



**Queen
Anne's
County**

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
J. Patrick McLaughlin, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

ACTION ITEM

MEMORANDUM

DATE: MAY 13, 2025
TO: QUEEN ANNE'S COUNTY COMMISSIONERS
FROM: STEPHANIE JONES, PRINCIPAL PLANNER
SUBJECT: DOUGLAS SCOTT GRAY, JR –CITIZEN SPONSORED TEXT AMENDMENT
#25-05 INDOOR SHOOTING RANGE IN TOWN CENTER (TC) DISTRICT

Citizen sponsored text amendment #25-05 was conveyed from the County Commissioners to the Planning Commission on February 25, 2025 for investigation and recommendation.

OBJECTIVE

The intent of Text Amendment/County Ordinance #25-05 is to add indoor shooting ranges to the list of permitted uses in the Town Center (TC) District and to include a setback that the use must be located 100 feet from any residential use.

PLANNING COMMISSION RECOMMENDATION

At the April 10, 2025 Planning Commission meeting, after reviewing the staff memo and applicant's testimony the members voted (4:1) to send an unfavorable recommendation to the County Commissioners regarding the proposed amendment. The Commission discussed the history of the recent indoor shooting range text amendment (County Ord. #24-13), noise, safety, and the intent and purpose of zoning districts in relation to the proposed use. The Planning Commission found the ordinance to be inconsistent with the Zoning and Subdivision Regulations, Maryland Land Use Article, and the 2022 *Comprehensive Plan*. Specifically, the Planning Commission found that the TC District is a mixed-use district with a focus on pedestrian oriented residential uses and nonresidential uses. Industrial uses are limited in the TC District.

COUNTY COMMISSIONER ACTION

Action Requested:

Introduce TA/CO #25-05 as presented (legislation attached) and schedule a Public Hearing.

Suggested Motion:

I move to introduce and schedule a public hearing regarding TA/CO #25-05.

Attachments: Ordinance #25-05, Planning Commission recommendation letter, Planning Commission April 10, 2025 Memorandum and attachments (Application and proposed ordinance, Applicable Laws, Recommendation from Economic Development Commission)

COUNTY ORDINANCE NO. 25-05

A BILL ENTITLED

AN ACT CONCERNING Indoor Shooting Ranges in Queen Anne's County;

FOR THE PURPOSE of allowing indoor shooting ranges as a permitted use in the Town Center (TC) District in Queen Anne's County; requiring that said uses be located a minimum of 100 feet from any residential use; and generally permitting and regulating indoor shooting ranges in the Town Center (TC) District in Queen Anne's County;

BY ADDING Subsection 18:1-28 C. (1)(ss) to the Code of Public Local Laws of Queen Anne's County, Maryland;

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18:1-28 C. (1)(ss) be ADDED to the Code of Public Local Laws, to read as follows:

18:1-28 Town Center (TC) District

C. *Uses.*

(1) Permitted *uses.*

(ss) SHOOTING RANGE, INDOOR; SHALL BE LOCATED AT A MINIMUM OF 100 FEET FROM ANY *RESIDENTIAL USE.*

SECTION II

BE IT FURTHER ENACTED that this Ordinance shall take effect on the forty-sixth (46th) day following its adoption.

INTRODUCED BY: _____

DATE: _____

PUBLIC HEARING HELD: _____

VOTE: _____ YEA _____ NAY

DATE OF ADOPTION: _____



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Christopher M. Corchiarino, District 4

May 13, 2025

Christopher M. Corchiarino, President
The County Commissioners of
Queen Anne's County
The Liberty Building
107 North Liberty Street
Centreville, MD 21617

Re: Douglas Scott Gray, Jr – Citizen Sponsored Text Amendment
#25-05 – Indoor Shooting Range in Town Center (TC) District

Dear President Corchiarino,

At its April 10, 2025 meeting, the Planning Commission reviewed citizen sponsored text amendment #25-05, Indoor Shooting Range in the TC District submitted by Douglas Scott Gray, Jr. The intent of Text Amendment/County Ordinance #25-05 is to add indoor shooting ranges to the list of permitted uses in the Town Center (TC) District and to include a setback that the use must be located 100 feet from any residential use.

Having reviewed the staff memo and applicant's testimony, the members voted (4:1) to send an unfavorable recommendation to the County Commissioners regarding the proposed amendment. The Commission discussed the history of the recent indoor shooting range text amendment (County Ord. #24-13), noise, safety, and the intent and purpose of zoning districts in relation to the proposed use. No public comment was received.

