

ORDINANCE NO. 2023-04

Town of Rising Sun
Cecil County, Maryland

AN ORDINANCE OF THE TOWN OF RISING SUN, ("TOWN") CECIL COUNTY, MARYLAND, AMENDING THE GENERAL LAWS OF THE TOWN OF RISING SUN BY AMENDING AND ADDING LANGUAGE TO CHAPTER 11 TITLED RISING SUN SUBDIVISION REGULATIONS, FOR THE PURPOSES MODIFYING AND AMENDING ARTICLES 1 AND 2 OF THE TOWN'S SUBDIVISION REGULATIONS REGARDING INTRODUCTION OF THE CODE AND DEFINITIONS, AND TO REPEAL ANY AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

WHEREAS the Town, located in Cecil County, Maryland is a municipality organized under the provisions of the Maryland Constitution and governed under the provisions of the Local Government Article of the Annotated Code of Maryland; and

WHEREAS the Town is proclaimed as a perpetual entity with the right to pass laws; and

WHEREAS in June of 2019, the Town of Rising Sun adopted a document titled TOWN OF RISING SUN COMPREHENSIVE PLAN ("Comprehensive Plan"), with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the Town, and to promote best practices for health, safety, morals, order, convenience, prosperity, and general welfare, and shall serve as a guide to public and private actions and decisions to ensure the development of public and private property in appropriate relationships; and

WHEREAS part of this process is to ensure that proposed subdivisions and development of land is consistent with the intent of the Comprehensive Plan and requires the enactment of Subdivision Regulations to ensure that the objectives and goals of the Comprehensive plan are met; and

WHEREAS as provided for in the LAND USE Article of the Annotated Code of Maryland, Division 1 titled SINGLE-JURISDICTION PLANNING AND ZONING [Titles 1-13], Title 5 titled SUBDIVISION, Subtitle 1 titled POWERS, §5-102 titled SUBDIVISION REGULATIONS establishes that Subdivision regulations shall be for the health, safety, welfare and common interest of the citizens of the local jurisdiction and shall contain among other things, provision for the purpose of properly managing growth and development; and

WHEREAS, the Code of Ordinances of the Town, contains Chapters 11, titled RISING SUN SUBDIVISION REGULATIONS with the stated purposes of regulating and controlling the division of land within the Town of Rising Sun in order to promote the public health, safety, morals, and general welfare of the Town; and

WHEREAS the Mayor and Commissioners having monitored, supported, and fostered the Town of Rising Sun Planning Commission's efforts to update and amend the Comprehensive Plan, have reviewed their recommendations for the below stated changes; and

WHEREAS, this requested subdivision regulation change was put before the Town of Rising Sun's Planning Commission on May 18, 2023, as required and comments on this proposed rezoning were provided to the Mayor and Commissioner for their review and consideration of this ordinance; and

WHEREAS the Mayor and Commissioners gave public notice as required by law and held a public hearing on May 30, 2023, to receive public input and comment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the authority of the Mayor and Commissioners of the Town of Rising Sun, Cecil County, Maryland, that Chapter 11 of the Codified Ordinance of the Town of Rising Sun, titled RISING SUN SUBDIVISION REGULATIONS shall be modified as follows:

SECTION 1

The Code of Ordinances for the Town of Rising Sun contains Chapter 11 titled RisingSun Subdivision Regulations, Article 1 titled Introduction, §11-100 titled Purpose, §11-101 titled Intent, §11-102 titled Short Title, and §11-103 titled Jurisdiction and Interpretation.

Amendment 1

Article 1 titled Introduction shall be modified by leaving the title unchanged, but the remaining sections and corresponding text will be deleted in their entirety, reintroduced but with new language and in orderly fashion consistent with the general structure of other Town Codes and presented to read as follows:

Section 11-100. Short Title

This Article shall be cited as the Town of Rising Sun Land Development and Subdivision Code.

Section 11-101. Legislative Authority

This Code is enacted under the authority granted by the General Assembly of Maryland, as provided in the LAND USE Article of the Annotated Code of Maryland, and as amended from time to time.

Section 11-102. Scope

These regulations of this code are designed to implement the Town of Rising Sun's Comprehensive Plan; to facilitate adequate and coordinated provision for transportation, water, sewerage, stormwater management, grading and soil erosion, schools, parks, playgrounds, and other public requirements; to preserve natural features such as stands of trees, streams, and other significant environmental features; and, in general, to facilitate the orderly, coordinated, efficient, compatible and harmonious land development of the Town of Rising Sun.

