



*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, MAY 13, 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, [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.

April 8, 2021 Planning Commission Minutes approved as presented.

EXTENSION REQUESTS:

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

UPDATES:

Legislation and Legal Matters **Amy Moredock, Director provided the following updates: (1) Citizen-sponsored TA #21-02 Major and Minor Multifamily dwellings and nonresidential height requirements in the Urban Commercial Zoning District, and TA #21-03 Self Storage Uses in the Town Center Zoning District are scheduled for Public Hearing**

before the Queen Anne's County Commissioners on June 22, 2021, (2) CO 21-05 was introduced as a map amendment for 1 property in the Kent Narrows that was inadvertently left out of the Kent Narrows Commercial Management and Waterfront Improvement District is set for Public Hearing before the Queen Anne's County Commissioners on June 22, 2021, and

Miscellaneous Staff Items (3) she is on the State Sea Level Rise committee that is working to create a guidance manual for districts to codify if they choose.

PROJECTS:

MAJOR SITE PLAN SP# 19-08-0034

Bluegrass Solar, LLC

TM 11 Parcels 24 and 25 - Sheriff Meredith Rd. Chestertown, MD

TM 17 Parcels 4 and 24 - Pinder Hill Rd. Church Hill, MD

Proposing to construct a utility solar project with an array and inverter area of approximately 266.04 acres within a 510.25 acres site boundary (lease area).

The applicant is requesting:

- Major Site Plan approval

Bluegrass Solar, LLC c/o David Henderson

Rob Gunter, Development Review Principal Planner

Major Site Plan approval granted with conditions.

MAJOR SITE PLAN SP# 20-12-0070

Postal Road, LLC

South side of Postal Road, Chester, MD

TM 57 Parcels 10, 13, 13A, 14, 15, and 17

Proposing to administratively combine six (6) parcels in order to construct two (2), 3-story, 30-unit, residential apartment buildings with an 880 sq. ft. utility building and the associated parking areas.

The applicant is requesting:

- Major Site Plan approval

Postal Road, LLC c/o Jim DiDonato

Rob Gunter, Development Review Principal Planner

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 Economic Development & Tourism chapter. **No action taken.**

PUBLIC COMMENTS – None.

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