

ORDINANCE NO. 21-01

AN ORDINANCE OF THE COMMISSIONERS OF QUEENSTOWN APPROVING THE PLANNED DEVELOPMENT MASTER PLAN FOR WHEATLANDS SUBMITTED BY THE WATERMAN FAMILY LIMITED PARTNERSHIP ON OCTOBER 21, 2020 AND APPROVING THE WHEATLANDS CONCEPTUAL SITE PLAN AND ARCHITECTURAL GUIDELINES

WHEREAS, in September of 2014, the Town of Queenstown annexed certain property referred to in the Comprehensive Plan as the “Wheatland Farm” and classified the property in the Planned Regional Commercial (“PRC”) Floating Zone District; and

WHEREAS, on June 17, 2020, the Waterman Family Limited Partnership submitted an application for a Planned Development (PD) Master Plan (“Application”), for certain real property owned by the Waterman Family Limited Partnership (“WFLP”) consisting of approximately 148.212 acres of land located immediately south of U.S. Route 50 (the “Property”) to the Queenstown Commissioners; and

WHEREAS, on June 24, 2020, in accordance with Section 26 of the Queenstown Zoning Ordinance, the Queenstown Commissioners reviewed the Application and referred the Application to the Planning Commission for its review and recommendation; and

WHEREAS, the Planning Commission completed a preliminary review of the Application and found it consistent with the *Queenstown Comprehensive Plan*, the stated purposes and intent of the PRC District, the requirements of the Zoning Ordinance, and compatible with adjoining land uses and granted approval of the Concept Mast Development Plan for Wheatlands subject to certain conditions; and

WHEREAS, on October 21, 2020, WFLP submitted a Master Development Plan to complete the Application for Planned Development Master Plan approval in accordance with Section 26.E of the Queenstown Zoning Ordinance; and

WHEREAS, on December 11, 2020, WFLP submitted the Wheatlands Conceptual Site Plan and Architectural Guidelines (“Guidelines”) which establish design standards and criteria for the Wheatlands development, which were revised on January 18, 2021; and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on such Application and Guidelines on January 13, 2021, and after following careful consideration and deliberation of the public comments provided during such hearing, on February 13, 2021 the Planning Commission determined that the Application and Guidelines are consistent with the

Queenstown Comprehensive Plan, purposes and intent of the Planned Development District, the Queenstown Zoning Ordinance, and are compatible with adjoining land uses; and

WHEREAS, the Queenstown Commissioners advertised a public hearing on Ordinance 21-01 in the *Star Democrat* on March 7, 2021, and in the *Record Observer* on March 12, 2021.

WHEREAS, the Queenstown Commissioners conducted a duly advertised public hearing on Ordinance 21-01 on March 24, 2021, and after following careful consideration and deliberation of the public comments provided during such hearing and the findings and recommendations of the Queenstown Planning Commission, the Queenstown Commissioners determined that the Application and Guidelines are consistent with the Queenstown Comprehensive Plan, purposes and intent of the Planned Development District, the Queenstown Zoning Ordinance, and are compatible with adjoining land uses.

NOW THEREFORE, the Commissioners of Queenstown hereby ordain as follows:

Section 1. That the findings of fact as set forth in Exhibit A attached hereto and incorporated herein are hereby adopted by the Queenstown Commissioners as the basis for the adoption of this Ordinance.


Section 2. That the Wheatlands Conceptual Site Plan and Architectural Guidelines prepared by Davis, Moore, Shearon & Associates, LLC, attached hereto as Exhibit B and incorporated herein, are consistent with the Queenstown Comprehensive Plan and the Queenstown Zoning Ordinance, and are hereby approved.

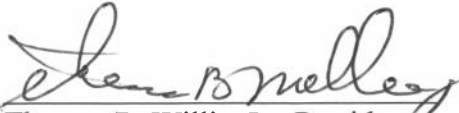
Section 3. That the Planned Regional Commercial Master Plan entitled “Master Development Plan for Wheatlands” prepared by Davis, Moore, Shearon & Associates, LLC, revised February 8, 2020 attached hereto as Exhibit C and incorporated herein, are consistent with the Queenstown Comprehensive Plan and the Queenstown Zoning Ordinance, and are hereby approved.

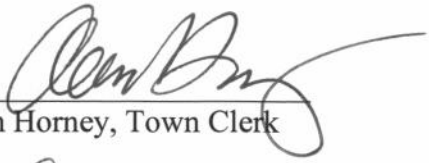
ORDAINED, APPROVED, AND PASSED by the Town Commissioners for the Town of Queenstown on this 24th day of March, 2021.

WITNESS:

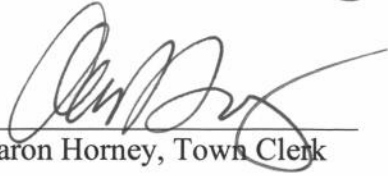
TOWN COMMISSIONERS FOR THE TOWN OF QUEENSTOWN:


Aaron Horney, Town Clerk


Thomas B. Willis, Jr., President


Aaron Horney, Town Clerk


Alton Hardee, Jr., Commissioner


Aaron Horney, Town Clerk


Bryon Callahan, Commissioner