



*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
J. Patrick McLaughlin, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

REVISED

QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA

THURSDAY, FEBRUARY 8, 2024

You may watch the Planning Commission meeting live on our QAC Website at qac.org/live, Facebook.com/QACTV, YouTube.com/QACTV, or on QACTV's Television channel on Atlantic Broadband cable (channel 7 or in HD on channel 507).

You may also participate on **Zoom** using the following link from our website: qac.org/publiccomment (this option will be available ten (10) minutes before the start of the meeting).

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

ELECTION OF OFFICERS

MEETING MINUTES REVIEW

Meeting minutes review and approval.

EXTENSION REQUESTS:

No Extension Requests

UPDATES:

Legislation and Legal Matters

TACO #24-04 Cannabis Regulation.

§ 18App-1 Definitions, § 18:1-95.U Medical cannabis: grower, processor, and dispensary, § 18:1-13 General district regulations, § 18:1-14 Agricultural (AG) District, § 18:1-21 Suburban Commercial (SC) District, § 18:1-22 Urban Commercial (UC) District, § 18:1-23 Suburban Industrial (SI) District, § 18:1-24 Light Industrial Highway Service (LIHS) District, § 18:1-35 Suburban Industrial Business Employment (SIBE) District, and § 18:1-35.1 Grasonville Gateway and Medical Center (GGMC) District.

To amend the existing provisions for medical cannabis licensed grower, processor, and dispensary to no longer be exclusive to medical cannabis. To

essentially allow adult-use cannabis licensed growers, processors, and dispensaries in a manner consistent with current medical cannabis provisions. To prohibit on-site consumption establishments in all zoning districts within the County and provide definitions for cannabis, cannabis concentrate, cannabis infused product, cannabis licensed grower, cannabis product, cannabis licensed dispensary, cannabis licensed processor, and on-site cannabis consumption establishment.

[Ordinance #24-04 Cannabis - Regulation](#)
[Ordinance #24-04 Cannabis - Staff Report](#)

Miscellaneous Staff Items

MAJOR SUBDIVISION SUB# 23-05-0378

Placek's Place – Land Bridge, LLC.

West of Romancoke Road & South of Victoria Drive and Stafford Road,
Stevensville, MD

Proposing a major large lot subdivision to create ten (10) new lots in the
Neighborhood Conservation – 20 zoning district

Requesting Final Subdivision approval.

Lane Engineering, LLC

Rob Gunter, Principal Development Review Planner

[Placek's Place – Land Bridge, LLC - Staff Report](#)

[Placek's Place – Land Bridge, LLC - Map](#)

MAJOR SITE PLAN SP #23-05-0105

Kent Island Crossing – Reliable Real Estate Services, LLC

Southeast of the intersection of Piney Creek Road and Route 18, Chester, MD

Proposing to construct an approximately 147,337 sq. ft. commercial
development that will include four (4) restaurants, office space, retail space,
a grocery store, and an 88-unit senior independent living facility in the
Town Center zoning district.

Requesting Major Site Plan approval.

DMS & Associates, LLC

Rob Gunter, Principal Development Review Planner

[Kent Island Crossing – Staff Report](#)

[Kent Island Crossing - Map](#)

CONCEPT PLAN SP #23-06-0106

Cedar Lane Solar Farm, LLC

Cedar Lane, Church Hill, MD

Proposing to construct a 1.744 MW (AC) solar array on a 15-acre lease area within a 165.028-acre parcel in the Agricultural zoning district.

Requesting Concept Plan approval and Favorable Recommendation to the Board of Appeals.

Lane Engineering, LLC

Steven Johnson, County Planner

[Cedar Lane Solar Farm – Staff Report](#)

[Cedar Lane Solar Farm – Concept Plan](#)

[Cedar Lane Solar Farm - Aerial](#)

BREAK

TEXT AMENDMENTS

10:00 A.M.

PUBLIC HEARING:

TACO #24-01 - § 14:1-49 Non-water Dependent Structures on Piers and § 14:1-11 Definitions. To add provisions to allow for non-water dependent structures on State or private wetlands within the Critical Area while meeting specific standards. Add definition of non-water dependent projects and piers.

Stephanie Jones, Long Range Principal Planner

[Ordinance #24-01 – Non-Water Dependent Structures on Piers – Memo and Attachments](#)

REGULAR SESSION:

TACO #24-02 - § 18:1-18 Camping Cooperative and § 18App-1 Definitions.

To add a camping cooperative as a permitted use and bulk standards to include minimum site area and setbacks in the Suburban Residential (SR) Zoning District. Add a definition of camping cooperative to § 18App-1.

Amy G. Moredock, Director

[Ordinance #24-02 – Camping Cooperative – Memo and Attachments](#)

TACO #24-03 - § 18:1-41 Piers.

To amend provisions for piers to require a Board of Appeals approval of an application for a variance to seek a length greater than 150 feet. Currently, this requires a conditional use approval by the Board of Appeals.

Stephanie Jones, Long Range Principal Planner

[Ordinance #24-03 – Pier Extension Through Granting of a Variance – Memo and Attachments](#)

PUBLIC COMMENTS

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