



Queen Anne's County

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
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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 14, 2020

REVISED ADENDA – 05/12/20

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 www://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 77).

Press and Public Comments are encouraged. We ask anyone that would like to make a comment during the meeting please head to www.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.

March 12, 2020 Minutes approved as presented.

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

Granted to Planning Commission Meeting in October 2020

UPDATES:

Legislation and Legal Matters – **None.**

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

Shore Buffer Reduction – Granted.

Bonus height – Granted.

Bonus Floor Area – Granted.

Major Site Plan – Granted with conditions.

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

Major Site Plan – Granted with conditions.

BREAK

TEXT AMENDMENTS:

Amy Moredock, Principal Planner

CITIZEN SPONSORED TEXT AMENDMENT APPLICATIONS

TACO #20-04 – William F. 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.

Tabled to June 2020 Planning Commission meeting.

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.

Favorable recommendation to the County Commissioners.

~~**TACO #20-06** – Brandon A. Davis: This proposed amendment adds a definition of “disturbance” and amends the § 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.

Favorable recommendation to the County Commissioners with the shift of lien language as recommended by County Attorney Patrick Thompson.

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.”

Tabled to allow time to receive additional information regarding State alcohol licensing and provisions in other Maryland counties.

MISCELLANEOUS STAFF ITEMS – Ms. Moredock said the County Commissioners have authorized a contract with Wallace Montgomery as consultant for the Comprehensive Plan update.

PUBLIC COMMENTS – Ms. Barbara Obert alleged that all documents were not included in the packet of information she received in response to her request for documents regarding the termination of the contract with Comprehensive Plan consultant. She also asked what steps were being taken to ensure this does not happen with the new consultant.

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