



Resolution

14-33

WHEREAS, on November 25, 2014 by a vote of 3 to 2 the County Commissioners of Queen Anne's County approved a zoning classification by the Town of Queenstown with regard to certain lands containing 148.212 acres of land, more or less, commonly known as Wheatlands Farm (the "Property").

AND WHEREAS, such zoning classification of Planned Regional Commercial (PRC) would allow for future development of the Property with land uses substantially different and at substantially higher density than the County zoning classification.

AND WHEREAS, no site plan or other indication of the actual intended future development of the property has been provided or furnished to the County.

AND WHEREAS, the property in question is an environmentally sensitive area at the headwaters of the Wye River and in the Chesapeake Bay Critical Area.

AND WHEREAS, the County should have an opportunity to review the actual development proposed and to assess its impacts on the County in terms of traffic, population growth, infrastructure, schools and the environment prior to a final decision on zoning waiver under Section 4-416 of the Local Government Article of the Annotated Code of Maryland.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Resolution No. 14-31 be and is hereby repealed and rescinded and the approval of the County with respect to the zoning classification of PRC and the development of the Property with land uses substantially different or at a substantially higher density than the County zoning classification is hereby withdrawn, rescinded, voided and nullified.

WITNESS the hands and seals of the County Commissioners of Queen Anne's County, Maryland this 9 day of Dec, 2014.

ATTEST:

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY

James J. Moran

Paul W. Comfort

Stephen Wilson

Robert Charles Buckey

Mark A. Anderson

Maryjean Houch