



*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, JUNE 10, 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**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**EXTENSION REQUESTS:**

No Extensions

**UPDATES:**

Legislation and Legal Matters  
Miscellaneous Staff Items

## **PROJECT**

### **Amended Major Subdivision SUB# 20-10-0203**

Hayden Estates, LLC

TM 37, Parcel 28, Lots 1 through 19 – Austin Ct. Centreville, MD

The applicant is proposing to amend recorded major subdivision # 02-04-09-0003 by modifying the approved landscape buffers.

The applicant is requesting:

- Amended major subdivision approval to provide relief from planting the required landscape buffers under §18:1-76.D

DMS & Associates, LLC / Ralph C. Whaley, Jr.

Steven Johnson, County Planner

### **QUEEN ANNE’S COUNTY 2020 ANNUAL REPORT**

Planning Commission approval

Rob Tracey, Senior Planner

### **COUNTY SPONSORED TEXT AMENDMENT**

**TACO# 21-06** - § 18:1-45 Residential Accessory Structures and § 18App-1 Definitions.

This proposal intends to add a provision to permit residential accessory structures in the front yards of corner or double frontage lots and alter the terms of front, side, and rear lot to create a more user-friendly Definitions section.

Rob Tracey, Long Range Senior Planner

### **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 Town Planning Framework chapter and Community Plans (Chester/Stevensville, Grasonville, and Kent Narrows).

### **PUBLIC COMMENTS**

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