



TOWN OF NORTH EAST

PUBLIC HEARINGS TOWN OF NORTH EAST

Request from Owner/Developer WORF, LLC, 2301 Rutledge Road, Fallston, Maryland 21047. Developer is requesting approval of an amendment to the previously approved (April 11, 2018) Ridgely Forest Master Planned Community Overlay District. Owner/Developer proposes an increase of 16 dwelling units. Current number of dwelling units: 549. Proposed number of dwelling units: 565. Section 5B proposes a decrease of two (2) dwelling units and Section 3B proposes an increase of eighteen (18) dwelling units. Proposed number of Housing Unit types: 345 single family homes, 158 attached duplex homes and 62 townhomes. There are also proposed changes to the Master Planned Community Architectural Design Guidelines Book, and the open space plan. Subject property is zoned "R-4" Mixed Use Residential District with the Master Planned Community Overlay District. Also found on Tax Map 31 Parcel 1279; 971; 675; 1355, 235; 195.94 acres.

The Mayor and Commissioners of the Town of North East will conduct a public hearing to hear the proposal on Wednesday, October 23, 2019 at 7:00 p.m.

The North East Planning Commission will conduct a public hearing on Tuesday, November 5, 2019 at 7:00 p.m. to hear the proposal and form a recommendation to the Mayor and Commissioners.

The Mayor and Commissioners will conduct another public hearing on Wednesday November 13, 2019 at 7:00 p.m. and will render their decision regarding the proposed Ridgely Forest - Master Planned Community Overlay District, following their public hearing.

All public hearings shall be conducted at the North East Town Hall Meeting Room, 106 South Main Street, North East, Maryland. The proposed Ridgely Forest Master Planned Community proposed amendments and changes to the MPC Design Guidelines book is available for review at the North East Town Hall during normal business hours and on the Town's website at www.northeastmd.org. The Public is encouraged to attend.

ADA NOTICE – The Town of North East is committed to ensuring that individuals with disabilities are able to fully participate in public meetings. Anyone planning to attend a public hearing or public meeting announced by the Town of North East, and who wishes to receive auxiliary aids, services or accommodations is invited to contact the Town at least 48 hours in advance, by calling 410-287-5801 or through the Maryland Relay Service (1-800-735-2258 TTY/Voice).