

IN THE MATTER OF THE	* BEFORE THE
REZONING OF 2.29 ACRES,	* COUNTY COMMISSIONERS
MORE OR LESS, A PORTION OF	* OF QUEEN ANNE'S COUNTY
PARCEL 30 ON TAX MAP 49 FROM	* CO 09-22
KENT ISLAND SUBURBAN	*
COMMERCIAL (KISC) TO URBAN	*
RESIDENTIAL (UR)	*

FINDINGS OF FACT

On September 10, 2009 the staff of the Department of Land Use, Growth Management & Environment recommended that an area of approximately 2.29 acres located at 100, 102, 104 and 106 Schooner Way and 100, 102, 104, 106, 108, 200, 202, 204, 300, 302, 304, 306, 308, 310, 410, 403 and 405 Body Neck Road, a portion of Parcel 30 on Queen Anne's County Tax Map No. 49 ("the Property") be rezoned from Kent Island Suburban Commercial (KISC) zoning to Urban Residential (UR) zoning.

The Queen Anne's County Planning Commission recommended approval of this rezoning at their meeting of September 10, 2009.

County Ordinance 09-22 was introduced by the County Commissioners on November 24, 2009 and following public notice and advertisement a public hearing was held on December 22, 2009 at 6:15 p.m. in the County Commissioners meeting room, 107 North Liberty Street, Centreville, Maryland 21617.

Upon consideration of the proposed amendment, the recommendations of the Queen Anne's County Planning Commission, the testimony received and other evidence presented at the hearing, the County Commissioners do find as follows:

- A. The Property in question is a small portion of the Bayside Condominium project. The majority of the project is zoned UR. The Property was mistakenly given a KISC designation.
- B. The proposed rezoning is consistent with the purposes contained in Article 66B of the Annotated Code of Maryland, in the Comprehensive Plan for Queen Anne's County and in Chapter 18:1 of the Code of Public Local Laws.
- C. There is no evidence of change related to population, public facilities or present or future transportation patterns. The Property is part of an existing development in the UR zoning district and the zoning of the property should be compatible with, and identical to, the zoning of the balance of the development.

Based on the foregoing, the County Commissioners do find and determine that a mistake was made in the existing zoning classification of the Property.

ADOPTED this ____ day of _____, 2010 by the County Commissioners of Queen Anne's County.

Margie Houck
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Gene Ransom

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