

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO. 04-2020**

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**AN ORDINANCE TO AMEND SECTION 138-5 OF THE TOWN CODE FOR THE PURPOSE  
OF ESTABLISHING REGULATIONS FOR LOT LINE ADJUSTMENTS AND  
ADMINISTRATIVE LOT LINE ADJUSTMENTS.**

**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**, Title 5 of the Land Use Article of the Annotated Code of Maryland authorizes the Town Council to establish subdivision regulations;

**WHEREAS**, Article III, Section 301(b)(54) of the Charter of the Town 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 138 of the Town Code, which regulates and controls the division of land within the Town of Centreville, in order to promote the public health, safety, morals, and general welfare of the town and to provide definitions and word usage in Section 138-5 (B) for the purpose of establishing regulations for lot line adjustments and administrative lot line adjustments.

**NOW, THEREFORE**, be it ordained by the Town Council of Centreville that:

**Section 1.** The recitals set forth above are incorporated herein by reference and made a part of this ordinance.

**Section 2.** Section 138-5 (B) of the Town Code is hereby amended and shall include the following:

LOT LINE ADJUSTMENT

Any alteration of lot lines or dimensions of any lot or sites as shown on a plat previously approved and filed with the Queen Anne's County Office of the Clerk of the Circuit Court.

ADMINISTRATIVE LOT LINE ADJUSTMENT

Adjustment of lot lines between adjoining property owners that do not create additional building lots.

**Section 3.** Section 138-7 of the Town Code is hereby amended to read as follows:

§ 138-7 Plat approval required.

No plat of any subdivision shall be recorded until it shall have been submitted to and approved by the Planning and Zoning Commission as provided herein, except that Administrative Lot Line Adjustments may be reviewed and approved by the Town Manager, or Town Manager's designee, and are subject to the following rules:

- a. Transfer of these lots is not counted in determining the number of lots in a subdivision.

b. Plat requirements are at the discretion of the Town Manager but may not exceed those required in § 138-62 through 138-64.

c. Procedures shall be the same as that for a minor subdivision.


**Section 4.** Section 138-64.B.(4) is hereby amended to read as follows:

(4) The signature of the Chair and Secretary of the Planning and Zoning Commission, except in the case of an Administrative Lot Line Adjustment, in which case it shall be the signature of the Town Manager.

Section 5. All new material has been underlined. Deleted language is shown in double bold faced brackets [ [ ] ].


**Section 6.** This Ordinance shall become effective on the twenty-first day after its enactment.

**ATTEST:**

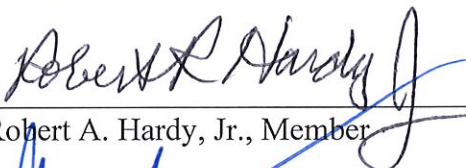
  
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Carolyn M. Brinkley  
Town Clerk


First Reading: 11/19/2020  
Second Reading: 12/17/2020  
Enacted: 12/17/2020  
Effective: 1/7/2021

**THE TOWN COUNCIL OF CENTREVILLE**

  
\_\_\_\_\_  
Timothy E. McCluskey, President

  
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Steven K. Kline, Vice President

  
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Robert A. Hardy, Jr., Member

  
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