



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 14, 2021
REVISED AGENDA**

To comply with the Governor's proclamation declaring a state of emergency in Maryland and to minimize the person-to-person spread of COVID-19, we ask that citizens stay home and watch the Planning Commission meeting live on our QAC Website at qac.org/live, [Facebook.com/QACTV](https://www.facebook.com/QACTV), [YouTube.com/QACTV](https://www.youtube.com/QACTV), or on QACTV's Television channel on Atlantic Broadband cable (channel 7 or in HD on channel 507).

Press and Public Comments are encouraged. We ask anyone that would like to make a comment during the meeting please head to qac.org/publiccomment for all your options. If internet is not available to you, please call 443-262-4601 and leave a voicemail with your comment.

To maintain social distancing, seating will be restricted. If you have any respiratory symptoms such as fever, cough, and/or shortness of breath, please refrain from attending the meeting and notify a healthcare provider. We will be screening all meeting participants prior to entering the building.

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

Officers were elected unanimously as follows:

**Chairman – Sharon Dobson,
Vice Chairman – Tom Leigh,
Secretary – Kathy Deoudes,
Clerk – John Shelton.**

PUBLIC COMMENTS – No comments received.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

November 12, 2020 Planning Commission Minutes approved as presented.

EXTENSION REQUESTS:

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

UPDATES:

Legislation and Legal Matters – **Director Amy Moredock provided the following updates:**

(A) **TACO 20-13 Cottage Home Planned Residential Development was introduced by the County Commissioners on December 8, 2020 and is scheduled for Public Hearing on January 26, 2021.**

(B) **Citizen Sponsored Text Amendments are permitted in the first weeks of February and as of now we have been consulted regarding one, but do not know if it will come to fruition.**

(C) **Ms. Stephanie Jones was introduced as a recently hired Senior Planner who will be working on the Comprehensive Plan. Ms. Jones said consultants from Wallace Montgomery would be making presentation today.**

PROJECTS:

POSTPONED

~~MAJOR SUBDIVISION AND SITE PLAN, SP# 19-06-0027-C~~

~~Four Seasons at Kent Island—Phase III & IV~~

~~K Hovnanian's Four Seasons at Kent Island, LLC~~

~~North and West side of Castle Marina Road in Chester~~

~~Proposing 374 single family lots, 294 condominium units in 21 buildings and~~

~~Requested Action:~~

- ~~• Final Major Subdivision Approval for 374 single family home residential lots with private road right of ways and required open space~~
- ~~• Major Site Plan approval for 21 condominium buildings (14 units in each building) totaling 294 condominium units~~

~~Lane Engineering, LLC~~

~~Steve Cohoon, Public Facilities Planner~~

~~No action taken.~~

COMPREHENSIVE PLAN WORKSHOP:

Lauren Good of Wallace Montgomery will lead the commission in a Comprehensive Plan update work session (#2)

No action taken.

BREAK

MISCELLANEOUS STAFF ITEMS

(A) **John Shelton, Planning Commission Clerk, advised the November 2021 Planning Commission meeting falls on Veterans Day and requested another date be selected. The Planning Commission reached consensus to hold the meeting on Thursday, November 18, 2021.**

(B) **Director Amy Moredock provided the following information:**

(1) **Staff – Mr. Brennan Tarleton was recently hired by Talbot County Planning Department as the Assistant Director and is unfortunately no longer here. She said in addition to his position, a Long Range Planner and staff for the Citizen Self Service Portal are also still needed.**

(2) The Citizen Self Service Portal – is underway for Permits but does not yet include making payments. She said the next phase will add license renewals for plumbing, liquor licenses etc. and the last phase will add Planning Projects.

(3) Public Service Commission Renewable Energy Rulemaking – we are continuing to work with MACO to retain basic Concept Site Plan review authority at the county level.

(4) State Legislation recently introduced (a) House Bill 5 – environmental consideration of siting landfills, (b) House Bill 90 – housing choice voucher, and (c) House Bill 129 – environmental inspections (mold and unsafe structures).

PUBLIC COMMENTS

(A) Ms. Jenna Scott, Grasonville, expressed concern regarding items in the 2010 Comprehensive Plan that have not been implemented such as the Chester River Beach pedestrian overpass.

(B) Mr. George O'Donnell, Chester, spoke in support of the K Hovnanian/Four Seasons Phases III and IV.

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