

IN THE MATTER OF THE	*	BEFORE THE
PETITION OF HENRY COVINGTON	*	COUNTY COMMISSIONERS
AND WIFE FOR REZONING OF PART	*	OF QUEEN ANNE'S COUNTY
OR PARCEL 4, TAX MAP 52	*	
THIRD ELECTION DISTRICT	*	COUNTY ORDINANCE 99-13
QUEEN ANNE'S COUNTY	*	

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FINDINGS OF FACT AND DECISION

A hearing was held on September 7, 1999 at 10:00 a.m. in the County Commissioners meeting room, Liberty Building, 107 N. Liberty Street, Centreville, Maryland on the Petition and Amended Petition of Henry Covington and Kathryn Covington to rezone 5 acres of property from AG zoning district to LIHS zoning district and to simultaneously rezone 5 acres of property from LIHS zoning district to AG zoning district. The property in question is part of parcel 4 as shown on Queen Anne's County Sectional Zoning Map No. 52. The exact dimensions of the areas proposed to be rezoned are shown on Exhibit 1 filed with the Amended Petition of Henry and Kathryn R. Covington.

After consideration of the testimony and exhibits presented, the recommendations of the Queen Anne's County Planning Commission, the purposes set forth in Article 66B of the Annotated Code of Maryland and the Comprehensive Plan for Queen Anne's County, it was unanimously RESOLVED that the County Commissioners of Queen Anne's County make the following findings:

A. The 1994 Comprehensive Rezoning indicates the property is generally appropriate for a LIHS zoning district.

B. The existing configuration of the LIHS district failed to consider and provide for acceptable State Highway access to the property. There is, therefore, strong evidence of a mistake given the configuration of the existing zoning.

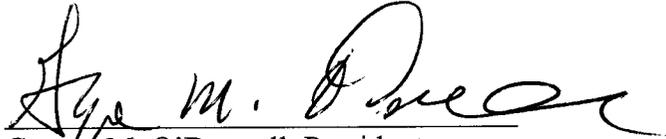
C. In accordance with Section 18-1-300 (c) of the Code, it is specifically found that no significant change in population, availability of public facilities or present and future public transportation patterns was demonstrated. It is, however, specifically determined that the proposed rezoning will significantly increase compatibility of future development of the area with the balance of the property in the area.

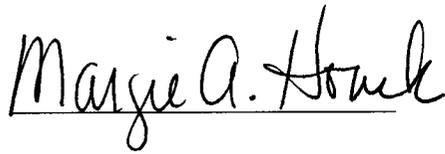
D. The findings of the Queen Anne's County Planning Commission are adopted by reference.

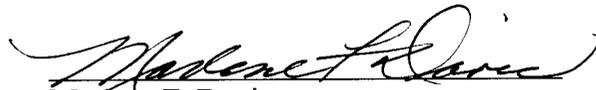
Based on the foregoing the County Commissioners do determine that a mistake was made in the existing zoning of the subject property and the requested rezoning is therefore **ORDAINED** and **ENACTED** as requested in the Amended Petition of Henry Covington and Kathryn Covington, his wife.

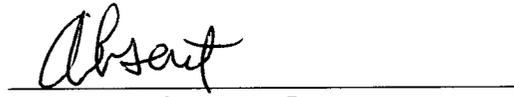
Attest:

THE COUNTY COMMISSIONERS OF  
QUEEN ANNE'S COUNTY

  
George M. O'Donnell, President



  
Marlene F. Davis

  
John T. McQueeney, Jr.

Dated: October 19, 1999

kjr-county-covington