Section 11-103. Intent & Purpose

- 1. These regulations shall be construed to secure its expressed intent, which is to assure that construction within the Town of Rising Sun and the development of land is designed and developed in order to promote the public health, safety, and general welfare of the citizens by regulating the development of land, to include the division and redivision of land and to facilitate the further division of larger tracts into smaller parcels of land, in order to further the orderly development and appropriate use of land, protect land title and to minimize the adverse impacts on adjacent properties.*

2. *The purpose of these regulations is to facilitate sound economic growth and efficient land development, encourage the most appropriate use of land, provide convenient and safe movement of people and goods, control the distribution and density of population to areas where necessary public service can be provided, protect historic and environmental areas, encourage good civic design, and provide for adequate public utilities, facilities, and services.*

Section 11-104. Jurisdiction

1. *The regulations in this code shall apply to all land located within the incorporated area of the Town of Rising Sun.*
2. *The provisions of these regulations shall be interpreted to be the minimum requirements to meet the stated purpose and intent of this Chapter. Where the provisions of these regulations impose greater restriction than those of any statute, other regulations, or ordinances, the provision of these regulations shall prevail. Where the provisions of any statute, other regulations, or ordinances impose greater restrictions than those of these regulations, the provisions of such statute, regulation or ordinance shall prevail.*

Section 11-105. Severability.

If a section, subsection, sentence, clause, or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 2

The Code of Ordinances for the Town of Rising Sun contains Chapter 11 titled RisingSun Subdivision Regulations, Article 2 titled Definitions, §11-200 titled General, and §11-201 through 11-216, which contain the definitions currently found in the regulations.

Amendment 1

Article 2 titled Definitions shall be modified by leaving the title unchanged, but the remaining sections and corresponding text will be deleted in their entirety and replaced to read as follows:

Section 11-200. Scope

Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

Section 11-201. Interchangeability

Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

Section 11-202. Terms defined in other codes.

Where terms are not defined in this code but are defined in the Town's Zoning Code or any other Town Code; such terms shall have the meanings ascribed to them as in those codes and references.

Section 11-203. Terms in Conflict.

Where there is a conflict between terms, the terms in this code shall prevail.

Section 11-204. Terms not defined.

Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

Section 11-205. General Definitions.

Adequate Public Facilities Agreement. An agreement between a developer and the Town that binds the developer to either furnish, finance or provide a prorated share of the projected cost of services and facilities (Adequate Public Facilities) that have been determined to be lacking in capacity or in need of improvement or expansion.

Adequate Public Facilities. Shall be defined as those facilities relating to roads, sewerage disposal systems, schools, water supply and distribution systems, parks and recreation, fire, police and public safety, that is determined to meet established minimum standards and capable of serving existing and proposed development.

Administrative Subdivision and Single Lot Development Review. The following Subdivision and Land Development projects shall be approved as an Administrative Subdivision and Single Lot Development Review after confirming that all applicable Town Building, Zoning, Subdivision and Land Development Codes have been satisfied:

1. Lot Consolidation
2. Lot Line Adjustment
3. Subdivision and development of one single family residence and accessory buildings.
4. The development of land or construction directed toward the occupancy of such land, or the occupancy of any building, building structure, or structures thereon, or on any parcel thereof by no more than one business, professional, personal service, or industrial establishments, or construction undertaken for any buildings (other than a single-family dwelling) with less than 10,000 or more square feet of total gross floor area, that does not significantly change the use type, intensity of use or density of development and or is located on undeveloped and not previously approved subdivision parcels where no new streets or other public improvements are involved. This shall include developments and subdivisions whose previous approvals were declared null and void under the Town's land development sunset provisions.
5. Projects involving the provision of stormwater management or construction of roads, driveways and road access; dumping, extraction, dredging, grading, paving, storage of materials or equipment, green energy projects, land excavation, land clearing, land improvement, landfill operation, or any combination thereof as described under development below, that are limited to no more than 20,000 square feet of developed or improved area.

Administrative Technical Review. Is the appearance of an applicant or developer before the Planning Commission for the purposes of seeking guidance on certain concepts or technical issues regarding the applicant's intent to develop land. The process is informal, and the applicants have some

freedom to submit basic level drawings, photos or other documents in order to get feedback on any number of issues, but at a minimum must include the minimum submittal requirements as detailed in Appendix A. The Administrative Technical Review provides the planning commission with an insight into the general vision of the applicant without having to formally review or consider any engineered or formal documents.

