



*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, NOVEMBER 10, 2022**

MEETING HELD AT: 107 NORTH LIBERTY STREET
COUNTY COMMISSIONER'S HEARING ROOM

You may watch the Planning Commission meeting live on our QAC Website at qac.org/live, Facebook.com/QACTV, YouTube.com/QACTV, or on QACTV's Television channel on Atlantic Broadband cable (channel 7 or in HD on channel 507).

You may also participate on **Zoom** using the following link from our website: qac.org/publiccomment (this option will be available ten (10) minutes before the start of the meeting).

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

MEETING MINUTES REVIEW

Meeting minutes review and approval

EXTENSION REQUESTS

No Extension Requests

UPDATES

Legislation and Legal Matters

Miscellaneous Staff Items

PUBLIC HEARINGS

9:00 A.M.

Concept Plan SP# 22-03-0088

R.B. Baker & Sons, Inc.

311 Cherry Lane, Queenstown, MD

Proposing a 27.301-acre major extraction operation.

Requesting Concept Plan Approval and a Favorable Recommendation to the Board of Appeals.

Lane Engineering, LLC c/o Sean Callahan

Steven Johnson, County Planner

**Critical Area Growth Allocation Petition
O-21-10-0048 (Concept Plan SP# 21-10-0082)**

Nashville Properties, LLC - Armored Storage, Kent Island

Petitioner request to reclassify 2.811 acres of land from Limited Development Area (LDA) to Intense Development Area (IDA) for a proposed 156,000 square-foot, 4-story self-storage facility with interior access only and associated parking. The request includes existing Parcels 351, 352, and 287 located on Tax Map 57 on Piney Creek Road and Nash Court.

Requesting a favorable recommendation to the County Commissioners to award Growth Allocation

*DMS & Associates, LLC c/o Kevin Shearon
Stephanie Jones, Long Range Principal Planner*

BREAK

Comprehensive Rezoning Map Amendments (MA) #22-13

To evaluate, discuss, and receive public comment regarding property owner initiated rezoning petitions received during the 2022 *Comprehensive Plan* update and adjustment to the County Growth Area.

- #1(CRR 03)-Cole Ventures, Inc, Tax Map 60, Parcel 180
- #2(CRR 06A)-Michael and Ellen Foster, Tax Map 56, Parcel 324, Lot 2
- #3(CRR 06B)-Queenstown Bank of Maryland, Tax Map 56, Parcel 427, Lot 1
- #4(CRR 06C)-Madison Land Partnership, Tax Map 56, Parcel 324, Lot 3
- #5(CRR 06D)-MPH Enterprises LLC, V Tax Map 56, Parcel 324, Lot 4
- #6(CRR 09)-SEW Friel C/o Jay Friel, Tax Map 60, Parcels 140
- #7(CRR 27)-James B. Roy Jr., Tax Map 60, Parcel 37
- #8(CRR 29)- Kolby Schulz., Tax Map 57, Parcel 210
- #9(CRR 30)-Kevin F. Leaverton, Tax Map 60, Parcel 03, Lot 11
- #10(CRR 32)-RB Baker & Sons, Inc, Tax Map 51, Parcel 28
- #11(CRR 33)-Ronald A. Kopec Sr., Tax Map 58E, Parcel 643
- #12(CRR 34)-Ronald A. Kopec Sr., Tax Map 58E, Parcel 814
- #13(CRR 36)-Ohryn Valecourt/812 Island Creek Rd LLC, Tax Map 22, Parcel 21
- #14(CRR 38)-AYS Marine Enterprises LLC, Tax Map 56, Parcel 77
- #15(CRR 44)-Joseph G. Johns, III, Tax Map 48, Parcel 29
- #16(CRR 45)-Kent Island LLC, Tax Map 56, Parcel 279 and legally referred to on Plat Liber 49/Folio 71
- #1 Growth Area-Dream Farm LLC., Tax Map 57, Parcel 68
- #2 Growth Area-John Claude Jr. and Joann Lowery, Tax Map 57, Parcel 43, Lot 1
- #3 Growth Area-John Claude Jr. and Joann Lowery, Tax Map 57, Parcel 43, Lot 2
- #4 Growth Area-Gardner's Purchase, Inc., Tax Map 57, Parcel 39

Requesting a favorable recommendation to the County Commissioners to rezone and adjust the Growth Area

*Stephanie Jones, Long Range Principal Planner
Rob Tracey, AICP, Long Range Senior Planner*

PUBLIC COMMENTS

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