



**COUNTY COMMISSIONERS SCHEDULE
TUESDAY, JANUARY 26, 2021
LEGISLATIVE DAY**

To comply with the Governor's proclamation declaring a state of emergency in Maryland, to minimize the person-to-person spread of COVID-19, we encourage that citizens stay home and watch the County Commissioner's meeting live on our QAC Website at qac.org/live or on QACTV's Television channel on Atlantic Broadband cable (channel 7 or in HD 507).

To maintain social distancing, seating will be limited. If you have any respiratory symptoms such as fever, cough, and/or shortness of breath, please refrain from attending the meeting and notify a healthcare provider. We will be screening all meeting participants prior to entering the building.

Press and Public Comments is encouraged. Please send your written comments to PublicComment@qac.org or speak live by going to qac.org/publiccomment

Thank you for your cooperation and understanding.

1. CLOSED SESSION

5:00 p.m. Under Section 3-305(b) (1) of the General Provision Article
"Boards & Commissions"
"Personnel"

2. CALL TO ORDER

5:30 p.m. Call to Order,
Pledge of Allegiance,
Moment of Silence,
Approval of Agenda

Accept County Commissioners' Minutes
- Regular Minutes – January 12, 2020
- Closed Session – January 12, 2020

Press and Public Comments**

3. NEW BUSINESS

5:45 p.m. Mr. Todd R. Mohn, PE, County Administrator
"Presentation of Documents for Signatures and Weekly
Correspondence"

Action

1. Branding Services Contract Award
2. Property
3. Upper Shore Workforce Investment Board members

- 4. Request for Approval > \$25,000 Maxim Healthcare Services
- 5. Proposed Amendments to the Alcoholic Beverage Article
- 6. Petition to Terminate Public Easement – PC Recommendation
– Gibson’s Grant Community Pier and Waterfront Park Area
- 7. Mutual Aid Agreement
- 8. Budget Amendment CC-25 – Clean Chesapeake Coalition

4. LEGISLATION

- 6:00 p.m. Public Hearing
County Ordinance 20-13 – Cottage Home Planned Residential Development
- 6:10 p.m. Public Hearing
County Ordinance 20-01 – Public Facilities Bond Authorization of 2021

Documents:

- [ORD 20-13.Pdf](#)
- [ORD 21-01.Pdf](#)

5. PRESENTATIONS

- 6:15 p.m. Ms. Kelly Huber, Character Counts Coach Specialist
“Character Counts! – Proclamation”
- 6:30 p.m. Mr. Scott A. Haas, Department of Emergency Services Director
“Department of Emergency Services Update”
- 6:45 p.m. Ms. Donna K. Landis-Smith, Soil Conservation Aide/Land Preservation
“MALPF Matching Funds Program”
- 7:00 p.m. Press and Public Comments**
- 7:05 p.m. Commissioner’s Roundtable

* Please note that Schedule times are subject to change, except for public hearings.
PUBLIC COMMENT SIGN-IN SHEET WILL BE AVAILABLE 1 HOUR PRIOR TO THE MEETING.

** Press and Public Comments at the beginning of the meeting will last 15 minutes. Additional time will be available at the end of the meeting for anyone wishing to speak. Comments are limited to 3 minutes in length. Comments longer than 3 minutes must be submitted in writing.
PUBLIC COMMENT SIGN-IN SHEET WILL BE AVAILABLE 1 HOUR PRIOR TO THE MEETING.

*** Part of the meeting may be closed to the Public in accordance to the Open Meetings Act procedures.

****Agendas will be posted by 4:30 pm the Friday prior to the meeting. The meeting attachments will be posted on the agenda by 4:30 pm the Monday prior to the meeting.