Administrator. Shall mean the Town Administrator or Town Staff member charged with the authority to enforce and administer this code.

Applicant. Shall mean the owner, buyer, or agent thereof, acting on behalf of the owner; or person under contract to purchase land conditioned upon securing land development approval from the town, who shall have control, authority and responsibility for the orderly processing of land development applications, plan submittals and compliance with any and all conditions of approval issued by the Town. The applicant may also be the developer.

Board of Town Commissioners. Shall mean the Town of Rising Sun Town Commissioners. The term shall also include the use of the words "Commissioners" and "Town Commissioners".

Building. A structure having a roof which is used or intended to be used for the shelter or enclosure of persons, animals, or property. The word "building" shall include any part thereof.

Building Setback Line. (See Town Zoning Code)

Construction (Building Construction). For the purposes of this code, construction shall mean the construction of new buildings, the reconstruction of damaged buildings, the construction of additions to existing buildings, and the alterations of existing building that change the height and area of the building.

Developer. An individual, partnership, firm, corporation, company, or agent thereof that undertakes or participates in the activities covered by these regulations: specifically, the development of land or a subdivision.

Developers Rights and Responsibilities Agreement. Development rights and responsibilities agreements (DRRA's) are agreements between the Town of Rising Sun and a developer or owner of land, under which site specific conditions may be imposed with the right to develop in compliance with the DRRA being vested for a certain period of time. DRRA's attempt to accommodate a developer's desire for certainty and stability in land use regulation relating to a project with the authority of a local government to revise its land use regulations in the public interest. Under Maryland law, a developer's ability to pursue development of a proposed use of a landowner's property is generally subject to future changes in local land use laws unless the landowner has commenced visible work on the land under a validly-issued building permit and intends to continue that construction to completion. In the absence of a DRRA, the Town's Land development sunset provisions would apply.

Development. Means the subdivision of property or any activity other than farming, gardening, or yard maintenance that results in a change in existing site conditions, including the establishment of a use; the change of a use type, intensity of use or density of development; the improvement of property through construction, alteration, renovation or relocation of a structure; the provision of stormwater management or construction of roads, driveways and road access; dumping, extraction, dredging, grading, paving, storage of materials or equipment, green energy projects, land excavation, land clearing, land improvement, landfill operation, or any combination thereof.

Density (Development). Is the number of developed units in a specific area of land. The density of development is determined by the Town's Zoning Code.

1. **Residential Density.** Is measured by dwelling units per acre (du/ac).
2. **Occupancy Density.** Is measured by the number of occupants per occupancy.

Easement. A grant of the use of a parcel of land to the use of the public, a corporation, or person for a specific purpose, without including title to the land. No permanent structure may be built on an easement within the corporate limits of Rising Sun. Any temporary structure may be removed, at the property owner's expense, should the need for access to said easement arise.

Impact Study. A study submitted by the developer indicating the increase in water and sewer usage, increase in population, school enrollment, traffic, and refuse, as a result of the proposed development.

Improvements. An improvement is any change to land that augments the property's value and allows the property owner to make productive use of the land. Improvements can include but are not limited to landscaping, grading, structures, buildings, building components, equipment, electrical system, mechanical systems, roads, sidewalks, curbs, water, sewer, stormwater and green energy.

Intensity (Use). A quantitative measure of intensity of a use of land, which can include non-residential and mixed-use development, but may also include some residential components. Intensity can be expressed in terms of floor area ratio (FAR), which is the amount of land (acres) per parcel or lot, divided by the floor area use to include subfloor areas and multistoried buildings. Land use activities, such as farming, storage, exterior sales, parking etc can also be measured by land (acres) per parcel or lot, divided by the land activity performed.

Land Development Approvals Expiration and Sunset Provision. A predetermined time that any land development approvals shall expire if a developer does not proceed to the next phase of review or approval process in a timely manner; fails to file a recorded plat in a timely manner; or fails to commence, initiate, or meet certain thresholds of project completion in a timely manner.