Furthermore, the Planning Commission found the ordinance to be inconsistent with the Zoning and Subdivision Regulations, Maryland Land Use Article, and the *2022 Comprehensive Plan*.

Sincerely,

Sharon Dobson
Chairman
QUEEN ANNE'S COUNTY
PLANNING COMMISSION

CC: Douglas Scott Gray, Jr



County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
J. Patrick McLaughlin, District 2
Philip L. Dumenil, District 3
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MEMORANDUM

DATE: APRIL 10, 2025
TO: QUEEN ANNE'S COUNTY PLANNING COMMISSION
FROM: STEPHANIE JONES, PRINCIPAL PLANNER
SUBJECT: CITIZEN SPONSORED TEXT AMENDMENT
#25-05 – INDOOR SHOOTING RANGE IN TOWN CENTER (TC) DISTRICT

Citizen sponsored text amendments can be submitted to the County Commissioners the first ten business days in February in accordance with Article XXIX of the Zoning and Subdivision Regulations. The 2025 citizen sponsored text amendments were conveyed from the County Commissioners to the Planning Commission on February 28, 2025 for investigation and recommendation.

Background and Objective:

The intent of Text Amendment/County Ordinance #25-05 is to add indoor shooting ranges to the list of permitted uses in the Town Center (TC) District and to include a setback that the use must be located 100 feet from any residential use.

Proposed Text Amendment/ County Ordinance #25-05 is to amend § 18:1-28.C, permitted uses in the Town Center (TC) District.

See attachment for proposed ordinance.

Comments:

- An indoor shooting range is defined by an enclosed facility designed for the shooting of firearms for commercial, recreational, or training purposes. An indoor shooting range may include the service of gunsmithing, the retail sale of firearms and firearms-related equipment, an area designated for physical training, and an area designated for firearm-related educational purposes.
- The TC District is intended to provide higher-density, mixed-use development and redevelopment along the Chester Main Street corridor as identified in the Community Plan Chapter of the 2022 Comprehensive Plan. Design standards and guidelines are incorporated within this district to foster an attractive, pedestrian-oriented pattern of mixed-use residential and nonresidential development that focuses on the local roads as opposed to U.S. 50/301.
 - The TC District is located specifically within the Growth Area on Kent Island between U.S. Route 50/301 and Four Seasons and on the south side of U.S. Route 50/301 on both sides of Postal Road and M.D. Route 18 (Main Street) in Chester.
- Applicable History

- In 2024, County Ordinance #24-13 was adopted to include and define indoor shooting ranges as a permitted use in the Airport Protection Kent Island Gateway (APKIG) District, Urban Commercial (UC) District, Suburban Industrial (SI) District, and Suburban Industrial Business Employment (SIBE) District as a permitted use. All districts require that the use be located 100 feet from any residential use.
- Legal counsel was provided to draft a text amendment to define an indoor shooting range and to identify it as a commercial/industrial use.
- Further research at that time indicated that across the State of Maryland jurisdictions that have included indoor shooting facilities within their codes added the use to commercial and industrial districts as a conditional use.
- The TC District was not included within County Ordinance #24-13 because the TC District is a mixed-use district with a focus on pedestrian residential and non-residential oriented patterns. Residential uses such as institutional residential and single-family dwellings are permitted. As well, not all light industrial uses are permitted as they are in the UC District, see § 18:1-28.C(1)(pp). Uses that are excluded are bulk materials or machinery, food processing and packing, fuel oil storage and sales, material sales or storage yards, and warehouses.
- This use was not added to the list of light industrial or commercial because there was an intent to keep the use limited.
- The proposed amendment is consistent with the existing code as it proposed to add the same setbacks as required by other uses.
- The Gun Control Act administered by the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) of the Department of Justice contains federal licensing standards for firearm businesses. This facility would require a Federal Firearms License “FFL” from the ATF.
- A Handgun Qualification License (HQL) through the State of Maryland is not required to fire at a gun range, although it is required to purchase, rent, or receive a handgun.
- Maryland State Police regulates dealers and possession of a firearm.
- Maryland trader’s license is required to sell firearms.
- According to the International Building Code, there are no specific standards for an indoor shooting range, but a licensed engineer/architect would be required to complete the design of the facility according to the most similar use which is a bowling alley. In addition, the standards for lead and noise must be addressed, as listed below.
- COMAR 26.02.03.02 addresses standards for environmental noises and levels for which specific uses may not exceed.
- According to the International Mechanical Code, 502.19, ventilation shall be provided in an approved manner in areas utilized as indoor firing ranges. Ventilation shall be designed to protect employees and the public in accordance with U.S. Department of Labor (DOL) 29 CFR 1910.1025 where applicable. This section applies to occupational exposure to lead. Indoor shooting ranges require high-quality air filtering.
- The U.S. Department of Labor (DOL) 29 CFR 1910.95 addresses permissible occupational noise exposure limits. The permissible exposure limit for noise at indoor shooting ranges in 90 decibels with a weighted average over an 8-hour period.
- According to 40 CFR 261.3 lead is a hazardous waste. A lead abatement plan must be established. The Resource Conservation and Recovery Act 40 CFR 261.4(13) allows the recycling of lead but includes recordkeeping requirements.
- The comprehensive plan does not directly address the use of indoor shooting ranges, but it does support the creation of employment activity and destinations for niche tourism. As well, it indicates that non-residential land uses need to be reviewed and amended appropriately.