Three or more of the County Commissioners may be attending the following events in the next few weeks:

January-March MACo Legislative Hearings

COUNTY ORDINANCE NO. 20-13

A BILL ENTITLED

AN ACT CONCERNING Cottage Home Planned Residential Development;

FOR THE PURPOSE of modifying the Planned Residential Developments standards in Chapter 18:1 of the Code of Public Local Laws of Queen Anne’s County to establish standards for cottage home planned residential development in the sixteen zoning districts in Queen Anne’s County that permit major or minor multifamily uses; amending the definition of “multifamily” in Chapter 18 App of the Code of Public Local Laws and providing a definition of “cottage home” therein; and generally providing for and addressing cottage home residential development in Queen Anne’s County;

BY AMENDING Section 18:1-36 of the Code of Public Local Laws and revising the definition of “Multifamily” and providing a definition of “Cottage Home” in Chapter 18 App of the Code of Public Local Laws.
(NOTE: New language is shown **CAPITALIZED AND BOLD FACED** and deletions are shown by ~~strikethrough~~.)

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18:1-36 H. of the Code of Public Local Laws of Queen Anne’s County, Maryland be and is AMENDED to read as follows:

Article V
District Standards

§ 18:1-36 Planned residential development standards.

A. In general. All residential lots in a single-family cluster subdivision, or a planned residential development shall comply with the following standards for each dwelling type.

...

H. COTTAGE HOME PLANNED RESIDENTIAL DEVELOPMENT. THE COTTAGE HOME PLANNED RESIDENTIAL DEVELOPMENT TECHNIQUE PROPOSES FULLY DETACHED SINGLE-FAMILY DWELLINGS IN A CONDOMINIUM REGIME FOR RESIDENTIAL USE. THE FOLLOWING TABLE SPECIFIES THE MINIMUM STANDARDS FOR A COTTAGE HOME PLANNED RESIDENTIAL DEVELOPMENT.

(1) MINIMUM LANDSCAPE SURFACE AREA PER COTTAGE UNIT: 450 SQUARE FEET.

(2) RESIDENTIAL DENSITY:

(a) MAXIMUM RESIDENTIAL DENSITY SHALL BE CALCULATED AT THE MULTIFAMILY RATE ESTABLISHED BY THE ZONING DISTRICT STANDARDS IN WHICH THE DEVELOPMENT IS PROPOSED.

(b) IN NO CASE SHALL THERE FEWER THAN FOUR (4) OR MORE THAN TEN (10) UNITS PERMITTED ON A SINGLE SITE.

(3) FLOOR AREA:

(a) MINIMUM 800 SQUARE FEET.

(b) MAXIMUM OF 1,200 SQUARE FEET.

(4) SETBACKS:

(a) FRONT: 25 FEET.

(b) SIDE: 5/10 FEET.

(c) REAR: 25 FEET.

(5) SPACING BETWEEN UNITS:

(a) MINIMUM 10 FEET.

(b) MAXIMUM OF 15 FEET.

(6) OFF-STREET PARKING REQUIREMENTS:

(a) 1.5 SPACES FOR ONE-BEDROOM UNITS.

(b) 2 SPACES FOR TWO-OR-MORE-BEDROOM UNITS.

(c) UNITS SHALL FRONT A CENTRAL PARKING AREA OR COURTYARD.

[1] MINIMUM DISTANCE FROM THE PAVED PARKING AREA: 5 FEET.

[2]MAXIMUM DISTANCE FROM THE PAVED PARKING AREA: 15 FEET.

(d)PAVED PARKING AREAS SHALL PROVIDE LANDSCAPE SCREENING FROM ADJACENT ROADWAYS AND RESIDENTIAL PROPERTIES.

(7)MAXIMUM BUILDING HEIGHT: 28 FEET

SECTION II

BE IT FURTHER ENACTED that Chapter 18 App of the Code of Public Local Laws be AMENDED as follows:

Chapter 18 App
Appendix A: Glossary

...

§ 18App-1. Definitions

In Chapter 18, the following words have the meanings indicated:

Multifamily:

A planned residential development consisting of more than one dwelling unit (such as duplexes, townhouses, **COTTAGE HOMES**, apartments or multiplex) that involves the identification and protection of required open space and is accomplished pursuant to design and improvement standards set forth in Article V of Part 3 of Chapter 18:1 ~~this Chapter 18.~~

COTTAGE HOME:

A TYPE OF MULTIFAMILY UNIT IN A CONDOMINIUM REGIME WHERE THE DETACHED SINGLE-FAMILY DWELLING IS INDIVIDUALLY OWNED, AND THE COMMON AREAS ARE COMMONLY OWNED BY THE UNIT OWNERS.