Land Development Phased Projects. A development of land that is under unified control and is planned and developed as a single piece of property or an assemblage of contiguous properties, by the same developer that will be developed in phases over a period of time to create a single or linked project through interconnected internal vehicular or pedestrian circulation, sharing of infrastructure, or the continuum of design, style or concept by the same proponent or his or her successors. Phased development must be approved under an agreement by the Town and each phase must include a combination of roads, stormwater, utilities, dwellings and or buildings.

Lot. A parcel of land used or set aside and available for use as the site of one or more buildings and buildings accessory thereto or for any other purpose, in one ownership and not divided by a street nor including any land within the limits of a public or private street right-of-way. Lot shall include the words "plot" or "parcel"

Lot Consolidation. A lot consolidation plat is essentially a re-mapping of two or more adjacent lots or parcels of land, combining them into one larger parcel. (See Reverse Subdivision)

Lot Line Adjustment. A lot line adjustment Plat is a survey plat prepared by a registered surveyor or engineer that is designed to adjust or change a common property line between any two (2) or

more adjoining lots of record. Lot line adjustments that will increase the number of parcels that currently exist or that could be legally created from any of the affected lots prior to the adjustment, unless it is limited to the creation of one single family dwelling unit, shall be classified as a minor or major subdivision, in order to prevent the creation of multiple lots over time, without going through the proper subdivision process. A lot line adjustment will not create a lot that either does not comply with the Zoning Ordinance or will increase an existing nonconforming situation on any affected lot. A lot line adjustment plat shall be approved as an Administrative Subdivision and Single Lot Development Review after confirming that all applicable Town Building, Zoning, Subdivision and Land Development Codes have been satisfied.

Person. An individual, heirs, executors, administrators or assigns, and a firm, partnership or corporation, partnership or its or their successors or assigns, or the agent of any of the aforesaid. When the code provides for required actions or penalties for non-compliance, the definition makes it clear that the individuals responsible for administering the activities of these various organizations are subject to compliance with these actions and further subject to any penalties.

Planning Commission. Members appointed by the Town of Rising Sun Board of Commissioners, who are charged with the powers and authority necessary and defined in applicable Town Codes to fulfill its functions, promote planning, and execute the purposes of the Towns Subdivision and Land Development Code. This term shall include the words "Commission" and the "Town of Rising Sun Planning and Zoning Commission."

Public Works Agreement. Public works agreement means an agreement between the developer and the Town setting forth the improvements which the developer will be responsible for and the conditions for the construction and acceptance of such improvements by the Town.

Record Plat/Plan. A drawing of any portion of the land development which is desired to be made and recorded as an official record in the office of the Clerk of the Circuit Court, and which may be all or a portion of a preliminary or final land development plan.

Resubdivision. Means (1) the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law or (2) the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law but does not include conveyances so as to combine existing lots by deed or other instrument.

Reverse Subdivision. A Reverse Subdivision plat is essentially a re-mapping of two or more adjacent lots or parcels of land, combining them into one larger parcel. (See Lot Consolidation)

Right-of-Way. A strip of land set aside to be occupied or intended to be occupied by a street, alley, crosswalk, water line, sanitary line or storm sewer, drainage ditch, utility or for another special use. The usage of the term "right-of-way" hereafter established and shown on the final plat is the legal right, established by plat approval and recordation that grants or authorized the access or passage of the above to transverse across, under, over or through land.

Right-of-Way ;Future.

A right-of-way established to provide future access or passage across, under, over or through land.

Right-of-Way; Ultimate (Street Right of Way). *The street right of way width set aside for future street improvements to accommodate future traffic loads, changes to street widths and pedestrian walkways. The usage of the term "right-of-way" hereafter established and shown on the final plat is to be separate and distinct from lots or parcels adjoining such right-of-way, and not included with the dimensions or areas of such lots or parcels.*

Sidewalk. *A paved walk for pedestrian traffic only and placed generally parallel to a street or highway and within the ultimate street right of way.*

Single Family Dwelling Unit. *A detached dwelling unit with kitchen and sleeping facilities, designed for occupancy by one family, to include their accessory buildings.*

Street. *A public or private way used or intended to be used for passage or travel by automotive vehicles and pedestrians and to provide access to abutting properties. This term shall include the words "highway, avenue, lane, alley, road and viaduct, or any segment or part of the length thereof.*

Street Line. *The dividing line between the street and the lot. The street line shall be the same as the legal right-of-way line provided that where an ultimate right-of-way width for a street has been officially established, the street line shall be the side of the ultimate right-of-way.*

Subdivision.

