



**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

Telephone Planning: (410) 758-1255  
Fax Planning: (410) 758-2905  
Telephone Permits: (410) 758-4088  
Fax Permits: (410) 758-3972

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA  
THURSDAY, APRIL 9, 2020**

**MEETING CANCELLED – 04/01/20 @ 2:10 P.M.**

To comply with the Governor's proclamation declaring a state of emergency in Maryland, 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 <https://qac.org/410/QACTVCOM>.

Press and Public Comment are encouraged. The Planning Commission will provide the following avenues of remote of participation:

Email your comments to [JShelton@qac.org](mailto:JShelton@qac.org)  
Click here: [Join Microsoft Teams Meeting](#)  
+1 443-819-0696 United States, Baltimore (Toll)  
Conference ID: 128 707 948#

The Planning Commission Chair will accept comments and questions for each project during the course of the meeting. Citizens are asked to participate remotely by either email or participation in the Microsoft Team link and phone number provided. You may also submit written testimony by mail prior to the meeting: QAC Planning Commission at 110 Vincit Street, Suite 104, Centreville, MD 21617.

8:45 A.M.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**EXTENSION REQUESTS:**

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

\*Mears Point Associates  
Proposing a mixed use development with 211 apartments  
Requesting an eight (8) month extension  
DMS & Associates LLC  
Brennan Tarleton, Senior Planner

**UPDATES:**

Legislation and Legal Matters

**PROJECTS:**

**MAJOR SITE PLAN SP #19-07-0028**

**Fisherman's Village**

3028 South Kent Narrows Way, Grasonville, MD  
Proposing an 83,262 sq. ft., 120 room hotel with a banquet facility.  
Requesting a shoreline buffer reduction, bonus height, bonus floor area and major site plan approval.  
DMS & Associates, LLC. c/o Tom Davis  
Rob Gunter, Development Review Principal Planner

**MAJOR SITE PLAN SP #19-05-0024**

**The Gardens of Queen Anne's – Phase II**

Pier One Road, Stevensville, MD

Proposing Phase II of the Gardens of Queen Anne's to include a club house, three (3) retail buildings, two (2) restaurants, pavilion bar, seven (7) room Inn, storage building and recreational areas.

Requesting major site plan approval.

DMS & Associates, LLC. c/o Tom Davis

Rob Gunter, Development Review Principal Planner

**BREAK**

**TEXT AMENDMENTS:**

Amy Moredock, Principal Planner

**CITIZEN SPONSORED TEXT AMENDMENT APPLICATIONS**

**TACO #20-04** – William H. Reed: § 14:1-39(2). Development standards in resource conservation (reserved). Addition of Accessory Dwelling Unit provisions in the Resource Conservation Area. This proposed amendment would incorporate provisions to permit an accessory dwelling unit within the resource conservation area per the minimum standards established by Maryland Natural Resources Annotated Code Section 8-1808.1.

**TACO #20-05** – COHBROS Properties, LLC c/o William Thomas Davis, Jr.: § 18:1-32.D(2)(b)[5][b] and § 18:1-33.D(2)(b)[5][b]. Grasonville Neighborhood Commercial (GNC) and Grasonville Village Commercial (GVC) Residential development standards. Dimensional and bulk requirements. Minimum lot width. Multifamily. This proposed amendment would allow duplex units in GNC and GVC to be consistent with lot width dimensions and other bulk standards in accordance with the Planned residential development standards outlined in § 18:1-36.

This proposed amendment adds a definition of “disturbance” and amends the **TACO #20-06** – Brandon A. Davis: § 14:4-1. Stormwater Management. Definitions. definition of “limit of disturbance” in accordance with the Maryland Stormwater Management and Erosion & Sediment Control Guidelines for State and Federal Projects (February 2015).

**TACO #20-07** – Chesapeake Bay Beach Club, LLC c/o William Thomas Davis, Jr.: § 18App-1. Appendix a: Glossary. Definitions. This proposed amendment would add a provision to the definition of “resort hotel” which would permit long-term rentals as long as the rental period exceeds 6 months and the rental units are no less than 1,500 square feet in floor area.

**COUNTY SPONSORED TEXT AMENDMENTS**

**TACO #20-03** – § 18:3-7. Imposition and enforcement of development impact fees: proposes to alter the timing of development impact fee collection and assign an administrative fee for the processing of promissory notes.

**TACO #20-08** – § 18App-1 (Definitions) and § 18:1, Article V (Zoning and Subdivision Regulations, District Standards and Permitted uses in open space): This proposal intends to add clarifying language to the existing definition of “agriculture” specific to “alcohol production facilities.”

**MISCELLANEOUS STAFF ITEMS**

**PUBLIC COMMENTS**

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