



**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, FEBRUARY 8, 2018**

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

January 11, 2018 meeting Minutes approved as presented.

EXTENSION REQUESTS

Major Site Plan #05-16-08-0008-C

Mears Point Associates

Extension granted to July 12, 2018.

UPDATES

Legislation and Legal Matters

Michael Wisnosky, Department of Planning & Zoning Director, provided the following updates: (1) TA/CO 17-17 regarding solar legislation was adopted by the County Commissioners on January 23, 2018 and includes the Planning Commission suggestions for revised language, (2) the Board of Appeals approved the Conditional Use for Jones Farm upon condition that they comply with TA/CO 17-17, (3) Mr. Drummond tracked down the owner(s) of Ceder Lane and they have agreed to completing the required buffer, (4) a Public Hearing will be held Tuesday, February 13, 2018 at 6:30 PM to discuss the vision of "A Better Maryland".

9:15 A.M.

PUBLIC HEARING

Conditional Use #17070010

Byler Materials, LLC

Proposing a major extraction Phase III operation for an additional 48± acres totaling 100 acres of sand and gravel mining.

Requesting a Favorable Recommendation to the Board of Appeals

Lane Engineering

Holly Tompkins, Development Review Principal Planner

Tabled pending receipt of report from the Maryland Department of the Environment regarding sediment discharge, and request that Mr. Ed Larrimore appear before the Planning Commission regarding noise/sound.

BREAK

PROJECT

Concept Plan #05-13-07-0004

GSH Slippery Hill, LLC / Green Street Housing

Proposing to revise conditionally approved site plan with a phased mixed use development with 151 residential units, 34 commercial apartments, and 16,349 sq. ft. of commercial and community amenity space.

Requesting Concept Plan approval

Lane Engineering, LLC

Holly Tompkins, Development Review Principal Planner

Concept Plan approval granted with conditions.

MISCELLANEOUS STAFF ITEMS

PUBLIC COMMENTS – None.

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