

AMENDMENT NO. 6
TO
PENDING COUNTY ORDINANCE NO. 03-17

AN AMENDMENT TO A BILL ENTITLED

AN ACT CONCERNING the adoption of a new Comprehensive Zoning Ordinance and Subdivision Regulations including the adoption of new Official Queen Anne's County Zoning Maps.

FOR THE PURPOSE of applying the additional standards for major extraction and major and minor dredge disposal to organic fertilizer storage and transfer operations; by amending Section 18-1-95(e) (1) (2) (3) and (4) of pending County Ordinance No. 03-17.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18-1-95(e) (1) (2) (3) and (4) of pending County Ordinance No. 03-17 be amended as follows:

18-1-95 Additional Standards for Specified Conditional Uses.

. . . .

(e) Major extraction, Major and minor dredge disposal, and organic fertilizer storage and transfer operations.

(1) Extraction includes sand, clay, shale, gravel, topsoil or similar extractive operations, including borrow pits (excavations for removing material for filling operations), and dredge disposal operations are limited to land disposal or storage of dredge materials from navigable waters and organic fertilizer storage and transfer operations are limited to use of the fertilizer on the property on which the operation is proposed.

(2) All applications for a zoning permit for all industrial or agricultural support proposals requiring conditional use approval shall, in addition to what is otherwise required for a conditional use permit, be presented to the Planning Commission during a public hearing. The Planning Commission shall forward its report and recommendations to the Board of Appeals within sixty (60) days of the Planning Commission's review. The Board of Appeals shall not render its decision until the Planning Commission recommendations have been received and reviewed.

(i) Any extraction and disposal proposals for the treatment of effluent for a single family home or community effluent systems

that are part of a residential subdivision, are excluded from this requirement.

(ii) Any alteration to a proposed end Use or reclamation use requires mandatory Board of Appeals approval.

(3) When applying for a zoning permit, the applicant shall provide, in addition to what is otherwise required for a conditional use permit:

(i) A plan of general area within a one-mile radius of the site at a scale of one thousand (1,000) feet to the inch or less with a ten (10) foot contour interval or less that includes the information specified in paragraph (4) of this Subsection;

(ii) A plan of the proposed site at a scale of 100 feet to the inch or less with a two foot contour interval or less that includes the information specified in paragraph (S) of this Subsection; and

(iii) A plan of operation that includes the information specified in paragraph (6) of this Subsection.

(4) The general plan shall show:

(i) Existing data that includes:

1. The location of the proposed site;
2. The land use pattern, including building locations and historical sites and buildings within a one-mile radius of the proposed site; and
3. Roads, indicating major roads and showing width, weight loads, types of surfaces and traffic data.

(ii) Site and geological data that includes:

1. Surface drainage patterns;
2. Vegetation cover on the site and dominant species; and
3. Annual precipitation and dominant seasonal wind direction.

(iii) The proposed operation of the site that includes:

1. For extractive operations:

- i. Type of material to be removed;
- ii. Annual removal rate;
- iii. Methods of extraction, including types of equipment, use of conveyors and use of blasting materials;
- iv. Supplementary processes, drying, grading, mixing or manufacturing;
- v. Estimated life of the operation and maximum extent of area disturbed, final depths and side wall slopes; and
- vi. Approved sediment erosion control plan.

2. For dredge disposal facilities and organic fertilizer storage and transfer operations:

- i. Approximate number of cubic yards of dredge material to be accepted per day, or thousands of gallons;
- ii. A detailed description of the operation;
- iii. Methods of protecting material from exposure to wind, rain, or biological influences;
- iv. Type and origin of the materials;
- v. The average number of vehicles entering the site and the routes taken to get there;
- vi. The ability of roads and bridges to support such loadings;
- vii. On-site management techniques used to protect against odor, dust, litter and animal or insect vectors; and
- viii. Data on previous developments that have been approved by the County for building permits, zoning reviews, subdivisions or land development.

SECTION II

BE IT FURTHER ENACTED that this Amendment shall be effective immediately upon its passage.

INTRODUCED BY: Commissioner Ransom

DATED: October 28, 2003

VOTE: 5 yea 0 nay

DATE: October 28, 2003