



*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, OCTOBER 8, 2020**

8:45 A.M.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS – None.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**September 10, 2020 minutes approved.**

**EXTENSION REQUESTS:**

**MAJOR SITE PLAN #05-16-08-0008-C**

Mears Point Associates

Proposing a mixed use development with 211 apartments

Requesting an extension

DMS & Associates LLC

Rob Gunter, Development Review Principal Planner

**Extension granted to March 11, 2021.**

**CONCEPT PLAN SP# 20-07-0059**

Postal Road, LLC

South side of Postal Road, Chester, MD

Proposing to administratively combine six (6) parcels in order to construct two (2), 3-story, 30-unit, residential apartment buildings with an 880 sq. ft. utility building and the associated parking areas.

The applicant is requesting:

- A parking reduction of five (5) spaces;
- Increased density, up to 20-units per acre, in accordance with the conditions of §18:1-28D.2(a)[1][f], and
- Concept plan approval

DMS & Associates, LLC  
Rob Gunter, Development Review Principal Planner

**Parking Reduction – granted.**  
**Increased Density – granted.**  
**Concept Plan approval – granted.**

**UPDATES:**

Legislation and Legal Matters

**TA/CO #20-03 Timing of development impact fee collection and assignment of an administrative fee for the processing of deferred impact fee payments in Queen Anne’s County - becomes effective October 10, 2020.**

**TA/CO #20-11 Updates to the Building Code for Queen Anne’s County - County Commissioners will vote on October 13, 2020.**

**TA/CO #20-04 Updates to the Building Code for Queen Anne’s County- County Commissioners will vote on October 13, 2020**

**TA/CO #20-08 provisions for alcohol production facilities (to include distilleries) in the Agricultural and Countryside Districts in Queen Anne’s County, defining certain terms and correcting the definition of farm brewery -County Commissioners public hearing scheduled for October 13, 2020**

**Public Service Commission – Notice of Intention to Initiate Rulemaking regarding utility scale solar.**

**Critical Area Commission – proposing to permit solar in the RCA without using Growth Allocation.**

**PJM – queue request made for 100 megawatts in Queen Anne’s County.**

**BREAK**

**MISCELLANEOUS STAFF ITEMS**

**November 12 Planning Commission Meeting will be held in the County Commissioner’s Hearing room in the Liberty Building.**

**PUBLIC COMMENTS – None.**

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