



A Community Conversation: *Land Use and the Process of Development in Queen Anne's County*



**FOR
SALE**



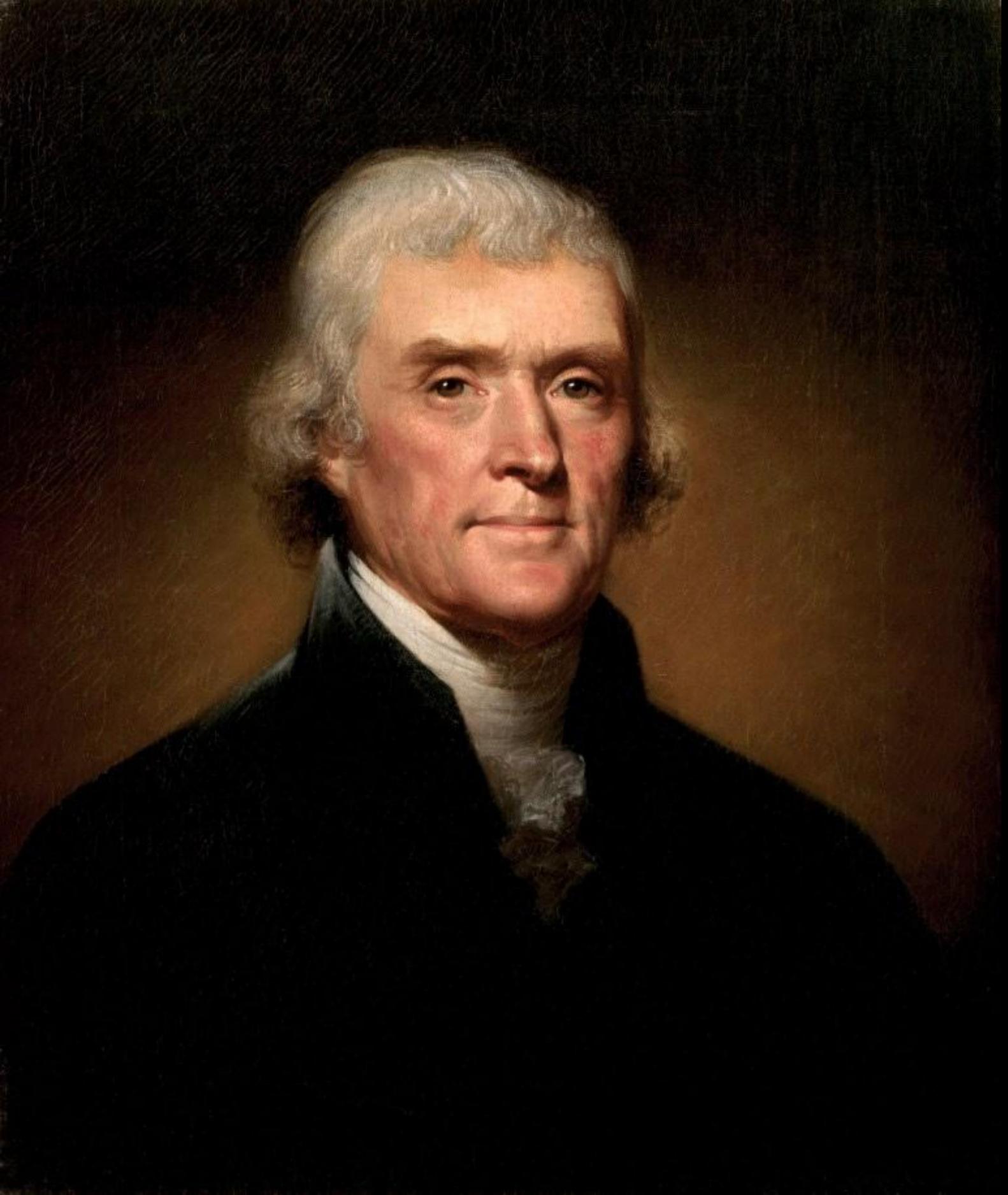
**NOW
HIRING**

open

FRENCH
BREAD







“No person shall be deprived of life, liberty, or **property**, without **due process** of law; nor shall **private property** be taken for public use, without **just compensation.**”

