



Queen  
Anne's  
County

**DEPARTMENT OF PUBLIC WORKS  
SANITARY DISTRICT**

310 Bateau Drive  
Stevensville, MD 21666

Telephone: (410) 643-3535  
Fax: (410) 643-7364  
www.qac.org

**County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson, Jr., District 1  
Stephen Wilson, District 2  
Philip L. Dumenil, District 3  
Christopher M. Corchiarino, District 4

Queen Anne's County  
2011 Comprehensive Water and Sewerage Plan  
Amendment No.11-15  
August 25, 2020

**Map Amendments**

**Town of Queenstown Water Map – W-3 to W-2** - Tax Map 59A - Parcels 36 and 141, are approximately 79 acres in size (combined), and are zoned Planned Regional Commercial. The proposal is to allow for the construction of a mixed-use development consisting of 202 residential units and approximately 50,000-ft<sup>2</sup> of highway and neighborhood related businesses. Flows from the use are anticipated to be approximately 66,750 gpd. Water service will be provided via the Town of Queenstown.

**Town of Queenstown Sewer Map – S-3 to S-2** - Tax Map 59A - Parcels 36 and 141, are approximately 79 acres in size (combined), and are zoned Planned Regional Commercial. The proposal is to allow for the construction of a mixed-use development consisting of 202 residential units and approximately 50,000-ft<sup>2</sup> of highway and neighborhood related businesses. Flows from the use are anticipated to be approximately 66,750 gpd. Sewer service will be provided via the Town of Queenstown.

**Text Amendments**

**3.3.2.9 Stevensville Water Treatment Plant – add the following sentence**

“A back-up well into the lower Patapsco aquifer, comparable to the existing well, is planned to be constructed on this site by 2023.”

**3.3.3.7 Queenstown – add the following paragraph to the end of the section**

“In 2014 the Town annexed the properties known as the Wheatlands Farm consisting of approximately 148 acres. The lands are located south of U.S. Rt 50 and hence the Town limits would be bisected by U.S. Rt 50 right-of-way. In 2019 the Town amended its 2017 Comprehensive Plan to “reflect the future



development of the Wheatland Farm” on approximately 79 acres of these lands with the remaining lands being set aside as a conservation buffer for the Wye River (now known as Parcel 35). This was followed in 2020 with the approval of a concept plan showing 202 dwellings and approximately 50,000-ft<sup>2</sup> of commercial floor area on approximately 79 acres. An increase of groundwater withdrawal from the Matawan aquifer has been requested in part to accommodate this planned development.”

**4.3.2.7 Queenstown** – *add the following paragraph to the end of the section*

“In 2014 the Town annexed the properties known as the Wheatlands Farm consisting of approximately 148 acres. The lands are located south of U.S. Rt 50 and hence the Town limits would be bisected by U.S. Rt 50. In 2019 the Town amended its 2017 Comprehensive Plan to “reflect the future development of the Wheatland Farm” on approximately 79 acres of these lands with the remaining lands being set aside as a conservation buffer for the Wye River (now known as Parcel 35). This was followed in 2020 with the approval of a concept plan showing 202 dwellings and approximately 50,000-ft<sup>2</sup> of commercial floor area on approximately 79 acres. A sewage pump station will be required to be constructed to convey the sewage to the Town’s wastewater treatment plant.”

(end of amendment 11-15)