

NOTICE OF PUBLIC HEARINGS

The County Commissioners of Queen Anne's County will hold public hearings on five (5) proposed County Ordinances as described below on:

Tuesday, June 26, 2012  
beginning at 6:10 p.m.

in the County Commissioners Meeting Room, the Liberty Building, 107 N. Liberty Street, Centreville, Maryland 21617 to receive public comment on the following proposed amendments to the Queen Anne's County Zoning Ordinance (Chapter 18:1 of the Code of Public Local Laws);

CO No. 12-02: AN ACT CONCERNING Apartment Development and Mixed Use Housing in Queen Anne's County, Maryland; FOR THE PURPOSE of making provisions for apartment development in the Urban Residential (UR). Village Center (VC), Chester Master-Planned Development (CMPD), Neighborhood and Village Center (NVC), Town Center (TC), Stevensville Master-Planned Development (SMPD), Grasonville Planned Residential Neighborhood (GPRN) and Grasonville Village Commercial (GVC) zoning districts in Queen Anne's County; allowing increased density for apartment dwellings on a maximum of five (5) acres under certain conditions, including the provision of workforce, age restricted or moderately priced housing; providing for maximum density, minimum open space ratios and minimum site areas for apartment development in the Urban Residential (UR) District; providing for apartment development as a conditional use in the Grasonville Village Center (GVC) District; providing definitions of "Age Restricted Housing" and "Residential Care Facility"; revising the definition of Institutional Residential Use and Residential Use to allow for assisted living and residential care facilities; and generally providing for rental and mixed use housing in Queen Anne's County.

CO No. 12-03: AN ACT CONCERNING the Maximum Height Allowable in the Waterfront Village Center (WVC) Zoning District in Queen Anne's County and to add "Horizontal Mixed Use With A Marina" to the Definition of Mixed Use under the Queen Anne's County Zoning Ordinance (Chapter 18:1) of the Code of Public Local Laws; FOR THE PURPOSE of allowing the Queen Anne's County Planning Commission to permit a maximum height of 55 feet for nonresidential and multifamily residential buildings in the Waterfront Village Center (WVC) zoning district; adding "Horizontal Mixed Used with a Marina" to the definition of

"Mixed Use" in Chapter 18:App-1. Definitions; establishing the allowable percentage of residential use or commercial apartments with respect to a Horizontal Mixed Use with a Marina;

CO No. 12-04: AN ACT CONCERNING the Definition of Bed-and-Breakfast under the Queen Anne's County Zoning Ordinance (Chapter 18:1 of the Code of Public Local Laws); FOR THE PURPOSE of expanding the definition of "bed-and-breakfast" under Chapter 18 of the Code of Public Local Laws to allow gatherings such as parties, picnics, weddings and receptions under certain conditions; providing that such uses are accessory residential uses and not commercial uses; and generally specifying and expanding the allowable activities under a Bed-and-Breakfast operation in Queen Anne's County;

CO No. 12-10: AN ACT CONCERNING Minor Extraction and Aquaculture; FOR THE PURPOSE of allowing Aquaculture as a conditional use in the Village Center (VC) zoning district; revising the performance standards for minor extraction where such use is a conditional use under the Queen Anne's County Zoning Ordinance (Chapter 18 of the Code of Public Local Laws); providing for a fifty (50) foot setback from private roads and a one hundred (100) foot setback from public street rights of way as respects such use;

CO No. 12-11: AN ACT CONCERNING Elimination of the Existing Gross Floor Area Limitations in the Urban Commercial (UC) and Town Center (TC) Zoning Districts in Queen Anne's County; FOR THE PURPOSE of removing the existing gross floor area limitation of 65,000 square feet on certain uses in the Urban Commercial (UC) and Town Center (TC) zoning districts in Queen Anne's County;

The Queen Anne's County Planning Commission has reviewed the proposed amendments and has made a favorable recommendation on County Ordinances 12-02, 12-10 and 12-11. The Planning Commission has made an unfavorable recommendation with respect to CO 12-04 and has made a favorable recommendation as to part, and an unfavorable recommendation with respect to part of CO 12-03.

Copies of the proposed Ordinances are available online at [qac.org](http://qac.org) or by contacting the office of the County Commissioners of Queen Anne's County at 410-758-4098.

Speakers will be limited to three (3) minutes each. Written testimony of any length may be submitted to The County

Commissioners of Queen Anne's County, 107 N Liberty Street,  
Centreville, Maryland 21617 at or before the hearing.

All hearing sites are accessible for individuals with disabilities. Sign language interpreters and assistive listening systems will be available for individuals with disabilities. If any such assistance is necessary, please contact Mrs. Tina Miles at 410-758-4406 or TDD 410-758-2126 at least seven (7) days before the scheduled hearing.

By Authority of

THE COUNTY COMMISSIONERS OF  
QUEEN ANNE'S COUNTY

Margie A. Houck  
Executive Assistant to Commissioners