SECTION III

BE IT FURTHER ENACTED that this Ordinance shall take effect on the forty-sixth (46th) day following its adoption.

INTRODUCED BY: Commissioner Moran

DATE: December 8, 2020

PUBLIC HEARING HELD: January 26, 2021 @ 6 pm

VOTE: __ Yea __ Nay

DATE OF ADOPTION: _____

EFFECTIVE DATE: _____

BILL NO. 21-01

A BILL ENTITLED

“PUBLIC FACILITIES
BOND AUTHORIZATION OF 2021”

A PUBLIC LOCAL LAW TO AUTHORIZE AND EMPOWER QUEEN ANNE’S COUNTY, MARYLAND (THE “COUNTY”), FROM TIME TO TIME, TO BORROW NOT MORE THAN THIRTEEN MILLION DOLLARS (\$13,000,000) FOR THE PUBLIC PURPOSE OF FINANCING OR REFINANCING CERTAIN PUBLIC FACILITIES, ALL AS MORE PARTICULARLY DESCRIBED HEREIN, AND TO EVIDENCE SUCH BORROWING BY THE ISSUANCE AND SALE AT PUBLIC OR PRIVATE SALE, UPON ITS FULL FAITH AND CREDIT, OF ONE OR MORE SERIES OF ITS GENERAL OBLIGATION BONDS IN LIKE PAR AMOUNT; EMPOWERING AND DIRECTING THE COUNTY TO ADOPT A RESOLUTION IN ACCORDANCE WITH SECTION 19-504(d) OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2013 REPLACEMENT VOLUME AND 2020 SUPPLEMENT) (THE “CODE”) PRIOR TO ISSUING ALL OR ANY PART OF THE BONDS; EMPOWERING AND DIRECTING THE COUNTY TO LEVY AD VALOREM TAXES IN RATE AND AMOUNT SUFFICIENT TO PROVIDE FUNDS FOR THE PAYMENT OF THE MATURING PRINCIPAL OF AND INTEREST ON THE BONDS AND PLEDGING THE COUNTY’S FULL FAITH AND CREDIT AND UNLIMITED TAXING POWER TO THE PAYMENT THEREOF; EXEMPTING THE BONDS FROM THE PROVISIONS OF SECTIONS 19-205 TO 19-206, INCLUSIVE, OF THE CODE; AUTHORIZING THE ISSUANCE OF REFUNDING BONDS; AND RELATING GENERALLY TO THE ISSUANCE AND SALE OF SUCH BONDS.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY:

Section 1. Queen Anne’s County, Maryland (the “**County**”) is hereby authorized and empowered to borrow money and incur indebtedness for the public purposes described in Section 2 hereof, at one time or from time to time as the County may determine, in an aggregate principal amount not exceeding THIRTEEN MILLION DOLLARS (\$13,000,000), and to evidence such borrowing by the issuance and sale, at public or private sale, upon its full faith and credit, of its general obligation bonds in like par amount.

Section 2. The net proceeds from the sale of the bonds authorized to be issued hereunder shall be used and applied for financing or refinancing, in whole or in part, one or more of the following projects (which shall include design, engineering, planning, fiscal, and legal expenses related thereto whether or not specifically stated, and which may represent the County’s share or contribution to the financing or refinancing of such projects):

(i) road and parking lot improvement projects, including (without limitation) the purchase of equipment for such projects;

(ii) information technology infrastructure improvement projects, including (without limitation) the purchase of related equipment;

(iii) capital projects approved by the Board of Education of the County, including (without limitation) building improvements and renovations at one or more schools, as well as transportation system improvements and the purchase of capital equipment therefor;

(iv) updates and improvements of emergency services facilities, including (without limitation) the public safety network and CAD replacement;

(v) maintenance and other improvement projects at County parks and recreational facilities, including (without limitation) parking lot improvements and capital equipment purchases;

(vi) other capital projects approved for bond funding in the County's Capital Budget for Fiscal Year 2021 or as otherwise approved by the Board of County Commissioners of the County (the "**Board of County Commissioners**"), including (without limitation) the expansion of and renovations and improvements to the County detention center, public library system improvements, drainage system and stormwater management improvements, airport fuel depot improvements and the improvement, renovation and equipping of other County buildings and facilities.