Recommendation:

Planning Staff recommends that the Planning Commission send an unfavorable recommendation to the Board of County Commissioners on the proposed amendment specifically due to the fact that this use was recently added to the code with the exclusion of the TC District for reasons cited above.

The Planning Commission recommendation should include consistency with §18:1, Md. Code Ann., Land Use, and the Comprehensive Plan.

- See above or include discussion points to provide consistency findings regarding the comprehensive plan and zoning and subdivision regulations.

Resolution:

RESOLVED, that the Planning Commission makes a **FAVORABLE/UNFAVORABLE** recommendation to the Board of County Commissioners regarding Citizen Sponsored Text Amendment #25-05 to add indoor shooting ranges to the list of permitted uses in the Town Center (TC) District and to include a setback that the use must be located 100 feet from any residential use. The Planning Commission provides the following findings:

(*PROVIDE FINDINGS FROM THE STAFF REPORT OR DISCUSSION RELATIVE TO CONSISTENCY/INCONSISTENCY WITH:

- ***THE ZONING AND SUBDIVISION REGULATIONS,***
- ***ANNOTATED CODE OF MARYLAND (LAND USE ARTICLE)***
- ***THE COMPREHENSIVE PLAN *)***

Attachments: Application and proposed ordinance, Applicable Laws, Recommendation from Economic Development Commission

February 11, 2025

HAND DELIVERED

The County Commissioners for
Queen Anne's County
C/O Stephanie I. Jones
107 North Liberty Street
Centreville, Maryland 21617

Re: Petition for Text Amendment - Douglas Scott Gray, Jr.

Dear Commissioners:

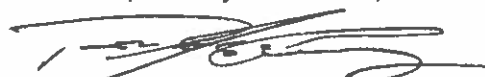
Please find enclosed a "Petition for Proposed Text Amendment" requesting an amendment to the provision of Chapter 18 of the County Code, Section 18: 1-28 Town Center (TC) zoning district standards. The purpose of the proposed amendment is to add indoor shooting ranges as a permitted use in the TC zone.

I am a property owner in Queen Anne's County, located at 312 Loblolly Way, Grasonville, MD 21638. I also own the business known as RS Shooting Sports, LLC.

I respectfully request that the Proposed for Text Amendment be processed in accordance with Section 18:1-218 of the County Code and forwarded to the Planning Commission for its review and recommendation.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Douglas Scott Gray, Jr

RECEIVED

FEB 11 2025

**QUEEN ANNE'S COUNTY
PLANNING & ZONING**

approve the proposed amendment to Section 18:1-28 of the County Code, Town Center District.

Respectfully submitted,

Douglas Scott Gray, Jr.

A handwritten signature in black ink, appearing to read "Douglas Scott Gray, Jr.", written over a horizontal line.

PETITION FOR A PROPOSED TEXT AMENDMENT

SECTION 18:1-28 OF THE
QUEEN ANNE'S COUNTY CODE

NOW COMES, Douglas Scott Gray, Jr. (owner of the business known as RS Shooting Sports, LLC), owner of the property located at 312 Loblolly Way, Grasonville, MD 21638, and in accordance with the Queen Anne's County Code, Sections 18:1-215 through 18:1-222, hereby submits to the County Commissioners for Queen Anne's County, MD the following proposed amendment to Section 18:1-28 of the County Code, Town Center District:

(Bold indicates language proposed to be added to the County Code. Strike through indicates language proposed to be deleted from the County Code).

