



*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 11, 2020**

**MEETING WILL BE HELD AT THE COMMISSIONER'S MEETING ROOM
107 NORTH LIBERTY STREET, CENTREVILLE, MD 21617**

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 77).

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.

May 14, 2020 Minutes approved as presented.

EXTENSION REQUESTS:

Arcadia of Stevensville

MINOR SITE PLAN 04-17-12-0001

Proposing a 16 bed assisted living / institutional residential facility
Requesting a six (6) month extension
DMS & Associates, LLC
Rob Gunter, Development Review Principal Planner
1-year extension granted to June 10, 2021 Planning Commission Meeting.

Meadows Edge – Phase II

MAJOR SUBDIVISION 06-18-05-0011

Dean Road North 1-mile north of Maryland Route 304 north of Ruthsburg
Proposing six (6) new residential lots to an existing subdivision comprised of 19 residential lots.

Requesting Preliminary and Final Subdivision approval
Kirby & Associates, Inc. c/o Jack Kirby
Brennan Tarleton, Senior Planner

90-Day extension granted to September 10, 2020 Planning Commission Meeting.

UPDATES:

Legislation and Legal Matters – **Ms. Amy Moredock, Community Planner, provided the following updates regarding Text Amendments.**

(a) TACO #20-03 – Development Impact Fees (Imposition/Enforcement) has been forwarded to the County Commissioners and a hearing has been set for June 23, 2020.

(b) TACO #20-04 William F. Reed: §14:1-39(2) Development standards in Resource Conservation Area County Commissioners granted the requested 90-day extension for Planning Commission review.

(c) 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 has been forwarded to the County Commissioners and a hearing has been set for June 23, 2020.

(d) TACO #20-06 Brandon A. Davis: §14:4-1. Stormwater Management. Definition. has been withdrawn.

(e) TACO #20-07 Chesapeake Bay Beach Club, LLC c/o William Thomas Davis, Jr.: §18App-1. Appendix a: Glossary. Definitions. has been withdrawn.

(f) TACO #20-08 – Agritourism Provisions – Alcohol Production Uses Staff is working to gather requested information and anticipates Planning Commission review at the July meeting.

9:00 A.M.

PUBLIC HEARING:

CONCEPT PLAN (SP # 19-10-0041)

Merrick Farms, LLC. – Byler Materials, LLC.

1120 Merrick Corner Road, Barclay

Proposal: (1) Increase in material stockpile height and equipment height from 40' to 45' and (2) Amendment to permitted operational hours as follows: Monday through Friday throughout the year from 7:00 am to 5:00 pm (trucks may enter at 6:45 am and mining operations may begin at 5:00 am to 9:00 pm); Saturdays 8:00 am to 12:00 pm (trucks may enter at 7:45 am and mining operations may continue until 3:00 pm) and on those days on which the Maryland Transportation Authority post daytime eastbound or westbound closures during construction and restoration of the Bay Bridge truck loading

may begin at 5:00 am with stacking permitted to start at 4:45 am and loading being permitted to continue until 7:00 pm.

Requesting: Concept Plan approval and a favorable recommendation to the Board of Appeals.

Byler Materials, LLC. c/o Johnathan Byler

Sean Callahan, Lane Engineering, LLC

Brennan Tarleton, Senior Planner

Concept Plan approval granted.

Favorable recommendation to the Board of Appeals with exclusion of requested addition of nighttime hours of operation.

PROJECTS:

MAJOR SUBDIVISION

Baynard Estates and Baynard's Relief (SUB # 19-09-0148)

Shawn Rd., Centreville, MD 21617

Proposing to administratively combine two (2) existing large lots and utilize the cluster subdivision technique; resulting in three (3) cluster lots and one (1) remaining large lot containing the required open space for the proposed subdivision.

Requesting Major Subdivision Approval

Dorsey Patchett, III

Jack Kirby, Kirby & Associates

Brennan Tarleton, Senior Planner

Preliminary and Final Major Subdivision approval granted with conditions

MAJOR SITE PLAN SP #19-06-0026

Kent Narrow Marine, LLC

100 Piney Narrows Road, Chester, MD 21619

Proposing 84,505 sq. ft. development including a high and dry storage facility or rackominium with docking and boat lockers, commercial / retail space as well as separate office (9,000 sq. ft.) and restaurant (6,200 sq. ft.) pad sites

Requesting a bonus height and major site plan approval.

DMS & Associates, LLC. c/o Tom Davis

Rob Gunter, Development Review Principal Planner

Bonus Height granted with conditions.

Site Plan approval granted with conditions.

BREAK

CITIZEN SPONSORED TEXT AMENDMENT APPLICATION

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.

Favorable recommendation to the Queen Anne's County Commissioners.

MISCELLANEOUS STAFF ITEMS

Ms. Amy Moredock (1) thanked Commissioner Dobson for sitting on the Housing Steering Committee and said there is a meeting scheduled for Tuesday, June 16,

2020 at 3:00 P.M., and (2) said the consultant contract has been executed with Wallace Montgomery for the 2020 Queen Anne's County Comprehensive Plan Update and they are currently developing a work schedule within the requirements of social distancing.

PUBLIC COMMENTS – None.