



**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

Chairman – Commissioner Perkins
Vice Chairman – Commissioner Reiss
Secretary – Commissioner Dobson
Clerk – Mr. John Shelton

PUBLIC COMMENTS – None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

December 8, 2016 Minutes approved as presented.

EXTENSION REQUESTS:

No Extension Requests – **No action taken.**

UPDATES:

Legislation and Legal Matters

(A) Mr. Wisnosky, Director, presented the following updates;

(1) TA/CO 16-10 Special Events: on hold while making modifications / revisions,

(2) TA/CO 16-12 LED Sign Ordinance: Public Hearing January 24, 2017,

(3) TA/CO 16-14 Archeological Resource Investigations: to be scheduled for a

Public Hearing,

(4) TA/CO 16-15 Minor / Major Extraction Ordinance: to be scheduled for a Public Hearing,

(5) TA/CO 16-17 Kennels as a Conditional Use: Public Hearing January 24, 2017, and

(6) Medical Cannabis: Report to County Commissioners drafted

(B) Mr. Christopher Drummond, Esquire, informed the Planning Commission that the Public Service Commission Law Judge in the Mills Branch Solar Project case in Kent County denied the request for a Certificate of Public Convenience and Need stating the benefits were not outweighed by the costs and opposition.

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

Favorable Recommendation to the Queen Anne’s County Commissioners.

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

Recommendation to the Queen Anne’s County Commissioners to draft an ordinance to repeal the Critical Area Overlay Maps associated with the Queen Anne’s County Tax Maps and readopt the digitally generated geo-referenced Critical Area Overlay Maps.

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

Favorable Recommendation to the Queen Anne’s County Commissioners.

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

Concept Plan approval granted.

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

Shore Buffer Reduction granted.

Major Site Plan approval granted with conditions.

MISCELLANEOUS STAFF ITEMS – None.

PUBLIC COMMENTS – None.

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