



**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, MARCH 11, 2021
REVISED AGENDA 03-03-21**

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

PUBLIC COMMENTS – None

MEETING MINUTES REVIEW

Meeting minutes review and approval.

February 11, 2021 Minutes approved as presented.

EXTENSION REQUESTS:

MAJOR SITE PLAN #05-10-02-0005

Kent Narrows Hospitality, Inc. – Holiday Inn Express

Addition to existing hotel of 25 rooms

Requesting a one (1) year extension

DMS & Associates

Rob Gunter, Development Review Principal Planner
Major Site Plan extension granted to March 10, 2022.

MINOR SITE PLAN SP #19-09-0037

Economy Tree Service, Inc.

100 Arrington Rd, Queenstown, MD

Proposing to remove the existing structure to construct a 7,200 sq. ft. building with an office and storage.

Requesting a three (3) month extension

DMS & Associates, LLC.

Rob Gunter, Development Review Principal Planner

Major Site Plan extension granted to June 10, 2021.

MAJOR SITE PLAN #05-16-08-0008-C

~~Mears Point Associates~~

~~Proposing a mixed use development with 211 apartments~~

~~Requesting an extension~~

~~DMS & Associates LLC~~

~~Rob Gunter, Development Review Principal Planner~~

No action taken.

UPDATES:

Legislation and Legal Matters

Ms. Stephanie Jones, Senior Planner, said the department received 3 applications for Citizen Sponsored Text Amendments in February and they will be reviewed by the County Commissioners in March, and then to the Planning Commission, most likely at the April meeting.

Director Amy Moredock provided the following updates: (1) the Target renovation, including interior renovation and changes to the garden center to become a pick-up area will begin very soon. She added that there is no change to the square footage, so a renovation permit is all that is needed. (2) Stephanie Jones has been promoted to Senior Planner, and a Long-Range and County Planner positions have been hired and will begin March 31st.

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 ~~Environment (including Water Resources) and~~ Transportation draft chapters.

No action taken.

BREAK

MISCELLANEOUS STAFF ITEMS – None.

PUBLIC COMMENTS –

(1) Mr. Scott MacGlashan, Church Hill, spoke regarding the difficulties in reaching the farming community for involvement in the Comprehensive Plan Update.

(2) Ms. Nancy Scozzari, Dept of Parks and Recreation said a study is underway regarding pedestrian connections in Grasonville and Queenstown.

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