18:1-28 Town Center (TC) District

C. *Uses.*

(1) *Permitted uses.*

(ss) *Shooting range, indoor; shall be located at a minimum of 100 feet from any residential use.*

WHEREFORE, the Petitioner respectfully requests that the County Commissioners for Queen Anne's County, Maryland accept, process, introduce and

**TEXT/CODE AMENDMENT APPLICATION
QUEEN ANNE'S COUNTY CODE - LOCAL REGULATIONS
CHAPTER 18:1 ZONING AND SUBDIVISION REGULATIONS**



Queen Anne's County Department of Planning and Zoning
110 Vincit Building, Suite 104, Centreville, MD 21620
410-758-1255 (phone) • 410-758-2509 (fax)

Pursuant to Part 7, "Administration, Enforcement, and Special Procedures", Article XXIX, § 18:1-218 "Proposal of amendment", of the Queen Anne's County Code - Local Regulations, I/We _____

Douglas Scott Gray, Jr. (owner of the business known as RS Shooting Sports, LLC)

Applicant's Name

of 312 Loblolly Way, Grasonville, MD 21638 (443-496-2366)

Address

Telephone Number

hereby petition the County Commissioners of Queen Anne's County to amend Chapter 18, Zoning and Subdivision Regulations of Queen Anne's County, Maryland. I/We propose to amend Article Chapter 18, Article V, Section 18:1-28 Town Center (TC) District, Permitted uses (18:1-28.C.(1)), as follows: SEE ATTACHED

The purpose of the proposed amendment is to permit: indoor shooting ranges, to be located at a minimum of 100 feet from any residential use, in the Town Center District.

[Signature]
Applicant's Signature

By: Douglas Scott Gray, Jr.

02/11/2025
Date

Please Note: The application for an amendment to the text of this Code shall, at a minimum state in particular, the Article, Section, and paragraph sought to be amended (noted above). The application shall contain the language of the proposed amendment and all supplemental and supporting documentation must be included (add additional sheets as necessary).

Instructions: § 18:1-218 specifies that applications for text amendments be filed with the Office of the Clerk to the County Commissioners for consideration by the County Commissioners only during the first 10 business days in the month of February of each calendar year.

For Office Use Only:

File Number County Ord. #25-05

Date Filed February 11, 2025

Date Referred to Planning Commission February 25, 2025

Date Recommend. Rec'd from Plan. Comm. _____

County Comm. Public Hearing Date _____

County Commissioners Action _____

Date of Action _____

Enacted 9 January 2020

APPLICABLE LAWS AND FINDINGS

Annotated Code of Maryland/Land Use Article

§ 4-204. Zoning regulations -- Amendment, repeal, and reclassification

(a) Authority. -- Zoning regulations and boundaries may be amended or repealed.

Chapter 18:1

§ 18:1-28 Town Center (TC) District

- A. Purpose. This district is intended to provide higher-density, mixed-use development and redevelopment along the Chester Main Street corridor as identified in the Chester/Stevensville Community Plan (MD Route 18, Main Street, Postal Road and Piney Creek Service Road). Design standards and guidelines are incorporated within this district to foster an attractive, pedestrian-oriented pattern of mixed-use residential and nonresidential development that focuses on the local roads as opposed to U.S. 50/301.
- B. Location. The TC District is intended to have specific application to the planning area identified by the Chester/Stevensville Community Plan.

Article XXIX. Amendments

§18:1-218.A.1 Proposal of Amendment

A proposal for a text amendment, other than an amendment to the Subdivision Regulations, may be initiated by:

- (a) Resolution of the County Commissioners;
- (b) Resolution of the Planning Commission; or
- (c) Petition of a property owner or property owners acting as a private citizens' group filed with the County Commissioners.

§18:1-220 Action by Planning Commission

- A. Consideration. In considering any proposed amendment, the Planning Commission shall cause such investigation to be made as it deems necessary and for this purpose may require any person concerned to submit pertinent data and information.
- B. Hearing. Before making any recommendation with respect to an amendment involving comprehensive rezoning or an amendment of the Subdivision Regulations, the Planning Commission shall hold at least one public hearing.
- C. Report.
- (1) The Commission shall submit its report and recommendation to the County Commissioners within 90 days from the date when it receives the proposal, unless an extension of time is granted by the County Commissioners.
 - (2) The recommendations of the Planning Commission shall include discussion of the matters required to be considered by the County Commissioners.

