

COUNTY COMMISSIONERS OF CAROLINE COUNTY, MARYLAND

LEGISLATIVE BILL #2026-001

INTRODUCED BY: COMMISSIONERS BREEDING, PORTER, AND BARTZ

INTRODUCED ON: FEBRUARY 10, 2026

ATTEST: _____
J. TRAVIS BREEDING, PRESIDENT

PUBLIC HEARING: _____, 2026, BEGINNING AT ___ A.M.
COURTHOUSE, 109 MARKET STREET, ROOM 106
DENTON, MARYLAND

THIRD READING: _____

ENACTED: _____

EFFECTIVE: _____

Chapter 175 – Zoning
Article XXII (“Amendment Procedures”) – New Section 175-202
(“Zoning Map Corrections”)

AN Act to create new Section 175-202 entitled “Zoning Map Corrections” in Article XXII (“Amendment Procedures”) of Chapter 175 - Zoning of the Code of Public Local Laws of Caroline County, Maryland (the “Code”) to provide an administrative procedure for the Planning Director to correct minor, technical or clerical errors in the Zoning Maps of Caroline County.

WHEREAS, the County Commissioners of Caroline County, Maryland (the "County Commissioners") are authorized under Article XI-F of the Maryland Constitution and § 9-308 of the Local Government Article of the Annotated Code of Maryland (the “Local Government Article”) to adopt public local laws in general;

WHEREAS, the County Commissioners are authorized under the Land Use Article, Title 4, of the Annotated Code of Maryland to enact and administer zoning and land use Bills;

WHEREAS, the County Commissioners desire to provide an administrative procedure for the Planning Director to correct minor, technical or clerical errors in the Zoning Maps of Caroline County;

WHEREAS, pursuant to Section 197.B of Chapter 175, the County Commissioners have received the positive recommendation of the Planning Commission and the staff of the Caroline County Department of Planning and Codes regarding enactment of the provisions proposed in this Bill; and

WHEREAS, this Bill may also be known by its short title “New Section 175-202 (“Zoning Map Corrections”) of Chapter 175 – Zoning – Article XXII (“Amendment Procedures”).

NOW, THEREFORE, in an exercise of the County’s police power as a Code Home Rule County, be it enacted by the County Commissioners of Caroline County, Maryland that:

SECTION 1. A NEW SECTION 175-202 “ZONING MAP CORRECTIONS” OF ARTICLE XXII “AMENDMENT PROCEDURES” OF CHAPTER 175 “ZONING” of the Code of Public Local Laws of Caroline County, Maryland be, and it is hereby enacted, to read:

**ARTICLE XXII
AMENDMENT PROCEDURES**

§175-202. ZONING MAP CORRECTIONS.

- A. THE PLANNING DIRECTOR MAY ADMINISTRATIVELY CERTIFY CHANGES TO THE COUNTY’S DIGITAL ZONING LAYER TO CORRECT MINOR, TECHNICAL, OR CLERICAL ERRORS AFFECTING A ZONING DISTRICT BOUNDARY WHEN THERE IS CLEAR AND OBJECTIVE EVIDENCE THAT THE MAPPED BOUNDARY DOES NOT ACCURATELY REFLECT THE ZONING THAT WAS LAWFULLY ADOPTED.**

- B. AN ADMINISTRATIVE CORRECTION UNDER THIS SECTION MAY BE MADE ONLY IN THE FOLLOWING CIRCUMSTANCES:**
 - (1) MORE ACCURATE OR UPDATED PARCEL INFORMATION BECOMES AVAILABLE AS A RESULT OF APPROVED**

DEVELOPMENT ACTIVITY, A RECORDED SUBDIVISION OR BOUNDARY LINE ADJUSTMENT PLAT, A SEALED PROPERTY SURVEY, OR OTHER RELIABLE AND AUTHORITATIVE LAND RECORD INFORMATION.

(2) MINOR DRAFTING, CARTOGRAPHIC, OR OTHER TECHNICAL ERRORS OR OMISSIONS WITHIN THE GIS MAPPING SYSTEM ARE IDENTIFIED, AND CORRECTION OF THE ERROR RESULTS IN THE ZONING DISTRICT BOUNDARY BEING ALIGNED WITH, BUT NOT CHANGING, THE INTENDED LOCATION OF THE BOUNDARY RELATIVE TO THE PARCEL.

