



# 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, FEBRUARY 11, 2021

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](http://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](http://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

### PUBLIC COMMENTS – **None.**

### MEETING MINUTES REVIEW

Meeting minutes review and approval.

**January 14, 2021 Minutes approved with correction.**

### EXTENSION REQUESTS:

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

### UPDATES: **Director Amy Moredock provided the following updates:**

Legislation and Legal Matters

**TACO 20-13 Cottage Home Planned Residential Development: Public hearing held January 8, 2021, was approved February 9, 2021, and becomes effective March 27, 2021**

Miscellaneous Staff Items

**Chick-fil-A on Kent Island is making a slight renovation and we have determined that there is no need for Planning Commission review. They are removing 1 drive thru window and putting in a door as well as some minor brickwork that we consider upkeep.**

**PROJECTS:**

**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

**Final Major Subdivision approval granted with conditions.**

**Major Site Plan approval granted with conditions.**

**BREAK**

**COMPREHENSIVE PLAN WORKSHOP:**

Lauren Good and Ray Moravec of Wallace Montgomery will lead the commission in a Comprehensive Plan work session including a status update and review of the Community Facilities (including Open Space and Recreation) draft chapter.

**No action taken.**

**PUBLIC COMMENTS – None.**

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