



*Queen  
Anne's  
County*

**DEPARTMENT OF PLANNING & ZONING**

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**County Commissioners:**

Steven J. Arentz, At Large  
David L. Dunmyer, District 1  
Bob Simmons, District 2  
Philip L. Dumenil, District 3  
Dave Olds, District 4

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA  
THURSDAY, OCTOBER 10, 2013**

8:45 A.M.                    **CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**Mary Kerr, Co-Chair of Kent Island Defense League said she appreciated Chairman Waterman's comments clarifying that an email with negative comments about Planning Staff received by the Planning Commission and attributed to KIDL last month was not in fact written or sent by them.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**September 12, 2013 Minutes approved as presented.**

**EXTENSION REQUESTS:**

None – **No action taken.**

**UPDATES:**

Legislation and Legal Matters

**(1) Mr. J. Steven Cohoon, Director of the Department of Planning and Zoning, provided the following updates:**

**(A) From the County Commissioner's Office;**

**(i) CO 13-10; A Rezoning Request for a 14.43+/- acre portion of a 36.7 +/- acres Parcel, Tax Map 30, Part of Parcel 143 from Suburban Estates (SE) to Village Center (VC) Zoning District, was denied.**

**(ii) CO 13-11; Rezoning of Parcels 99, 15 and 37 on QAC Tax Map No. 48 from Neighborhood Conservation (NC-8) to Village Center (VC) Zoning, was granted and becomes effective November 9, 2013.**

**(iii) CO 13-12; Rezoning of 4.58 ac. +/-, Portions of Parcel 20 on QAC Tax Map No. 56 from Stevensville Master Planned Development (SMPD) to Urban Commercial (UC) Zoning District, no action taken.**

**(iv) CO 13-16; Criteria for Designation as Intensely Development Area (IDA) under the QAC Chesapeake Bay Critical Area Act, Chapter 14:1 of the Code of Public Local Laws of QAC, forwarded to the Critical Area Commission.**

(v) CO13-22; The Number of Lots Permitted on a Private Road in QAC, Public Hearing scheduled for November 26, 2012 before the County Commissioners.

(B) From the Board of Appeals;

(i) Merrick Farm – Public Hearing continued to October 22, 2013 at 5 P.M.

(ii) Royal Farms / Holly's – hearing for fill in the flood plain variance scheduled for Oct 10, 2013

(iii) Solis Energy – conditional use hearing scheduled to Oct 10, 2013.

(iv) Greenstreet – conditional use approval pending for mixed use development.

(C) Four Seasons – Three issues before the County Commissioners; (i) easement to restrict the Tanner Property to an Eco-park, (ii) provide stormwater management under ESD practices, and (iii) density is not to exceed 179 units through deed restriction. Following comments received at Public Meeting on Kent Island and deliberation on October 8, a vote was taken and passed 3-2 on how to meet those conditions. The next step is to go before the Board of Public Works.

(2) Mr. Christopher Drummond, Planning Commission Attorney, updated the Planning Commission on the following;

(A) Mr. & Mrs. Johnson / Wye River – Court ordered posting of \$63,800 to be used by County to complete shoreline restoration. County is waiting for estimates from contractor.

(B) PC review and Zoning Violations – provided Planning Commission with Treatise, case law, and his interpretation of whether or not the Planning Commission, when reviewing projects, should be aware or consider known zoning violations on a property.

(C) Kent Island LLC / Cloisters Court Case – although County is not actively involved, there is a case pending challenging the validity of the agreement between the County and KI LLC.

9:00 A.M.

**WORK SESSION:**

Comprehensive Plan Implementation: Review opportunities for achieving Smart Growth in Queen Anne's County.

Helen M. Spinelli, AICP, Principal Planner

**Created list of objectives and reached consensus to continue scheduling work sessions at the beginning of regular monthly meetings.**

12:00 P.M.

**LUNCH**

12:45 P.M.

**QAC PATTERN & ARCHITECTURAL DESIGN HANDBOOK**

Initial discussion and preliminary research regarding addressing the Design Standards.

Holly A. Tompkins, Senior Planner

**No action taken.**

**MISCELLANEOUS STAFF ITEMS**

**No action taken.**

**PUBLIC COMMENTS**

**County Commissioner Bob Simmons suggested publicizing the schedule and information regarding the Comprehensive Plan Implementation Work Sessions.**

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