

NOTICE OF PUBLIC HEARING
QUEEN ANNE'S COUNTY
PLANNING COMMISSION
(CORRECTED 2/1/2011)

Pursuant to Sections 18-1-216, 18-1-217, and 18-1-220 of the Queen Anne's County Code, the Queen Anne's County Planning Commission hereby gives notice that they will hold a public hearing for the *comprehensive rezoning* of multiple properties in the County. The comprehensive rezoning amendments were initiated and submitted by individual property owners for consideration by the Planning Commission during the County's 2010 *Comprehensive Plan* update. The Planning Commission considered ~~and recommended approval of~~ these parcels, for inclusion in the comprehensive plan update, at their July 19, 2010 public hearing. The County's 2010 *Comprehensive Plan* was adopted by the Board of County Commissioners on September 7, 2010. The Planning Commission will now consider amending the County's *Zoning Maps* to reflect the property owner initiated rezoning requests. Properties affected by this *comprehensive rezoning* change include:

Approximately 0.96 acres of land owned by Kentmorr Marina Properties, LLC, located at 50 Allen Drive, Stevensville; Tax Map 70, Parcel 30, Lot A. From Neighborhood Conservation-20 (NC-20) to Kent Island Suburban Commercial (KISC).

- Approximately 21.33 acres of land owned by Kevin Quinn, located at Love Point Road, Stevensville; Tax Map 48, Parcels 24 and 84. From Stevensville Master Planned Development (SMPD) to Village Center (VC).
- Approximately 80 acres of land owned by Theodor Sattelmaier, Jr., located at 200 Sattelmaier Lane, Chester; Tax Map 57, Parcel 68. From Countryside (CS) to Neighborhood and Village Center (NVC).
- Approximately 12.86 acres of land owned by Lippincott Sailing Yachts, Inc., located at 3420 Main Street, Grasonville; Tax Map 58, Parcel 607. From Village Center (VC) to Waterside Village Center (WVC).

Approximately 6.21 acres of land owned by Daniel J. and Patricia Gannon, located at 2431 Bennett Point Road, Queenstown; Tax Map 72, Parcel 118. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1).

Approximately 6.40 acres of land owned by Keith W. and Deborah S. Patten, located at 325 Cove Road, Queenstown; Tax Map 72, Parcel 114. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1).

Approximately 2.88 acres of land owned by William H. Jr., and Cheryl L. Helms, located at 2451 Bennett Point Road, Queenstown; Tax Map 72, Parcel 112. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1).

Approximately 15 acres of land owned by R. Errol and Barbara J. Houck, located at 140 Heather Drive, Queenstown; Tax Map 72, Parcel 121. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1).

Approximately 26.88 acres of land owned by Anne S. Parr, located at 2403 Bennett Point Road, Queenstown; Tax Map 72, Parcel 94. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1).

Approximately 5 acres of land owned by Helen T. Hompe, located at 515 Queens Drive, Queenstown; Tax Map 73, Parcel 42. From Neighborhood Conservation-5 (NC-5) to Neighborhood Conservation-1 (NC-1).

Approximately 231.52 acres of land owned by Frank S. Dudley, Jr., et al, located between Route 18/Main Street, Route 50/Del Rhodes Avenue, 4-H Park Road/Green Spring Road, Queenstown; Tax Map 51, Part of Parcels 27, 38 and 40. From Suburban Residential (SR) and Suburban Commercial (SC) to Neighborhood Conservation-20 (NC-20), Suburban Commercial (SC), Urban Commercial (UC) and Suburban Residential (SR).

- Approximately 216 acres of land owned by Whalou Properties, LLC., located at Route 50 and Route 213, Wye Mills; Tax Map 60, Parcel 18. From Agriculture (AG) to Light Industrial Highway Commercial (LIHS) or other.
- Approximately 173.64 acres of land owned by Michael Foster, located at 420 College Drive, Wye Mills; Tax Map 67, Parcel 7. From Agriculture (AG) to Suburban Commercial (SC) and Suburban Estate (SE).
- Approximately 78 acres of land owned by Daniel and Joan Kramer, located at 137 Wye Mills Garden Lane, Wye Mills; Tax Map 67, Parcel 4. From Countryside (CS) and Agriculture (AG) to Countryside (CS).
- Approximately 55.4 acres of land owned by Bill Sylvester, located at Route 404 and Route 309, Queen Anne; Tax Map 69, Parcel 14. From Agriculture (AG) to commercial/mixed-use.
- Approximately 2.5 acres of land owned by Bryan Higgs, located at 5318 Church Hill Road, Church Hill; Tax Map 16, Parcel 9. From Agriculture (AG) and Village Center (VC) to Village Center (VC).
- Approximately 1.5 acres of land owned by Wendy M. Cox, located at 1907 McGinnes Road, Chestertown; Tax Map 5, Parcel 107. From Neighborhood Conservation-1 (NC-1) to Suburban Commercial (SC).

Approximately 1.65 acres of land owned by Wendy M. Cox, located behind and above at 1907 McGinnes Road, Chestertown; Tax Map 5, Parcel 35. From Neighborhood Conservation-1 (NC-1) to Suburban Commercial (SC).

The hearing will be held on:

THURSDAY, FEBRUARY 10, 2011 AT 9:00 A.M.
AT 160 COURSEVALL DRIVE
PLANNING COMMISSION MEETING ROOM
CENTREVILLE MD 21617

The purpose of the public hearing before the Planning Commission is to provide an opportunity of all interested persons to be heard on the proposed zoning maps before the Planning Commission makes its final recommendation regarding the proposed comprehensive zoning map amendments to the Board of County Commissioners. (Note: Within the Grasonville Planning Area, comprehensive rezoning amendment requests approved by the Planning Commission at their October 12, 2010 public hearing will be considered upon adoption of Grasonville Community Plan by the Board of County Commissioners).

The proposed zoning map amendments and all supporting documentation may be reviewed at the Department of Land Use, Growth Management & Environment, 160 Coursevall Drive, Centreville MD 21617, Monday ó Friday between the hours of 8:00 a.m. and 4:30 p.m.

All hearing sites are accessible to individuals with disabilities. Sign language interpreters and assistive listening systems will be available for individuals with hearing impairments. Please contact Tina Miles at (410) 758-4406 or TDD (410) 758-2126 at least seven (7) days prior to the hearing date if any assistance is needed for this hearing.