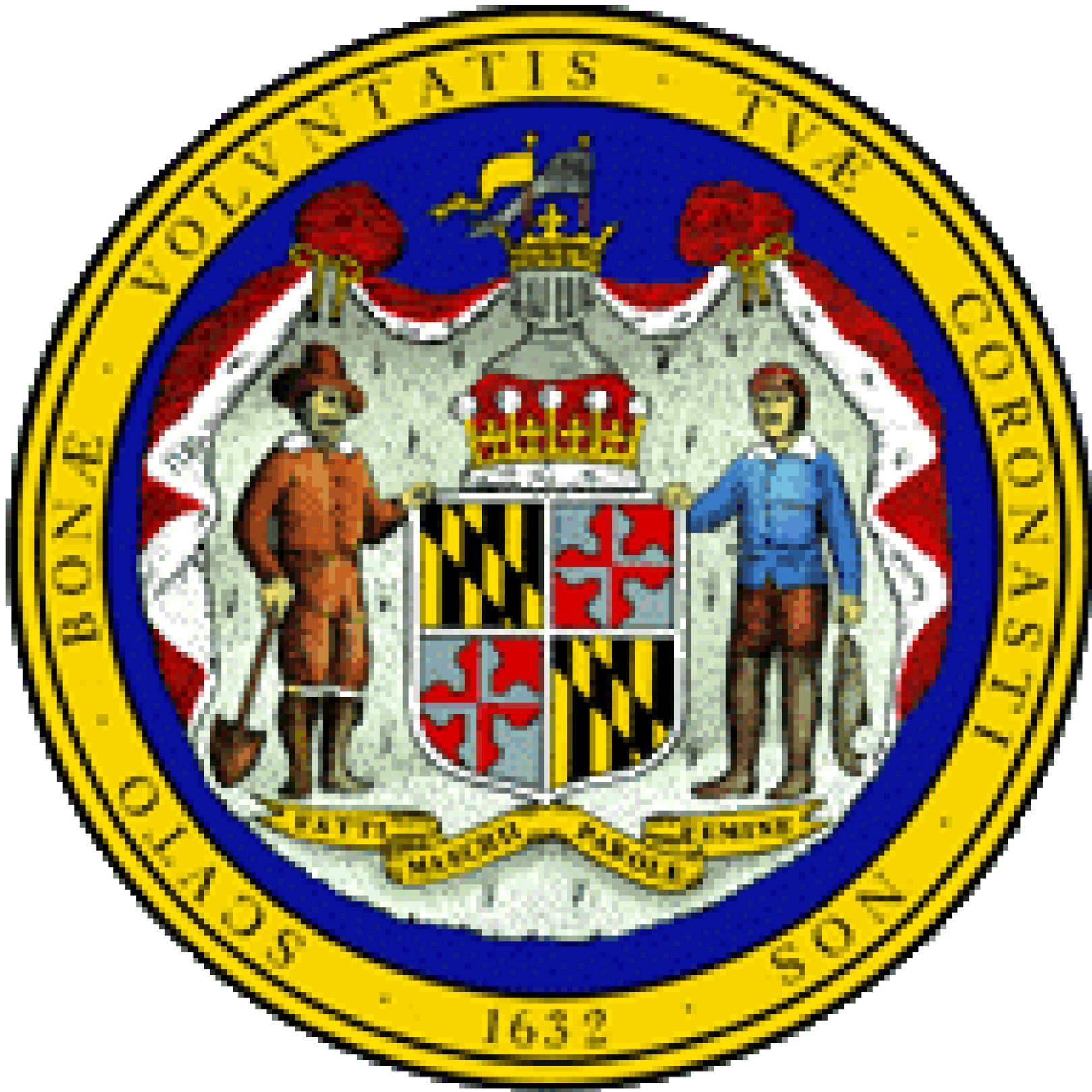












- **Smart Growth (1997)**

Governor Parris Glendening
policies to direct development
toward existing communities,

- **Septic Bill (2012)**

Governor Martin O'Malley --
“Septic Bill.” Prohibits major
subdivisions (5+ lots) on septic
in PFAs and growth areas and
directs development to areas
with public water/sewer



Adequate Public Facilities Ordinance





“Developers ...have filed a lawsuit against Queen

Developer sues Queen Anne's County

Real Estate

Court of Special Appeals upholds contempt finding

or
er.”

