



**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, SEPTEMBER 10, 2020**

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

August 13, 2020 Minutes approved as presented.

EXTENSION REQUESTS:

MAJOR SUBDIVISION #SUB 05-14-05-0006

Perry's Retreat – Walter Properties, LLC.

Perry's Corner Road 0.5 miles south of Maryland Route 18

Proposing an amendment to a previously approved 128 lot major subdivision to include an additional 28 lots for a total of 156 lots.

Requesting a twelve (12) month extension

DMS & Associates, LLC. c/o Kevin Shearon

Brennan Tarleton, Senior Planner

Extension granted to September 9, 2021.

MAJOR SUBDIVISION 06-18-05-0011

Meadows Edge – Phase II

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 a ninety (90) day extension

Kirby & Associates, Inc. c/o Jack Kirby

Brennan Tarleton, Senior Planner

Extension granted to December 10, 2020.

MAJOR SITE PLAN SP#19-10-0042

Wells Cove Development – Wells Cove II, LLC.

Wells Cove Road, Grasonville, MD

Proposing an amendment to a previously approved Major Site Plan (MASP# 05-05-05-0006) for the construction of four (4) condominium units.

Requesting a six (6) month extension

DMS & Associates, LLC. c/o Tom Davis

Brennan Tarleton, Senior Planner

Extension granted to March 11, 2021.

PROJECTS:

MINOR SITE PLAN SP #19-09-0037

Economy Tree Service, Inc.

100 Arrington Rd, Queenstown, MD

Proposing to remove the existing structure to construct a 7,200 sq. ft. building with an office and storage.

Requesting minor site plan approval.

DMS & Associates, LLC.

Rob Gunter, Development Review Principal Planner

Granted with conditions.

DISCUSSION:

Barry Waterman – Grasonville Village Commercial (Cottages)

§18:1-13.D(4) General District Regulations – Uses not permitted

Planning Director has determined that a cluster of modest single family homes (cottages) located on one property in the GVC is not a materially similar use to a listed use within GVC as proposed. As such, this matter has been referred to the Planning Commission for consideration.

Requested staff research and create draft Text Amendment for review.

UPDATES:

Legislation and Legal Matters

Amy Moredock, Acting Director, stated that she was named Acting Director last week and thanked former Director Mike Wisnosky for his leadership and support, and went on to provide the following updates;

- (1) Blue Grass Solar notified the department that One Energy Holding has sold to Healstone Development,**
- (2) TA/CO 20-03 Impact Fee Collection, has been adopted with amendment,**
- (3) TA/CO 20-04 Accessory Dwelling Unit in Resource Conservation Area, scheduled for County Commissioner Hearing on September 22, 2020 at 6:00 P.M.,**
- (4) TA/CO 20-11 Building Code, scheduled for County Commissioner Hearing on September 22, 2020 at 6:05 P.M.,**
- (5) TA/CO 20-08 Alcohol Production Facilities, was introduced and is scheduled for County Commissioner Hearing on October 13, 2020 at 6:00 P.M.,**
- (6) Comprehensive Plan Update – homework sent to Lauren Good who is currently planning virtual meetings and moving forward with the process.**

BREAK

MISCELLANEOUS STAFF ITEMS – None.

PUBLIC COMMENTS – None.

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