



**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
J. Patrick McLaughlin, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

Telephone Planning: (410) 758-1255

Email Planning: PlanningApplications@qac.org

Telephone Permits: (410) 758-4088

Email Permits: PermitApplications@qac.org

QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA THURSDAY, NOVEMBER 13, 2025

You may watch the Planning Commission Meeting live on the web at QACTV.COM, Facebook.com/QACTV, YouTube.com/QACTV, or on QACTV's Television channel on Breezeline Cable (channel 7 or in HD on channel 507 or 2001 on the streaming service).

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

UPDATES:

Legislation and Legal Matters
Miscellaneous Staff Items

PROJECTS:

MAJOR SITE PLAN SP #24-11-0141

Eastern Shore Exodus, LLC

2403 Main Street, Chester, MD

Proposing an administrative subdivision and a major site plan to develop a two-story mixed-use building. The proposed structure will include 3,804 square feet of commercial space on the ground floor and six (6) one-bedroom commercial apartments on the second floor.

The applicant is requesting Major Site Plan approval.

DMS & Associates, LLC

Rob Gunter, Principal Development Review Planner

[Staff Report](#)

[Location Map](#)

[Overall Site Plan](#)

MINOR SITE PLAN SP #25-05-0154

Waterman Realty Company, Inc.

600 Winchester Creek Road, Grasonville, MD

Proposing to construct a 2,144 square foot commercial use building.

The applicant is requesting Minor Site Plan approval.

Lane Engineering, LLC
Steven Johnson, Senior Planner

[Staff Report](#)
[Location Map](#)
[Overall Site Plan](#)

BREAK

CITIZEN SPONSORED TEXT AMENDMENT APPLICATION

PUBLIC HEARING

County Ordinance #25-12 – The Gunston School, Incorporated
§ 14:1-76.D To add standards for the allowance of non-adjacency growth allocation for the expansion of non-profit institutional uses that provide secondary education or youth camps that have existing as of June 29, 1988 within the RCA.
Stephanie Jones, Long Range Principal Planner

[Staff Report](#)

PUBLIC COMMENTS

