



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

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County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr, District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 12, 2017**

8:45 A.M. CALL TO ORDER

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

PUBLIC COMMENTS

MEETING MINUTES REVIEW

Meeting minutes review and approval.

EXTENSION REQUESTS:

No Extension Requests

UPDATES:

Legislation and Legal Matters

9:00 A.M. PUBLIC HEARINGS

ORDINANCE 17-1 - Pursuant to Sections 18-1-216, 18-1-217, and 18-1-220 of the Queen Anne's County Code, the Planning Commission holds a public hearing on County Ordinance #17-01 for the purpose of repealing the Queen Anne's County Zoning Maps and adopting replacement Zoning Maps, which include the rezoning of various parcels or parts of parcels of land in Queen Anne's County to correct drafting errors discovered during the transition from State-generated tax maps to the digitally generated parcel layer maps all of which are consistent with the Queen Anne's County 2010 Comprehensive Plan.

The following parcels or parts thereof are rezoned as specified to correct drafting errors;

1. Tax Map 57 Parcel 23: .20 acres from Neighborhood Conservation 8 (NC-8) to Chester Master Plan Development (CMPD)
2. Tax Map 56 Parcel 254: 1.01 acres from Suburban Industrial (SI) to Suburban Estate (SE)
3. Tax Map 6 Parcel 98: 5.11 acres from Neighborhood Conservation 1 acre allowing trailers (NC1T) to NC 2T
4. Tax Map 5 parcel 144: 6.53 acres from Neighborhood Conservation 1T (NC-1T) to Agriculture (Ag)
5. Tax Map 70 parcel 40: 0.97 acres from Neighborhood Conservation 15 (15,000 sq. ft.) to Countryside (CS)

6. Tax Map 43 parcel 102: 1.31 acres from Neighborhood Conservation 2 acres (NC-2) to Agriculture (Ag)

7. Tax Map 37, parcel 35, Lot 1: 0.32 from Neighborhood Conservation 1 acre (NC-1) to Agriculture (Ag)

Helen M. Spinelli, AICP, Principal Planner

Samuel Stanton, GIS Coordinator

9:15 A.M.

Pursuant to Article XIV Sections 14:1-71, 14:1-72, 14:1-73 and 14:1-74 of Chapter 14 the Chesapeake Bay Critical Area Act of the Queen Anne's County Code, the Planning Commission holds a public hearing on a Comprehensive update the County's Critical Area Overlay Maps to be incorporated into the comprehensive Critical Area Boundary line adjustments.

Helen M. Spinelli, AICP, Principal Planner

Samuel Stanton, GIS Coordinator

9:30 A.M.

ORDINANCE 17-02 Pursuant to Article XIV Sections 14:1-71, 14:1-72, 14:1-73 and 14:1-74 of Chapter 14 the Chesapeake Bay Critical Area Act of the Queen Anne's County Code, the Planning Commission holds a public hearing on Text Amendment #17-02 to add Section 14-20 to Chapter 14:1 Disposition of pending matters. ,which pertains to allowing certain pending matters related to the Critical Area Overlay mapping changes that may occur with the adoption of digitally generated, geo-referenced 1,000 foot critical area overlay designations to be allowed to proceed with existing Critical Area Overlay Maps provided certain conditions are met.

Helen M. Spinelli, AICP, Principal Planner

BREAK

PROJECTS:

CONCEPT PLAN #04-16-05-0010-C

Bay Bridge Properties, LLC

Pier One Road, Stevensville

Proposes 1st floor commercial building with 3 floors above as commercial apartments

Requesting Concept Plan approval

DMS & Associates

Stan Kosick, Senior Planner

MAJOR SITE PLAN #05-16-08-0008-C

Mears Point Associates

248 Kent Narrows Way, Grasonville

Proposes 4 new apartment buildings with 211 units, new public and private community amenities, reconfigure the existing Redeyes with a new restaurant, and add and reconfigure parking areas

Requesting Major Site Plan approval and a reduction of the 300' shore buffer

DMS & Associates

Holly Tompkins, Development Review Principal Planner

MISCELLANEOUS STAFF ITEMS

PUBLIC COMMENTS

NOTE: PUBLIC COMMENT SIGN-IN SHEET WILL BE AVAILABLE 45 MINUTES PRIOR TO THE MEETING.