Cloisters developer, Queen Anne's county stick with settlement

By ANGELA PRICE Kent Island Editor Sep 16, 2011 Updated Sep 16, 2011



Listen to this article now
Powered by Trinity Audio

00:00

04:36



CENTEVILLE Just days after the Queen Anne's County Planning Commission reached an out-of-court settlement

“In December 2009, [Judge] Mulford ruled the county planning commission was in civil contempt.”



Map / Parcel: 57 / 231
Location: 100 Olde Point Village, Chester, MD
Parcel Size: 1.042± acres
Zoning District: Town Center (TC)

Proposal and Requested Actions:

The applicant is proposing to administratively combine three (3) deeded parcels to construct a 1,415 square foot fast-food restaurant within a 1.042-acre parcel in the Town Center zoning district.

The applicant is requesting a parking reduction of 16 spaces under §18:1-83.A.(2) and Concept Plan approval.

Project History:

- Original Submission: February 20, 2024
- 25-Day Submittal: November 15, 2024

FACTS AND FINDINGS

- The project site is located within the Town Center (TC) zoning district. The TC zoning district purpose is:
 - §18:1-28.A: This district is intended to provide higher-density, mixed use development and redevelopment along the Chester Main Street corridor as identified in the Chester/Stevensville

Planning Commission SP-24-02-0121
December 12, 2024

Community Plan. Design standards and guidelines are incorporated within this district to foster an attractive, pedestrian-oriented pattern of mixed-use residential and nonresidential development that focuses on the local roads as opposed to US Route 50/301.

- The applicant is proposing a fast-food restaurant within the TC zoning district.
 - In accordance with §18:1-28.C.(1)(s), high commercial uses, such as fast-food restaurants, are permitted in the TC zoning district.

EXISTING CONDITIONS:

- Parcel 231 consists of three deeded parcels, totaling 1.042 acres.
- There are two existing office buildings on the parcel.
 - All existing improvements are proposed to be removed.
- The proposed project is in the Chester/Stevensville Growth Area, Enterprise Zone, and Priority

Queen Anne's County, MD | 2023-06-24 | Part III Local Regulations | Chapter 18:1 Zoning and Subdivision Regulations

Chapter 18:1 Zoning and Subdivision Regulations

[HISTORY: Adopted by the Board of County Commissioners of Queen Anne's County 1-6-2004. Amendments noted where applicable.]

ATTACHMENTS

Attachment 1 - Table 4: Lot Size and Dimensional Requirements in Neighborhood and Village Center Districts

- Part 1 Definitions and Word Usage
 - Article I Definitions; Rules of Interpretation; Abbreviations (§ 18:1-1 - § 18:1-3)
- Part 2 Purpose and Scope
 - Article II Purpose; Scope; Applicability; When Effective (§ 18:1-4 - § 18:1-7)
- Part 3 Zoning Districts
 - Article III Establishment of Zoning Districts (§ 18:1-8 - § 18:1-9)
 - Article IV Zoning Maps (§ 18:1-10 - § 18:1-12)
 - Article V District Standards (§ 18:1-13 - § 18:1-38.0)
 - Article VI Accessory Uses (§ 18:1-39 - § 18:1-49.0)
 - Article VII Supplemental Uses (§ 18:1-50 - § 18:1-55)
- Part 4 Site Development Standards

This website uses cookies to ensure you get the best experience on our website. [Learn more](#)

Get it!



Welcome to Queen Anne's County!

Welcome to QAC Property Viewer!

The map information provided on this website is made available as a public service. The information provided was created for internal use by Queen Anne's County government staff and is used for reference purposes only. Every effort is used to ensure the accuracy of the data, however accuracy is not guaranteed. The map information contained herein is provided "as-is" without warranty of any representation of accuracy, timeliness, reliability, or completeness. Use of this data for any purpose should be with acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update. Parcel data was prepared and is compiled from recorded deeds, plats, and other public records. Users of the data are hereby notified that the aforementioned sources should be consulted for verification of the information. Queen Anne's County shall assume no responsibility for damages or other liabilities due to the accuracy or inaccuracy, availability or unavailability, use or misuse of the information herein provided.

Need help using the map? Check out the documentation below: [How to use the map](#)

Feedback? We welcome your input. Questions, comments or suggestions about the map?