(3) THE TEXT OR MAP EXHIBIT ADOPTED AS PART OF A COMPREHENSIVE ZONING ORDINANCE, SECTIONAL MAP AMENDMENT, OR OTHER LEGISLATIVE REZONING ACTION CLEARLY CONFLICTS WITH THE ZONING DISTRICT BOUNDARY SHOWN ON THE DIGITAL ZONING LAYER.

C. ANY CORRECTION MADE IN ACCORDANCE WITH THIS SECTION SHALL BE ADMINISTRATIVE IN NATURE AND SHALL NOT BE CONSTRUED AS, NOR HAVE THE EFFECT OF, A REZONING OR ZONING MAP AMENDMENT.

D. PRIOR TO OR CONCURRENT WITH CERTIFICATION OF A ZONING MAP CORRECTION UNDER THIS SECTION, THE PLANNING DIRECTOR SHALL PROVIDE WRITTEN NOTICE OF THE CORRECTION TO:

(1) THE OWNER(S) OF RECORD OF THE AFFECTED PARCEL(S), AS SHOWN IN THE LAND RECORDS; AND

(2) ANY OTHER PERSON OR AGENCY THE PLANNING DIRECTOR DETERMINES MAY BE DIRECTLY AFFECTED BY THE CORRECTION.

THE NOTICE SHALL INCLUDE A BRIEF DESCRIPTION OF THE CORRECTION, THE BASIS FOR DETERMINATION, AND THE EFFECTIVE DATE OF THE CORRECTION. FAILURE TO RECEIVE NOTICE SHALL NOT INVALIDATE A CORRECTIVE MAP AMENDMENT MADE IN ACCORDANCE WITH THIS SECTION.

E. UPON CERTIFICATION OF A ZONING MAP CORRECTION, THE PLANNING DIRECTOR SHALL SIGN AND DATE A WRITTEN CERTIFICATION DESCRIBING THE CORRECTION AND THE BASIS FOR THE DETERMINATION. THE CERTIFICATION, TOGETHER WITH ANY SUPPORTING DOCUMENTATION, SHALL BE RETAINED

IN THE OFFICIAL ZONING RECORDS OF THE COUNTY. THE SET OF OFFICIAL ZONING MAPS, INCLUDING THE OVERALL ZONING MAP AND THE COUNTY'S DIGITAL ZONING LAYER, SHALL BE UPDATED TO REFLECT THE CORRECTED ZONING FOR THE AFFECTED PARCEL OR PARCELS.

SECTION 2. The Recitals to this Bill are incorporated herein and deemed a substantive part of this Bill.

SECTION 3. This ordinance is necessary to protect the public health, safety, and welfare of the residents of Caroline County, and covers matters of local concern.

SECTION 4. The provisions of this Bill are declared to be severable. If any section, subsection, sentence, clause, phrase, or portion of this Bill is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the same shall be deemed separate, distinct, and independent from, and such holding shall not affect the validity of, the remaining portions of this Bill, it being the intent of the County that this Bill shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

SECTION 5. The Publishers of the Code of Public Local Laws of Caroline County, Maryland (the "Code"), the Caroline County Office of Law, or the Caroline County Department of Planning and Codes, in consultation with and subject to the approval of the County Administrator, shall be authorized to make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, organization, and any internal or external reference or citations to the County Code or the State Code that is incorrect or obsolete, with no further action required by the County Commissioners. All such corrections shall be adequately referenced and described in the editor's note following the section affected.

SECTION 6. The title and summary of this Bill shall be published in at least one newspaper of general circulation in Caroline County three times, at weekly intervals, and within the 4-week period after passage of the Bill, in accordance with §9-311 (i) of the Local Government Article of the Annotated Code of Maryland. The title of this Bill, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Bill for publication and all other purposes. The title is not a substantive part of this Bill for publication and all other purposes. If the Bill is amended, the title may be administratively revised to conform to the content of the Bill as finally enacted.

SECTION 7. AND BE IT FURTHER ENACTED, that upon enactment, this ordinance shall be retroactive and applicable, to the maximum extent permitted by law and subject to the severability clause above, to all Zoning Maps of Caroline County.

ENACTED THIS ____ DAY OF _____, 2026.

ATTEST:

**COUNTY COMMISSIONERS OF
CAROLINE COUNTY, MARYLAND**

Jennifer F. Reibly
Public Information Officer

J. Travis Breeding, President

(SEAL)

Larry C. Porter, Vice-President

N. Franklin Bartz III, Member

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Stewart Barroll
County Attorney

