

NOTICE OF PUBLIC HEARING
THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY

Pursuant to Sections 18-1-221 of the Queen Anne's County Code, the Queen Anne's County Commissioners hereby give notice that they will hold a public hearing for the *comprehensive rezoning* of multiple properties in the County. The comprehensive rezoning amendments were initiated and submitted by individual property owners for consideration by the Planning Commission during the County's *2010 Comprehensive Plan* update. The County's *2010 Comprehensive Plan* was adopted by the Board of County Commissioners on September 7, 2010. The County Commissioners introduced County Ordinance 11-03 on April 24, 2011 which proposed the rezoning of the properties hereinafter described. The proposed rezoning requests will be separately considered and acted upon. The recommendation of the Queen Anne's County Planning Commission is noted below as either "Favorable" or "Unfavorable" Recommendation. Properties affected by this *comprehensive rezoning* change include:

MAP AMENDMENT NO. 1.

- Approximately 0.96 acres of land owned by Kentmorr Marina Properties, LLC, located at 50 Allen Drive, Stevensville; Tax Map 70, Parcel 30, Lot A. From Neighborhood Conservation-20 (NC-20) to Kent Island Suburban Commercial (KISC). Favorable Recommendation.

- Approximately 0.68 acres of land owned by Kentmorr Marina Properties, LLC located 910 Kentmorr Road and described as Parcel 24, Block 1, Lot 19 and part of Lot 18 on Tax Map 70. From Neighborhood Conservation – 20 (NC-20) to Kent Island Suburban Commercial (KISC). Favorable Recommendation.

MAP AMENDMENT NO. 3.

- Approximately 80 acres of land owned by Theodor Sattelmaier, Jr., located at 200 Sattelmaier Lane, Chester; Tax Map 57, Parcel 68. From Countryside (CS) to Neighborhood and Village Center (NVC). Unfavorable Recommendation.

MAP AMENDMENT NO. 4.

- Approximately 12.86 acres of land owned by Lippincott Sailing Yachts, Inc., located at 3420 Main Street, Grasonville; Tax Map 58, Parcel 607. From Village Center (VC) to Waterside Village Center (WVC). Favorable Recommendation.

MAP AMENDMENT NO. 16.

- Approximately 6.21 acres of land owned by Daniel J. and Patricia Gannon, located at 2431 Bennett Point Road, Queenstown; Tax Map 72, Parcel 118. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1). Favorable Recommendation.

- Approximately 6.40 acres of land owned by Keith W. and Deborah S. Patten, located at 325 Cove Road, Queenstown; Tax Map 72, Parcel 114. From Neighborhood

Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1). Favorable Recommendation.

- Approximately 2.88 acres of land owned by William H. Jr., and Cheryl L. Helms, located at 2451 Bennett Point Road, Queenstown; Tax Map 72, Parcel 112. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1). Favorable Recommendation.
- Approximately 15 acres of land owned by R. Errol and Barbara J. Houck, located at 140 Heather Drive, Queenstown; Tax Map 72, Parcel 121. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1). Unfavorable Recommendation.
- Approximately 26.88 acres of land owned by Anne S. Parr, located at 2403 Bennett Point Road, Queenstown; Tax Map 72, Parcel 94. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1). Unfavorable Recommendation.
- Approximately 5 acres of land owned by Helen T. Hompe, located at 515 Queens Drive, Queenstown; Tax Map 73, Parcel 42. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1). Unfavorable Recommendation.

MAP AMENDMENT NO. 20.

- Approximately 216 acres of land owned by Whalou Properties, LLC., located at Route 50 and Route 213, Wye Mills; Tax Map 60, Parcel 18. From Agriculture (AG) to Light Industrial Highway Commercial (LIHS) or other. Unfavorable Recommendation with suggestion for further study.

MAP AMENDMENT NO. 21.

- Approximately 173.64 acres of land owned by Michael Foster, located at 420 College Drive, Wye Mills; Tax Map 67, Parcel 7. From Agriculture (AG) to Suburban Commercial (SC) and Suburban Estate (SE). Unfavorable Recommendation with suggestion for further study.

MAP AMENDMENT NO. 22.

- Approximately 78 acres of land owned by Daniel and Joan Kramer, located at 137 Wye Mills Garden Lane, Wye Mills; Tax Map 67, Parcel 4. From Countryside (CS) and Agriculture (AG) to Countryside (CS). Favorable Recommendation.

MAP AMENDMENT NO. 23.

- Approximately 55.4 acres of land owned by Bill Sylvester, located at Route 404 and Route 309, Queen Anne; Tax Map 69, Parcel 14. From Agriculture (AG) to commercial/mixed-use. Unfavorable Recommendation with suggestion for further study.

MAP AMENDMENT NO. 24.

- Approximately 2.5 acres of land owned by Bryan Higgs, located at 5318 Church Hill Road, Church Hill; Tax Map 16, Parcel 9. From Agriculture (AG) and Village Center (VC) to Village Center (VC). Favorable Recommendation.

MAP AMENDMENT NO. 25.

- Approximately 1.5 acres of land owned by Wendy M. Cox, located at 1907 McGinnes Road, Chestertown; Tax Map 5, Parcel 107. From Neighborhood Conservation-1 (NC-1) to Suburban Commercial (SC). Favorable Recommendation.

MAP AMENDMENT NO. 26.

- Approximately 1.65 acres of land owned by Wendy M. Cox, located behind the property described immediately above at 1907 McGinnes Road, Chestertown; Tax Map 5, Parcel 35. From Neighborhood Conservation-1 (NC-1) to Suburban Commercial (SC). Favorable Recommendation.

The hearing will be held on:

TUESDAY, MAY 24, 2011 AT 6:25 P.M.
AT COUNTY COMMISSIONER'S MEETING ROOM
LIBERTY BUILDING
107 NORTH LIBERTY STREET
CENTREVILLE MD 21617

The purpose of the public hearing is to provide an opportunity of all interested persons to be heard on the proposed zoning map amendments.

The proposed zoning map amendments and all supporting documentation may be reviewed at the Department of Land Use, Growth Management & Environment, 160 Coursevall Drive, Centreville MD 21617, Monday – Friday between the hours of 8:00 a.m. and 4:30 p.m.

Speakers may be limited to three minutes each but written testimony of any length may be submitted to the County Commissioners on or before the hearing, by delivering to the Offices of the County Commissioners, Liberty Building, 107 North Liberty Street, Centreville, Maryland 21617.

All hearing sites are accessible to individuals with disabilities. Sign language interpreters and assistive listening systems will be available for individuals with hearing impairments. Please contact Tina Miles at (410) 758-4406 or TDD (410) 758-2126 at least seven (7) days prior to the hearing date if any assistance is needed for this hearing.