

2. The property is not generally suitable for residential purposes. The NC-2 district normally contemplates an average lot size of 2 acres. The property is only slightly more than 16,000 square feet in size. The property is adjacent to a railroad track and is currently unimproved. Given NC-2 setback requirements, the property would be virtually unusable for residential purposes.
3. No evidence was presented regarding population change in the area. The County Commissioners note that the area surrounding the subject property has been relatively stable in terms of population growth.
4. Public water and sewer are not available to the property. Any industrial use of the property would be restricted in size by the lack of such facilities.
5. The property is on a public road, bordered by a railroad track and in close proximity to Route 301, the major highway in the northern part of Queen Anne's County.
6. The continued use of the property for industrial activity is consistent with its prior usage and compatible with the surrounding neighborhood and potential development in the area.
7. The rezoning is consistent with the Queen Anne's County Master Plan. The property is in close proximity to (and almost entirely surrounded by) other SI zoned lands.

Based on the foregoing the County Commissioners of Queen Anne's

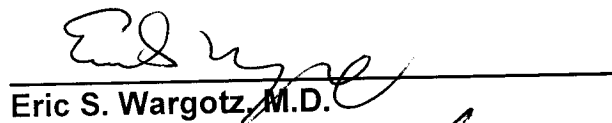
County find that a mistake was made when parcel 76 on Tax Map 30 was zoned Neighborhood Conservation (NC-2) and that a rezoning is warranted. Therefore, Parcel 76, Tax Map 30 be and is hereby redesignated Suburban Industrial (SI).

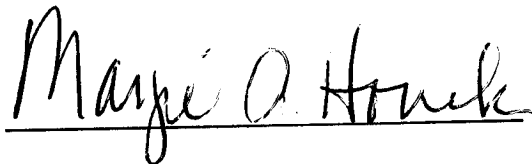
Dated: 9/9/09, 2009

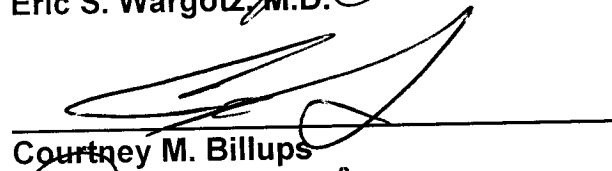
WITNESS:

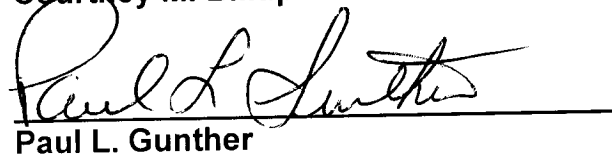
THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY


Gene Ransom, III


Eric S. Wargotz, M.D.


Maggi A. Horne


Courtney M. Billups


Paul L. Gunther


Carol R. Fordonski