



# 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 14, 2021 **REVISED AGENDA 10/06/21**

8:45 A.M.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**The following Bay City residents spoke in opposition to the Land Bridge LLC approval citing ownership of Stafford Road, increased traffic, sewer back-ups, poor drainage, and safety and welfare of current residents:**

- (A) Dora Hannah**
- (B) Michael Drysidel**
- (C) Rosemary Stroop**
- (D) Anne Wilson**
- (E) Karen Brown**
- (F) Wilhelm Burger**
- (G) Keith Hutchens**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

Discussion of Land Bridge, LLC vote on September 9, 2021

**The September 9, 2021 Planning Commission Minutes were approved with corrections to reflect the passing of the motion to grant Preliminary Subdivision approval to Land Bridge, LLC. (Placek's Place)**

**UPDATES**

Legislation and Legal Matters

**Stephanie Jones provided the following updates**

- (A) TACO 21-06 regarding accessory structures was passed by the County Commissioners and becomes effective October 30<sup>th</sup>, 2021.**
- (B) Critical Area Commission has made updates to Chapter 14 including adding more detailed Agricultural Best Management Practices and requiring local Site Plan approval for large scale solar projects in the Critical Area.**

Miscellaneous Staff Items – **None.**

**Amended Major Subdivision SUB# 02-06-08-0007**

Starfield Farms

TM 30, Parcel 8, Lot 1 – Price Station Road, Church Hill, MD

The applicant is proposing to amend major subdivision # 02-06-08-0007 to create one (1) additional lot in the Agricultural zoning district.

The applicant is requesting: Preliminary/Final Amended Major Subdivision Approval

Peter Sheaffer

Lane Engineering, LLC c/o Barry Griffith

Steven Johnson, County Planner

**Preliminary and Final Amended Major Subdivision approval granted with conditions.**

~~Major Subdivision SUB# 20-07-0186—POSTPONED~~

~~Hopelands Phase II~~

~~TM 45, Parcel 71, Lot 1—Hope Road, Centreville, MD~~

~~Requesting one (1) new residential lot to an existing subdivision comprised of 13 residential lots.~~

~~Requesting Preliminary and Final Subdivision approval~~

~~Kirby & Associates, Inc. c/o Jack Kirby~~

~~Stephanie Jones, Long Range Principal Planner~~

~~No action taken.~~

## **BREAK**

## **COMPREHENSIVE PLAN UPDATE**

Lauren Good and Ray Moravec of Wallace Montgomery will present the Final Draft 2021 QAC Comprehensive Plan and the Final Draft 2021 Kent Narrows Community Plan for review and conveyance to required agencies for 60-Day Review per Maryland Annotated Code, Land Use § 3-203(c).

**Approval to initiate the 60-Day Review Process for the Draft 2021 QAC Comprehensive Plan and the Kent Narrows Community Plan.**

## **PUBLIC COMMENTS**

- (A) Barry Waterman: Comprehensive Plan language seems to indicate this is a final draft and if it is it should not be sent out without being close to done.**
- (B) Jack Broderick: thanked staff and consultant for professional job on the Comprehensive Plan, and said there are still a few issues regarding the transfer of Community Plans into the Comprehensive Plan**
- (C) Elle Bassett, ShoreRivers: provided summary of letter submitted regarding the Comprehensive Plan**
- (D) Tracey Schulz: requested information and a copy of a legal opinion being referred to regarding water and sewer.**
- (E) Annie Richards, ShoreRivers: said they are looking to be a partner and resource to the County to help in any way moving forward.**
- (F) GiGi Windley, Kent Narrows Development Foundation: said they are still reviewing the document but there are boundary, timing, and data issues regarding the census information.**
- (G) Desales Ward: said she has been a liaison for the Grasonville area during the process and thanked the staff.**

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