Proceeds from the sale of the bonds authorized to be issued hereunder may also be used to pay costs of issuing such bonds. If the proceeds received from the sale of the bonds exceed the amount actually expended or required for such public purposes, the amount of such unexpended excess shall be set apart in a separate fund and applied to the payment of the next principal maturity of the bonds of that issue or to the redemption of bonds of that issue or to the purchase and cancellation of bonds of that issue or to otherwise provide for payment of debt service on that issue, unless a resolution is adopted by the Board of County Commissioners to provide for the expenditure of that excess for some other valid purpose authorized by law.

Section 3. Prior to issuing all or any part of the bonds authorized to be issued hereunder, the Board of County Commissioners shall adopt a resolution containing all of the provisions required under Section 19-504(d) of the Local Government Article of the Annotated Code of Maryland (2013 Replacement Volume and 2020 Supplement) (the "**Code**"). The resolution may also contain such other provisions as the Board of County Commissioners may

deem appropriate. The resolution may be adopted by the Board of County Commissioners at any time after the enactment of this public local law and the appropriate officers of the County may take any action deemed appropriate to effectuate the timely issuance and sale of the bonds pursuant to the resolution at any time after the enactment of this public local law, provided only that the resolution may not become finally effective until the effective date of this public local law. The bonds may be sold on any date or dates after the effective date of this public local law.

Section 4. For the purpose of satisfying the debt service requirements on the bonds authorized to be issued hereunder, the County shall levy for each and every fiscal year during which any of the bonds may be outstanding ad valorem taxes upon all real and tangible personal property within its boundaries subject to assessment for unlimited County taxation in rate and amount sufficient to provide for the prompt payment of the principal of and the interest on the bonds maturing in each fiscal year; and, in the event the proceeds from the collection of the taxes so levied in any such fiscal year prove to be inadequate for such purpose, additional taxes shall be levied in the subsequent fiscal year to make up any deficiency.

The full faith and credit and unlimited taxing power of the County are hereby irrevocably pledged to the prompt payment of the maturing principal of and interest on the bonds authorized to be issued hereunder as and when the same become due, and to the levy and collection of the taxes hereinabove described as and when such taxes become necessary in order to provide sufficient funds to meet the debt service requirements of the bonds. The County hereby covenants with each holder of any of the bonds to take any action that may be appropriate from time to time during the period that any of the bonds remain outstanding and unpaid to provide the funds necessary to make the principal and interest payments due thereon and further covenants and agrees to levy and collect the taxes hereinabove described.

Section 5. The bonds authorized to be issued hereunder are hereby specifically exempted from the provisions of Sections 19-205 to 19-206, inclusive, of the Code.

Section 6. The County is hereby authorized pursuant to Section 19-207 of the Code (the “**Refunding Act**”) to issue its bonds (“**Refunding Bonds**”) for the purpose of refunding any bonds issued hereunder. References to the bonds in Sections 2 through 5, inclusive, above shall include the Refunding Bonds, unless the context requires otherwise. The Refunding Bonds may be issued at one time or from time to time, for one or more of the public purposes specified for the issuance of refunding bonds in the Refunding Act, and may be sold at public or private sale, as provided in the resolution of the Board of County Commissioners adopted pursuant to Section 3 hereof. The aggregate principal amount of Refunding Bonds shall not exceed 120% of the principal amount of the bonds being refunded. The validity of any such Refunding Bonds shall in no way be dependent upon or affected by the validity or invalidity of the obligations so refunded.

[Signatures appear on following page.]

Section 7. This public local law shall take effect 45 days after it is enacted.

COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, MARYLAND

Christopher M. Corchiarino, President

Philip L. Dumenil, Vice President

James J. Moran, Commissioner

Jack N. Wilson, Jr, Commissioner

Stephen Wilson, Commissioner

Date Introduced: January 12, 2021

Public Hearing Held: January 26, 2021 @ 6:10 pm

Vote: _____ Yea _____ Nay

Date Enacted: _____

Effective Date: _____