



Resolution

14-31

WHEREAS, on September 24, 2014 the Commissioners for the Town of Queenstown Adopted Resolution 14-101 which annexed certain lands into the Town containing 148.212 acres of land more or less (the "Property"), commonly known as Wheatland Farms;

AND WHEREAS, on November 12, 2014 the Commissioners for the Town of Queenstown adopted Ordinance No. 14-03 rezoning the Property to the Town Zoning Ordinance district of Planned Regional Commercial (PRC);

AND WHEREAS, 1998 Queenstown Community Plan, (which was jointly adopted with Queen Anne's County) as well as the current Town Comprehensive Plan have identified the Property as a future annexation area, and town regional commercial. Both the 2002 and 2010 County Comprehensive Plans identify the Property as a future annexation area, and as mixed commercial/residential;

AND WHEREAS, in accordance with Md. Code Ann., Local Government Article, Section 4-416, for a period of 5 years following the annexation a municipality may not allow development of the Property for land uses substantially different or at a substantially higher density than the present County zoning classification without the expressed approval of the County Commissioners;

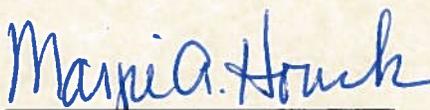
AND WHEREAS, the Commissioners of the Town of Queenstown have requested the County Commissioners expressly approve the PRC zoning district which will allow for (subject to all applicable governmental approvals) future development of the Property for land uses substantially different, or at a substantially higher density than the present County zoning classification.

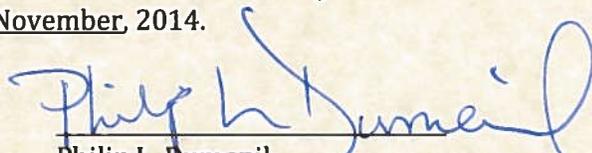
AND WHEREAS, on September 11, 2014 the Queen Anne's County Planning Commission unanimously recommended that the County Commissioners grant the Town's request;

NOW, THEREFORE, THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, expressly approves the zoning classification of PRC and the development of the Property for land uses substantially different, or at a substantially higher density than the present County zoning classification, and as provided in the PRC district.

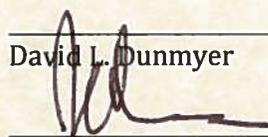
WITNESS THE HANDS AND SEALS OF THE COMMISSIONERS FOR QUEEN ANNE'S COUNTY, MARYLAND THIS 25th DAY OF November, 2014.

ATTEST:


Margie Houck


Philip L. Dumenil

David L. Dunmyer


James J. Moran

Bob Simmons


Dave Olds