

**QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES**  
**Thursday March 10, 2022**

The Queen Anne's County Planning Commission met on Thursday, March 10, 2022, at 8:45 A.M. The following members were present: Tom Leigh, Teddy Baker, Kathy Deoudes, Arthur Ebersberger, and Bill Sylvester.

Also present were Amy Moredock, Director Department of Planning and Zoning; Rob Gunter, Principal Development Review Planner; Stephanie Jones, Long Range Principal Planner; Steve Johnson, Development Review Planner; John Shelton, Clerk; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

**1. Public Comment** – No comments received

**2. Meeting Minutes Review** – Upon motion made by Commissioner Ebersberger, seconded by Commissioner Deoudes, and passed by voice vote, the February 10, 2022 Planning Commission Minutes were approved as presented.

**3. Extension Requests** – None.

**4. UPDATES:**

**(A) Legislation and Legal Matters** – Ms. Amy Moredock, Planning & Zoning Director, provided the following updates:

- (1) TA#21-04 Utility Scale Solar:** has been revised and re-submitted to the County Commissioners.
- (2) TA #21-09 Shooting Club Definition:** Planning Commission decision of no action supported by the County Commissioners.

**(B) Miscellaneous Staff Items**– Ms. Amy Moredock, Planning & Zoning Director, provided the following updates:

- (1) Permit Technician and Zoning Inspector** have been hired and will begin on March 30, 2022.
- (2) Planning Department is collaborating as follows:**
  - (A) Clerk of the Courts** – meeting to discuss modifying plat requirements to streamline process.
  - (B) MACO / Legislation** – no updates this month.
  - (C) Economic Development Commission** – working on several initiatives, will advise Planning Commission as they progress.
  - (D) Kent Narrows Development Foundation** – assisting with technical edits, map edits, and typos in their Plan.

**5. Major Site Plan – Eastern Shore Exodus, LLC. – SP# 20-02-0051** – Rob Gunter, Principal Development Review Planner, provided the highlights of the applicant's request for Major Site Plan approval to administratively reconfigure lot lines on five (5)

parcels and construction of two (2) new buildings with Building #1 containing 2,467 square feet of first floor office space and three (3) one-bedroom second floor commercial apartments, and Building #2 containing 8 apartment units on two floors, on 0.847 acres of land, on Dundee Avenue, in Chester.

Tom Davis, DMS & Associates, described the buildings including the use of first floor offices for the funeral home. He said the Growth Allocation was approved in 2014 and the project has been revised and re-engineered since then. He also said the applicant has spoken to Ms. Wicker on Lot 108 and she has agreed to let us widen the drainage ditch on her property.

Vice Chairman Leigh asked if there were members of the public who wished to be heard, at which time the following comments were received:

(A) Liam Shandy, 124 Dundee Avenue, spoke on behalf of himself and 7 other Dundee residents who signed the statement he presented for the record. He said they would be negatively impacted and opposed to the project citing traffic concerns including speed, standstills during beach traffic, narrowness of the road, and the safety of residents, particularly children. Additionally, he expressed concern regarding flooding and decreased property values.

(B) Gwynne Davis, 120 Dundee Avenue, stated that she was opposed to the project as the street is narrow and this will change the charm of the street. Additionally, she expressed concern regarding decrease in property values.

Trey Porter, Department of Public Works, said they felt the project was consistent with zoning and the stormwater management plan is good. He said there have been informal conversations over the years about traffic calming measures but there were no conclusions or designs to improve. He added that he would take the issue back to the Department of Public Works to develop a solution.

(C) Nancy Scozzari, 118 Dundee Avenue, said she owns the property as a rental unit and has personally observed the speeding. She said this is the oldest "neighborhood" on Kent Island and the road is sub-standard. She added that this was an opportunity to improve the road whether it is part of this project or not.

