

IN THE MATTER OF THE	* BEFORE THE COUNTY
APPLICATION OF QUEENSTOWN	*
BANK OF MARYLAND FOR	* COMMISSIONERS OF
A REZONING OF 20,000 SQ. FT.,	*
MORE OR LESS, PARCEL 87,	* QUEEN ANNE'S COUNTY
QUEEN ANNE'S COUNTY SECTIONAL*	
ZONING MAP NO. 58 FROM URBAN	* ORDINANCE NO. 16-04
COMMERCIAL (UC) TO	*
GRASONVILLE NEIGHBORHOOD	*
COMMERICAL (GNC) ZONING	*
DISTRICT	*

FINDINGS AND DECISION

A hearing was held on January 24, 2017 at 7:00 p.m. in the County Commissioners Meeting Room, 107 North Liberty Street, Centreville, Maryland 21617 on the application of the Queenstown Bank of Maryland to rezone 20,000 square feet, more or less, Parcel 87, Sectional Zoning Map No. 58 from Urban Commercial (UC) to Grasonville Neighborhood Commercial (GNC) Zoning District.

A certificate of publication and a photograph evidencing the posting of the property with notice of the hearing were entered into evidence. There was no objection to the form or sufficiency of the notice and no objection to the jurisdiction of the Board of County Commissioners of Queen Anne's County to hear and decide the matter.

The Board received testimony and evidence from Michael R. Foster, Esquire attorney for the applicant, William Thomas Davis, Professional Engineer and representative of the applicant and from Helen Spinelli, AICP, Principal Planner, Queen Anne's County Department of Planning and Zoning. The Board also considered the Petition for Map Amendment filed by the applicant, the recommendations of the Queen Anne's County Planning Commission and the staff report prepared in connection with the application.

Based on the evidence and testimony presented, the Board makes the following findings of fact:

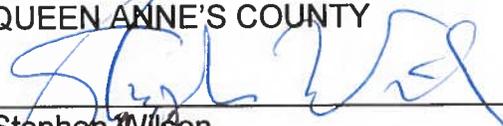
1. The request is consistent with the purposes set forth in the Land Use Article of the Annotated Code of Maryland, the Comprehensive Plan and Title 18:1 of the Code of Public Local Laws.
2. The property in question is in a largely residential area and adjoins (across Marshy Creek Road) existing GNC zoned property. The proposed changes would be compatible with existing development in the area.
3. The property lacks sufficient area for viable commercial development in light of the existing Delmarva Power utility pole and cost of relocating it, the required widening of Marshy Creek Road and lack of access to Maryland Route 18. All of these factors are evidence of a mistake in the original zoning of the subject property.

THEREFORE, the County Commissioners of Queen Anne's County do find a mistake in the existing zoning classification of Parcel 87, Queen Anne's County Sectional Zoning Map No. 58 from Urban Commercial (UC) to Grasonville Neighborhood Commercial (GNC) zoning district.

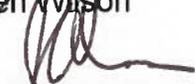
WITNESS the hands and seals of the County Commissioners of Queen Anne's County this 14 day of Feb, 2017.

ATTEST:

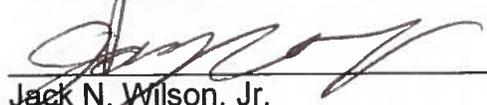
THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY



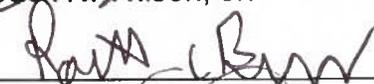
Stephen Wilson



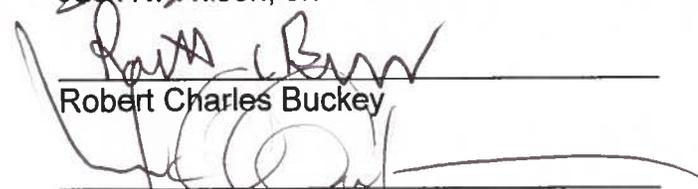
James J. Moran



Jack N. Wilson, Jr.



Robert Charles Buckey



Mark A. Anderson



Margie Houck