Queen Anne's County
Geographical Information Systems
110 Vinyl Street
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000

Queen Anne's County
Planning and Zoning
Citizen Self Service Portal

Now Accepting Annual Zoning Certificate Applications For Short-Term Residential Rentals! [Click](#) For More Information! [SUBMIT](#)

Planning & Zoning Citizen Self Service Portal

- Search Public Records**
This tool can be used to search for existing permits, plans, inspections, code cases, and licenses.
- Apply**
This tool can be used to apply for a permit, plan or license.
- Pay Invoice**
Use this tool to pay for individual invoices.
- Queen Anne's County Website**
Click here to access the Planning and Zoning Department webpage.
- Queen Anne's County GIS**
Click here to access the QAC Property Viewer.
- Zoning & Subdivision Code Information**
Click here to access Zoning and Subdivision Code Information for Queen Anne's County.

Home » How Do I... » Sign Up For

Sign Up For

- Emergency Notifications**
sign up to be notified by the Department of Emergency Services in the event of an emergency. You can choose, email, text or call.
- Event Updates**
Subscribe to event updates on the county calendar.
- News Updates**
Subscribe to updates in News Flash.
- Notifications**
Stay updated with email notifications.
- Citizens Self-Service Portal**

2022 Comprehensive Plan

PlanQAC 2022 was adopted on May 24, 2022 as an update to the 2010 Comprehensive Plan. It continues to reaffirm the County's land use ethic to maintain it as a quintessential rural community. PlanQAC strengthens the County's long-standing guiding principles, growth management, and supports creating sustainable communities consistent with the County's vision. Following adoption, implementation of the recommendations outlined in the Plan will guide further decisions being made throughout the County.

Implementation Matrix

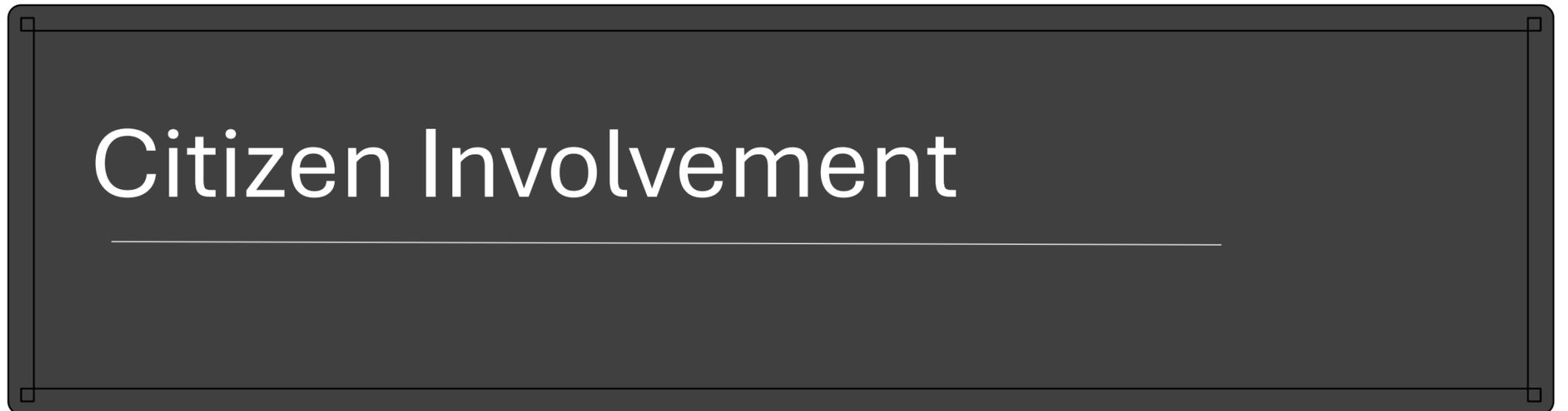
Community Facilities and Services

- Map 3-1 Commissioner & School Board Districts
- Map 3-2 Election Districts
- Map 3-3 Community Facilities
- Map 3-4 Public Safety
- Map 3-5 Fire Districts
- Map 3-6 Public Schools
- Map 3-7 Park & Recreation Facilities

Land Use

- Map 4-1 Land Use/Land Cover 1973
- Map 4-2 Land Use/Land Cover 2002
- Map 4-3 Land Use/Land Cover 2019
- Map 4-4 Land Use/Land Cover 2019
- Map 4-5 Conservation Lands
- Map 4-6 Priority Preservation Areas

See Contents page directly in the Comprehensive Plan for direct links to chapters, maps, tables, and figures.





Thank you