WHEREAS, Article III, Section 301.B(54) of the Charter of the Town of Centreville authorizes the Town to exercise the powers of Planning and Zoning; and

WHEREAS, the Town Council believes that it is in the best interests of the citizens of Centreville to amend Chapter 170 of the Town Code regarding policies for Site Plan review;

WHEREAS, the Centreville Planning and Zoning Commission considered the matter at its September 18, 2024 meeting and has recommended that the Town Council approve this Ordinance; and

WHEREAS, the Town Council held a public hearing on the zoning amendment on December 5, 2024.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Centreville:

Section 1. Section 170-47.E of the Centreville Town Code is hereby amended as follows to modify the procedure for processing and evaluating site plans.

170-47 Site Plans

E. Procedure for processing.

1. Upon receipt of the site plan, the Zoning Administrator shall conduct a review by the Technical Advisory Committee (TAC,) ~~soliciting comments from which~~ **consists of** appropriate technical advisors and other departments, agencies, and officials as he/she may deem appropriate ~~(CA only)~~.

2. The site plan shall be approved if it meets the requirements of this section, the other requirements of this chapter and, all other federal, state, and Town regulations and when all necessary permits and approvals have been obtained.

3. Where the submission of a site plan for a proposed use or development activity is required under this section, the applicant needs to effectively demonstrate that the following requirements are met, and the site plan shall not be approved unless:

- a. The site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Centreville Subdivision Regulations, and other ordinances, regulations, and policies established by the Town of Centreville;
- b. The site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance;
- c. The proposed use or development activity will further enhance pedestrian, bicycle, and transit/automobile accessibility and Americans with Disabilities Act (ADA) Accessibility and not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts, the layout of internal traffic circulation and its overall access to the transportation network;
- d. The site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and
- e. The site plan improves the water quality of the Chesapeake Bay or its tributaries.

~~3.4.~~ The Planning and Zoning Commission shall approve, conditionally approve, or reject a site plan.

~~4.5.~~ Notice of such action shall be given in writing to the applicant.

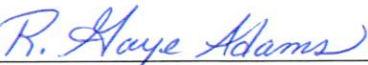
(Language to be deleted from the existing Ordinance is indicated in ~~strike through~~ format and language to added is indicated by **bold underlined** text)

Section 2. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 3. This Ordinance shall become effective twenty (20) days after its enactment.

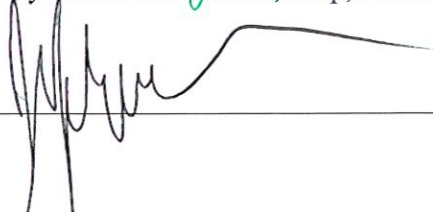
ATTEST:

THE TOWN COUNCIL OF CENTREVILLE



R. Gaye Adams
Town Clerk



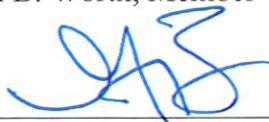
Ashley Heffernan Kaiser, Esq., President


First Reading: 11/07/2024
Second Reading: 11/21/2024
Enacted: 12/05/2024
Effective: 12/25/2024

Jeffrey D. Kiel, Vice President



Daniel B. Worth, Member



Jim A. Beauchamp, Member



Sandra Lee Huffer, Member