1. *The division of a single lot, tract, or parcel of land or part thereof into two (2) or more lots, tracts, or parcels of land for the purpose, whether immediate or future, sale, lease, transfer or building development.*
2. *The term "subdivision" includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.*
3. *The term "subdivision" includes lot consolidation and reverse subdivision.*
4. *The term "subdivision" shall also include the construction of any multi-family dwellings, apartments, or commercial facilities of more than one unit, which will not be subdivided within the normal meaning of that term, and which are intended to be leased or rented.*
5. *Any changes in lot boundaries in an approved subdivision shall require re-subdivision.*

Subdivision – Minor. *Minor subdivisions shall consist of the following:*

1. *The division of a single lot, tract, or parcel of land into four (4) or fewer residential lots, tracts, or parcels of land for the purpose, whether immediate or future, of transfer of ownership or of building or expanding a residential development*
2. *Adjustment of property lines that does not qualify as a lot line adjustment.*
3. *A minor subdivision shall not involve any new street or road but can be serviced by private internal roads or drives.*
4. *A minor subdivision shall include the development of land or construction directed toward the occupancy of such land, or the occupancy of any building, building structure, or structures thereon, or on any parcel thereof by more than one (1), but not more than two (2) businesses, professional, personal service, or industrial establishments.*

5. Construction undertaken for any buildings (other than a single-family dwelling) with 10,000 or more but less than 20,000 square feet of total gross floor area, or involve significant changes of use type, intensity of use or density of development and located on undeveloped and not previously approved subdivision parcels where no new streets or other public improvements are involved. This shall include developments and subdivisions whose previous approvals were declared null and void under the Town's land development sunset provisions.
6. Projects involving the provision of stormwater management or construction of roads, driveways and road access; dumping, extraction, dredging, grading, paving, storage of materials or equipment, green energy projects, land excavation, land clearing, land improvement, landfill operation, or any combination thereof as described under the term "Development", that are over 20,000 but less than 100,000 square feet of developed or improved area.

Subdivision – Major. Major subdivisions shall consist of the following:

1. The division of a single lot, tract, or parcel of land into five (5) or more residential lots, tracts, or parcels of land for the purpose, whether immediate or future, of transfer of ownership or of building or expanding a residential development.
2. All multifamily developments of five (5) or more units regardless of the number and size of lots
3. Any development requiring new streets or other public improvements shall be classified as major subdivisions.
4. A major subdivision shall include the development of land or construction directed toward the occupancy of such land, or the occupancy of any building, building structure, or structures thereon, or on any parcel thereof by three (3) or more businesses, professional, personal service, or industrial establishments.
5. Construction undertaken for any buildings (other than a single-family dwelling) with 20,000 or more square feet of total gross floor area, or involve significant changes of use type, intensity of use or density of development and located on undeveloped and not previously approved subdivision parcels where no new streets or other public improvements are involved. This shall include developments and subdivisions whose previous approvals were declared null and void under the Town's land development sunset provisions.
6. Projects involving the provision of stormwater management or construction of roads, driveways and road access; dumping, extraction, dredging, grading, paving, storage of materials or equipment, green energy projects, land excavation, land clearing, land improvement, landfill operation, or any combination thereof as described under the term "Development", of 100,000 square feet or greater of developed or improved area.

Subdivision and Land Development Plan or Plat. A drawing of the land to be developed or a proposed subdivision, showing lots, streets and such other information required by these regulations and as shown in Appendix A. These plans/plats shall be generally defined as follows:

1. **Sketch Plan/Plat.** A voluntary plan of the proposed Land Development project submitted by the applicant for review and approval by the Planning Commission. The Sketch plan shall be created by a design professional, architect, or engineer. The Sketch Plan allows applicants to get staff and Planning Commission review input on various details of a proposed

project. Applicants have the freedom to submit with whatever level of detail they'd like in order to get feedback on any number of issues, but at a minimum must include the minimum submittal requirements as detailed in Appendix A.