§18:1-221 Consideration by County Commissioners

- C. Matters considered. In addition to other matters pertinent to the proposed amendment, the County Commissioners shall give specific consideration to the following matters:
- (1) The purposes set forth in Article 66B of the Annotated Code of Maryland [Land Use Article], the Comprehensive Plan, and this Chapter 18:1;
 - (2) The recommendations of the Planning Commission; and
 - (3) The relation of the proposed amendment to the Comprehensive Plan.

18:App-1 Definitions

SHOOTING RANGE, INDOOR

An enclosed facility designed for the shooting of firearms for commercial, recreational, or training purposes. An indoor shooting range may include the service of gunsmithing, the retail sale of firearms and firearms-related equipment, an area designated for physical training, and an area designated for firearm-related educational purposes.

Queen Anne's County Comprehensive Plan

- Chapter 8: Economic Development
 - Industries, Page 8-9: Industries that experienced significant increases during this period [2010-2019] include other services (+147.5%), agriculture, forestry, fishing, hunting, and mining (+33.5%), and educational, health, and social services (+27.1%). See also Table 8-6.
 - Goal 1, Strategy 2: Support initiatives to create employment opportunities and commercial viability. Page 8-27
 - Goal 1, Strategy 2, Recommendation 2: Promote the development of business parks and commercial center at key locations that support sustainable growth. Page 8-27
 - Goal 1, Strategy 2, Recommendation 4: Focus business growth and expansion efforts on targeted business sectors that complement the County's existing commercial base. Page 8-27
 - Goal 1, Strategy 3, Recommendation 2: Review permitted non-residential land uses and amend the Land Use and Development regulations as appropriate. Page 8-27
 - Goal 3: Explore opportunities for niche hospitality and tourism industries. Page 8-28



MEMORANDUM

TO: Queen Anne's County Planning Commission

FROM: Heather Bacher, Chair QAC Economic Development Commission

CC: Heather Tinelli, Director, Department of Economic & Tourism Dev.
 Todd Mohn, County Administrator
 Amy Moredock, Director, Department of Planning & Zoning

DATE: 3/28/25

SUBJECT: Text Amendments #25-03, #25-04, #25-05, #25-06

At its March 26th, 2025 Board Meeting, the Queen Anne's County Economic Development Commission (EDC) reviewed Text Amendments 25-03, 25-04, 25-05 and 25-06 in order to provide comments and recommendations on the proposed amendments as it relates to economic growth.

After reviewing the documentation provided, and discussing the potential impact on economic development as well as opportunities for business and tourism in Queen Anne's County, the EDC voted as follows:

County Commissioners

James J. Moran, At Large
 Jack N. Wilson, Jr., District 1
 Patrick McLaughlin, District 2
 Philip L. Dumenil, District 3
 Christopher M. Corchiarino, District 4

Commission Members

Heather Bacher, Chair
 Shelly Gross-Wade, Vice Chair
 Lee Bridgman, Secretary
 Lara Wilson, Treasurer
 James P. Reilly
 Larissa Costello
 Deayna Ewell
 Patricia Fox
 Mason Popham
 John Anderes
 Shawna Payne
 Kenneth Knight
 Douglas Silber

#25-03 Support

This amendment would increase the maximum height from 30' to 40' in the Suburban Commercial Zone providing for opportunity to attract specific industry uses that require building structures with additional height requirements.

#25-04 Support

The EDC supports the addition of day care centers as a permitted use in the Airport Protection and Kent Island Gateway zoning district.

**#25-05 Oppose**

By a majority vote, the EDC voted to Oppose Text Amendment #23-05 which would add indoor shooting ranges as a permitted use in the Town Center zoning district. It was determined that this use is permitted and



best suited for industrial and high commercial districts. In addition, the TC zoning is pedestrian oriented and allows single family dwellings; therefore, the EDC concurred that this use does not align with the other permitted uses with this zoning district.

#25-06 No Position

The economic development commission did not take a position on TACO 25-06 as they determined that the proposed text amendment was not in the pervue of the commission and its mission to support economic development.

Respectfully,

Heather Bacher, Chair

County Commissioners

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 Patrick McLaughlin, District 2
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WHERE SHORE LIVING **BEGINS**