

**IN THE MATTER OF  
COUNTY ORDINANCE 11-12**

**\* BEFORE THE COUNTY  
\* COMMISSIONERS OF  
\* QUEEN ANNE’S COUNTY, MARYLAND**

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**FINDINGS AND DECISION**

**A hearing was held on July 26, 2011 by the County Commissioners of Queen Anne’s County (“the Commissioners”) in the Commissioners’ meeting room, Liberty Building, 107 North Liberty Street, Centreville, Maryland, 21617 on proposed County Ordinance 11-12, An Act Concerning Residential Density and Noncontiguous Development in the Agricultural (AG) and Countryside (CS) Zoning Districts.**

**This matter was initiated by resolution of the Queen Anne’s County Planning Commission pursuant to §18:1-218 of the Code of Public Local Laws of Queen Anne’s County. Its stated objective was to create parity between the allowable densities in Agricultural (AG) and Countryside (CS) Zoning Districts and, since the proposed densities in both districts would be 1 dwelling unit per eight acres, to allow the use of both Agricultural and Countryside Districts interchangeably for noncontiguous development.**

**The Queen Anne’s County Planning Commission forwarded its recommendation on May 24, 2011. The Commissioners have carefully considered the recommendations of the Planning Commission, as well as the testimony received at the July 26 public hearing and the purposes set forth in Article 66B of the Annotated Code, the Comprehensive Plan of Queen Anne’s County and**

**Chapter 18:1 of the County Code and hereby make the following findings and decision:**

**A. Among the objectives of the 2010 Comprehensive Plan, adopted September 7, 2010 was to “proactively manage growth that reflects the County’s vision and adequately provide for thoughtful growth”(See Section 1.0 Land Use Element, Objective 8). The Comprehensive Plan made the following recommendation:**

**Zoning densities in the Countryside (CS) zoning district be made consistent with the current Agricultural (AG) zoning cluster density. Downzone Countryside (CS) from 1 dwelling unit per 5 acres to 1 dwelling unit per 8 acres for cluster subdivision techniques.**

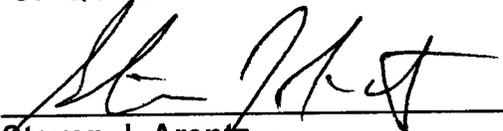
**B. The proposed amendment is designed and would comply with the objective stated above and comply with the recommendation contained in the Plan.**

**C. Allowing the use of noncontiguous development interchangeably for purposes of noncontiguous development would allow for greater flexibility in the rural agricultural area of the County.**

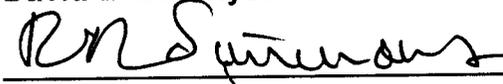
**D. The proposed amendment would preserve and enhance the County’s rural character, encourage in-fill development and preserve open space as new development occurs, all of which are consistent with the purposes set forth in §18:1-4 of the County Code.**

BASED UPON THE FOREGOING, the County Commissioners of Queen Anne's County do hereby agree that County Ordinance 11-12 be and is hereby ADOPTED.

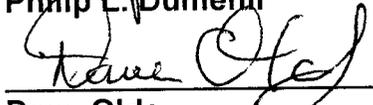
THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

  
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Steven J. Arentz

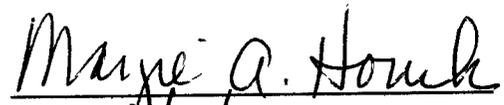
  
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David L. Dunmyer

  
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Bob Simmons

  
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Philip L. Dumenil

  
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Dave Olds

ATTEST:

  
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Marye A. Houck

Date 8/9/11