

COMPREHENSIVE REZONING REQUEST

The County's Comprehensive Plan update provides an opportunity for property owners to have the zoning of their properties re-evaluated for a different zoning district if they so choose. Property owners seeking to have their properties rezoned following the adoption of the 2021 Comprehensive Plan must make their intentions known while the Comprehensive Plan Update is occurring. Once adopted, the Comprehensive Plan charts the direction of the community's long-term goals, which includes identifying a pattern of desired land uses.

After adoption of the 2021 Comprehensive Plan, the County will embark on a process of Countywide rezoning; however, the rezoning of any parcel will be evaluated against the land use designation it received in the updated Comprehensive Plan. Zoning is a tool to implement the land use policies of the Comprehensive Plan—zoning must be consistent with the land use plan.

For instance, a property owner seeking to pursue a business venture on his property might seek a commercial zoning classification as part of the Countywide rezoning process; however, if the Plan designates the property for a residential or agricultural use, the rezoning request for a commercial use would be inconsistent with the Comprehensive Plan and would not be reviewed favorably.

The County has started the Comprehensive Plan update. In the late Summer of 2021, the County will issue a Draft 2021 Comprehensive Plan for a 60-day public review. The deadline to submit Comprehensive Rezoning Requests will be the end of this 60-day period, after which the County will no longer accept applications.

The Planning Commission will review all applications, submitted by the established deadline, in the context of the Comprehensive Plan's goals and objectives. Following the 60-day review period, the Planning Commission will hold a public hearing on the Draft Comprehensive Plan. If you have no intention of seeking a rezoning in the next 10 years, no action is necessary.

After completing the Comprehensive Rezoning Request Form, please print and send to the Planning and Zoning Department. If you have any questions about the Comprehensive Rezoning Request Form or process, please contact the Planning and Zoning Department and ask to speak to the Principal Planner:



Submit completed forms to:

Queen Anne's County
Planning and Zoning Department
110 Vincit St., Suite 104
Centreville, MD 21617

For questions or form help, contact:

Principal Planner
☎ (410) 758-1255

COMPREHENSIVE REZONING REQUEST FORM

Date: _____

Property Owner: _____

Mailing Address: _____

Premise Address: _____

Election District: _____ Tax ID Number: _____

Tax Map: _____ Parcel: _____ Lot: _____ Acreage: _____

Email Address: _____ Phone Number: _____

Property is located within: Proposed Growth Area Critical Area Neither

Comments:

Attachments (please list them here):



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