The Planning Commission had extensive discussion regarding Dundee Avenue traffic issues and asked that the Department of Public Works investigate and solve the problems, including the possibility of blocking the road at the north end to prevent through traffic. At which time Liam Shandy said he and his neighbors were agreeable to closing the end of the street.

Upon review and further consideration, the following motion was made by Commissioner Deoudes, seconded by Commissioner Ebersberger, and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission, regarding the request by **Eastern Shore Exodus, LLC.**, for Major Site Plan approval for redevelopment of three parcels and including Building #1 containing 2,467 square feet of first floor office space and three (3) one-bedroom second floor commercial apartments and Building #2 containing eight (8) residential apartment units on two floors, on 0.847 acres of land, on Dundee Avenue, in Chester, and as more particularly described in **Department of Planning & Zoning file SP# 20-02-0051**, hereby finds the proposed project is consistent with the goals and objectives of the Queen Anne's County Zoning & Subdivision Regulations, the 2010 Comprehensive Plan, and the 2007 Chester/Stevensville Community Plan, and hereby grants approval with the following conditions; (1) any remaining edits and/or documents required by a reviewing agency, the Departments of Public Works and/or Planning & Zoning be reviewed and approved, (2) the architecture, lighting, and overall design must substantially reflect the documents provided, (3) the administrative subdivision must be approved and recorded prior to final Major Site Plan signature, (4) per the September 13, 2018 approval of the increase in density to 20 units per acre, the applicant shall provide information to indicate that the apartments will provide workforce, age-restricted or other moderately priced housing, (5) any required legal documents me be approved, signed, and recorded, (6) any required bonds, sureties, review, and inspection fees must be submitted to the Departments of Public Works and Planning & Zoning as appropriate, and (7) all required signatures must be obtained.

**6. Final Major Subdivision – Whitetail Land Group, Inc. SUB# 05-18-05-0007** – Rob Gunter, Principal Development Review Planner, provided the highlights of the applicant's request for Final Major Subdivision approval to amend an existing Major Subdivision by creating five (5) additional building lots on Fawn Lane on the west side of Grasonville Cemetery Road, in Grasonville.

Tom Davis, DMS & Associates, said the project received Preliminary approval in November 2021. He described the stormwater management and said they have received the Maryland Department of the Environment Letter of Authorization. He described the "flip" of the cul-de-sac, and said it yields a better design and protects forested lands.

Vice Chairman Leigh asked if there were members of the public who wished to be heard at which time no comments were received.


Upon review and further consideration, the following motion was made by Commissioner Deoudes, seconded by Commissioner Ebersberger, and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission, regarding the request by **Whitetail Land Group, Inc.**, for Final Major Subdivision approval to administratively reconfigure parcel 369, lots 16 & 17 and parcel 488 to create 5 additional planned residential development lots located along Fawn Lane in Grasonville, and as more particularly described in **Department of Planning & Zoning file SUB #05-18-05-0007**, hereby finds the proposed development (1) conforms to all applicable regulations contained in Chapter 18, (2) conforms to the Grasonville Community Plan, (3) will not adversely impact public services and facilities for the area, (4) in conjunction with existing and reasonably anticipated development in the surrounding neighborhood, will meet the adequate public facilities standards with regard to traffic, (5) will minimize negative environmental impacts and reasonably protect environmentally sensitive areas of the site, (6) is designed to be compatible with existing development in the surrounding neighborhood, and (7) contains open space and recreation facilities designed to serve the needs of the development, and hereby grants approval with the following conditions; (1) any remaining edits and/or documents required by a reviewing agency are reviewed and approved, (2) any required legal documents must be approved, signed, and recorded, (3) any required bonds, sureties, review, and inspection fees must be submitted to the Departments of Public Works and Planning & Zoning as appropriate, and (4) all signatures must be obtained.

**8. Public Comment** – None.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:45 A.M.

RESPECTFULLY SUBMITTED,

  
Kathy Deoudes, Secretary