



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, 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, [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.

Planning Commission Minutes from May 13, 2021 approved as presented.

EXTENSION REQUESTS:

No Extensions

No action taken.

UPDATES:

Legislation and Legal Matters

Bluegrass Solar reached an agreement with staff that was approved by the Planning Commission regarding the decommissioning condition from the approval at the May Planning Commission meeting.

Miscellaneous Staff Items

Memo regarding Approved Project Extension Requests was presented.

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

Amended Major Subdivision approval granted with conditions.

QUEEN ANNE’S COUNTY 2020 ANNUAL REPORT

Planning Commission approval

Rob Tracey, Senior Planner

No action taken.

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

Favorable recommendation to the Queen Anne’s County Commissioners.

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). – **No action taken**

PUBLIC COMMENTS – None.

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