2. **Concept Plan.** The 1st of 3 required plan or plat submittals that consist of engineered drawings prepared for the overall planning and proposed development of land. The Concept plan is the initial phase of accurately showing the location, and width of streets, parking and travel ways; arrangement and size of structures; building envelopes, lot sizes, setbacks, wetlands, open space, general easements, loading, storage the relationship of adjoining vacant and developed lands and other pertinent information to capture the intended look and flow of the proposed development, but at a minimum must include the minimum submittal requirements as detailed in Appendix A.
3. **Preliminary Plan/Plat.** The 2nd of 3 required plan or plat submittals, the preliminary plan is a detailed engineered drawing showing all proposed improvements to the land. Concept plan detail requirements shall be carried forward into the preliminary plan with additional attention given to the feasibility of water supply and sewage disposal; general handling of grading, site drainage and stormwater management, and the guidelines of the Comprehensive Plan; the Town's Design Manual and regulations of the Zoning, Subdivision and Land Development Codes. The preliminary plan shall include the approved recommendations and conditions identified in the concept plan review and shall further provide for a transitional phase between the Concept plan and Final plan approval and shall provide a logical sequence and detail of specific information related to the proposed development and as spelled out in Preliminary Plan Submissions in Appendix A. Preliminary plans do not depict final engineering design and details.
4. **Final Plan/Plat.** Is a detailed engineered drawing showing the proposed improvement required in the development of a given parcel and demonstrating the required compliance with all Town Codes and the Towns Design Standards. The Final Plan shall include the required submittals detailed in Appendix A and shall incorporate all recommendations and conditions identified and approved in the concept and preliminary plan review phase.

Town. The word town shall always mean the Town of Rising Sun.

SECTION 3.

All ordinances or parts thereof inconsistent herewith are repealed, rescinded, canceled, and annulled.

SECTION 4.

Should any provision, section, paragraph, or subparagraph of this Ordinance, including any code or text adopted hereby, be declared null and void, illegal, unconstitutional, or otherwise determined to be unenforceable for a court having jurisdiction, the same shall not affect the validity, legality, or enforceability of any other provision, section, paragraph, or subparagraph hereof, including any code text adopted hereby. The Town of Rising Sun hereby declares that

it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared null and void, illegal, unconstitutional, or otherwise determined to be unenforceable. Each such provision, section, paragraph, or subparagraph is expressly declared to be and is deemed severable.

SECTION 5.

That nothing in this ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 8 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 6.

If passed and adopted, the Rising Sun Town Clerk is hereby ordered and directed to cause this ordinance to be published in a newspaper in general circulation.

SECTION 7.

BE IT FURTHER ENACTED that this Ordinance shall become effective twenty (20) days after its adoption.

SECTION 8.

NOW THEREFORE BE IT RESOLVED that this ordinance was introduced on this 9th Day of May 2023.

SECTION 9.

NOW THEREFORE BE IT FURTHER RESOLVED that the Mayor and Commissioners of the Town of Rising Sun passed, approved, and adopted this ordinance on this 30th day of May 2023.

AYES: (3) Commissioner Kleiner, Commissioner Braun and Commissioner Pierson

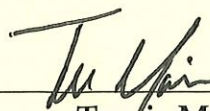
NAYES: (0)

ABSTAIN: (0)

PASSED

THE MAYOR AND COMMISSIONERS OF
THE TOWN OF RISING SUN

BY:



Trayis Marion, Mayor

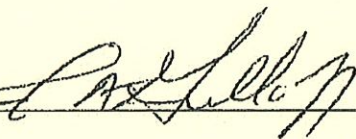
ATTEST:



Judy C Melton
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
THIS 19th DAY OF MAY 2023

BY:



Jack A. Gullo, Jr., - Town Attorney

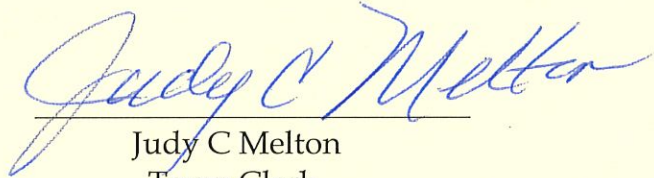
STATE OF MARYLAND)
COUNTY OF CECIL)
TOWN OF RISING SUN)

SS:

CERTIFICATE

I, Judy C Melton, Town Clerk for the Town of Rising Sun, Maryland, do hereby certify that the above and foregoing Ordinance is a true, perfect and complete copy of the Resolution adopted by the Mayor and Commissioners of the Town of Rising Sun, Maryland, and is identical to the original thereof appearing in the official records of the Town of Rising Sun, Maryland and the same has not, since its adoption, been rescinded or amended in any respect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and have affixed the seal of the Town of Rising Sun as of this 31st day of May 2023.



Judy C Melton
Town Clerk