

IN THE MATTER OF  
COUNTY ORDINANCE 11-11

\* BEFORE THE COUNTY  
\* COMMISSIONERS OF  
\* QUEEN ANNE'S COUNTY, MARYLAND

---

**FINDINGS AND DECISION**

A hearing was held on July 26, 2011 by the County Commissioners of Queen Anne's County ("the Commissioners") in the Commissioners' meeting room, Liberty Building, 107 North Liberty Street, Centreville, Maryland, 21617 on proposed County Ordinance 11-11, An Act Concerning a Citizen Sponsored Text Amendment to Increase the Density for Multifamily Development in the Town Center (TC) Zoning District in Queen Anne's County.

This matter was initiated by a Petition for Text Amendment filed by Joseph A. Stevens, Esq. on behalf of Elm Street Development pursuant to §18:1-218 of the Code of Public Local Laws of Queen Anne's County requesting that the County Zoning Ordinance (Chapter 18:1 of the County Code) be amended to increase the density for multifamily density in the Town Center (TC) Zoning District to be consistent with the density for apartment development.

The Petition was referred to the Queen Anne's County Planning Commission who held a public hearing and received public and staff comments on the proposal. On May 12, 2011 the Planning Commission issued a favorable recommendation. The Commissioners have carefully considered the recommendations of the Planning Commission and endorse and incorporate by reference the record, findings and recommendation of the Planning Commission.

**The Commissioners have also considered the testimony received of the July 26 public hearing, the purposes set forth in Article 66B of the Annotated Code, the Comprehensive Plan and Chapter 18:1 of the County Code and hereby make the following findings and decision:**

**A. The Chester/Stevensville area which is subject to the Chester/Stevensville County Plan adopted May 1, 2007, is currently the only area of the County where the Town Center Zoning Classification is located. The Town Center zoning is generally in areas of the Chester and Stevensville communities with existing sewer and water infrastructure. These areas support commercial development along the Maryland Route 18 Scenic By-way.**

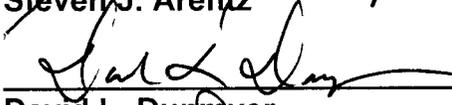
**B. The increase in density from 4.5 to 10 is consistent with the land use concept for Neighborhood Infill Areas (p. 5-11) in the Chester/Stevensville County Plan. Such increase will enhance mixed use development and further the goal of “vibrant town centers” in the Chester and Stevensville communities in accordance with the visions set forth in the County Plan.**

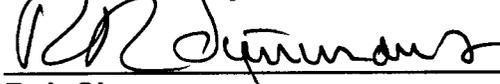
**C. Additionally the proposal encourages in-fill development consistently with the purposes set forth in §18:1-4 of the County Zoning Ordinance.**

**BASED UPON THE FOREGOING, the County Commissioners of Queen Anne’s County do hereby agree that County Ordinance 11-11 be and is hereby ADOPTED.**

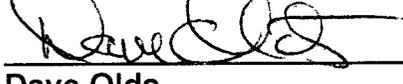
THE COUNTY COMMISSIONERS  
OF QUEEN ANNE'S COUNTY

  
\_\_\_\_\_  
Steven J. Arentz

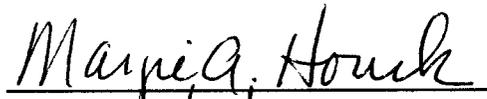
  
\_\_\_\_\_  
David L. Dunmyer

  
\_\_\_\_\_  
Bob Simmons

  
\_\_\_\_\_  
Philip L. Dumenil

  
\_\_\_\_\_  
Dave Olds

ATTEST:

  
\_\_\_\_\_  
Maria G. Houck

Date 8/9/11