

IN THE MATTER OF THE * BEFORE THE
PETITION FOR REZONING OF * COUNTY COMMISSIONERS
LANDS OF ASPEN INSTITUTE, INC. * OF QUEEN ANNE'S COUNTY
PART OF PARCEL 79, TAX MAP 73, *
CONTAINING 102.323 ACRES, *
MORE OR LESS *

* * * * *

FINDINGS AND DECISION

A hearing was held on Tuesday, September 27, 2016 at 6:30 p.m. in the County Commissioners Meeting Room, Liberty Building, 107 N Liberty Street, Centreville, Maryland 21617 on the application of ASPEN INSTITUTE, INC. to rezone 102.323 acres, more or less from Neighborhood Conservation – 5 (NC-5) to Countryside (CS) zoning district.

Evidence of the posting of the property and advertisement of the public hearing were entered into the record. There was no objection to the form of notice provided nor to the authority of the County Commissioners of Queen Anne’s County to hear and decide the matter.

The Petition for Rezoning (with accompanying exhibits), staff report and favorable recommendation of the Queen Anne’s County Planning Commission were made part of the record. The Commissioners heard testimony from Joseph A. Stevens, Esquire, attorney for the Petitioner, Barry Griffith, President, Lane Engineering, LLC and Cindy Buniski, a representative of Aspen Institute, Inc. A depiction of the area to be rezoned

entitled "Exhibit 1 Zoning Map Amendment", was entered into evidence as Petitioner's Exhibit 1.

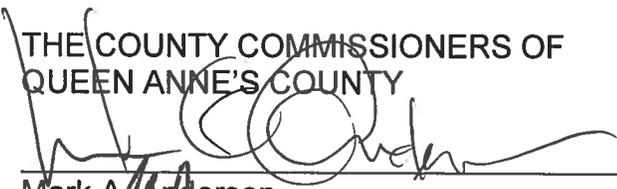
Based on the testimony, exhibits and evidence provided the County Commissioners made the following findings of fact:

1. The subject property was originally zoned NC-5 in connection with the 1987 comprehensive rezoning.
2. It is apparent that the boundary line between the CS and NC-5 zones was estimated and intended to designate the five waterfront lots created in 1984 as NC-5. The 102.323 acre area apparently was mistakenly included in the area zoned NC-5 rather than in the CS zone applicable to the balance of the farm.
3. The boundary line between the two zones bisects the "Houghton House" and is a further indication that the location of the boundary line was a mistake.
4. There is no population change associated with this request.
5. No public facilities will be impacted by the proposed rezoning.
6. The rezoning is consistent with present and future transportation patterns.
7. The requested rezoning will be compatible with existing development of the area which is consistent with the Countryside (CS) zone.

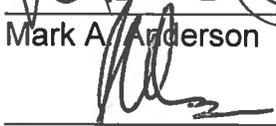
BASED on the foregoing, the County Commissioners find that the zoning classification of the subject property as NC-5 was a mistake and the same should be rezoned as Countryside (CS).

WITNESS the hands and seals of the County Commissioners of Queen Anne's County this 11th day of October, 2016.

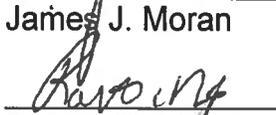
THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY



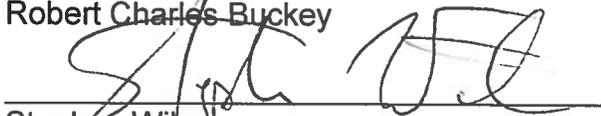
Mark A. Anderson



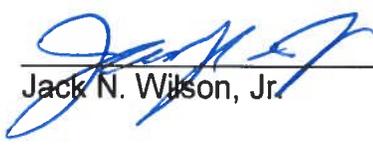
James J. Moran



Robert Charles Buckey



Stephen Wilson



Jack N. Wilson, Jr.



Margie Houck