



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, JULY 9, 2009**

8:45 A.M.

PUBLIC COMMENTS

Richard Altman expressed concern regarding the lack of market study with respect to the Wye Mills Area Plan and opined that similarly situated community colleges that support this type of development should be cited. He urged the Planning Commission to look carefully, and employ a consultant to study whether or not there is market potential for this much development.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

June 11, 2009 Planning Commission minutes approved as presented.

EXTENSION REQUESTS

None

UPDATES:

Legislation and Legal Matters - **Mr. Greg Todd**, Chief Operating Officer, Queen Anne's County, provided the following updates; (1) CO 08-10 Application of Fertilizer in Critical Area Buffer scheduled for County Commissioner's Public Hearing on July 28, 2009 at 7:00 P.M., (2) Chapter 14 Text Amendments scheduled for County Commissioner's Public Hearing on July 28, 2009 at 6:50 P.M., (3) CO 09-15 Storage of Residential Refuse in QAC scheduled for County Commissioner's Public Hearing on July 28, 2009 at 7:05 P.M., (4) CO 09-09 Public Safety Code scheduled for County Commissioner's Public Hearing on July 28, 2009 at 7:10 P.M., (5) CO 09-10 Critical Area scheduled for County Commissioner's Public Hearing on July 28, 2009 at 6:45 P.M., (6) Blue Ribbon Panel's all day session scheduled for July 10, 2009 to establish SWOTs which have been divided into 5 major categories, (7) Priority Preservation Areas (PPAs) described the 2 current PPAs (Land's End and Foreman's Branch), and current issues, (7) Bay Bridge Airport Property's have narrowed down excess land options to 3 proposals and they will be making presentations to County Commissioners on July 28, 2009, (8) Matapeake property's 2 proposals have been received; one includes the entire site and one is for a portion. One major concern is the market potential and a study will be completed.

Queen Anne's County Comprehensive Plan ó Ms. Helen Spinelli, Chief of Community and Environmental Planning stated that 7 meetings are set for July, the CAC is finishing goals and objectives and will be reviewing Advisory Reports from Topic Committees. She said a final Advisory Report should be coming to the Planning Commission in September.

Matapeake Property Update

PROJECT REVIEW

MISP #04-08-12-005-C

SMO, Inc (Thompson Creek)

401 Thompson Creek Rd. Stevensville

Proposes a 3,179 sq. ft. convenience store, gas pumps and associated parking.

Requesting Minor Site Plan Approval

Bohler Engineering

Frank V. Hall, Senior Land Use Planner

Minor Site Plan approved with conditions.

10:00 A.M.

BREAK

10:15 A.M.

WYE MILLS COMMUNITY PLAN

Helen M. Spinelli, AICP, Chief, Community & Environmental Planning

Approved for 60-day review and comment.

12:00 P.M.

LUNCH

12:45 P.M.

CHAPTER 18 TEXT AMENDMENTS

- **TA #09-11 Neighborhood Village Center (NVC) District**

To create development standards for achieving the development principles recommended in the Chester/Stevensville Community Plan.

Article V. District Standards

§18:1-27.1. Neighborhood Village Center (NVC) District.

To create new Neighborhood Village Center zoning district and standards.

Article III. Zoning Districts

§18:1-9. Zoning districts enumerated.

To enumerate the new Neighborhood Village Center zoning district.

David Dahlstrom, AICP, Senior Community and Environmental Planner

Favorable recommendation to the Queen Anne's County Commissioners.

- **TA #09-17. Development Disclosure on Applications for Subdivision and Site Plans**

CO #09-17. "An Act Concerning the Development Disclosure and Integrity Act of 2009"

Article XXIV. Required Permits and Certificates

§ 18:1-132.C. General Requirements / Development Disclosure on Applications for Subdivision and Site Plans

A text amendment initiated by the County Commissioners to require applications for subdivision or site plan approval disclose the identity of all persons having an economic interest in the development.

Katrina L. Tucker, AICP, Senior Community and Environmental Planner

Recommendation to Queen Anne's County Commissioners against the ordinance as administration of the ordinance as proposed is too formidable.

MISCELLANEOUS STAFF ITEMS

Decision for the August Planning Commission Meeting

(A) August Planning Commission Meeting to remain at scheduled date on August 13, 2009.

(B) Update of recent requests and approvals of Minor Site Plans.

(C) Information provided regarding recent establishment of 6 TDRs on 120 acres of RCA owned by Mr. William Denny north of Riverside Drive in Stevensville.

(D) Bay East Development is asking for dredge disposal as an interim use of their site prior to full development of their property at the Kent Narrows.

(E) Kent Island Volunteer Fire Department property received a variance to reduce parking requirements from the Board of Appeals.

(F) Heartland House in Grasonville is in process of requesting Board of Appeals variance for addition.

(G) Kent Narrows Factory Stores property has downsized and will come before Planning Commission in near future.

(H) Description provided of Site Plan for construction underway for 6400 square foot 2-story office/retail building at Shopping Center Road and Route 18 in Stevensville.

PUBLIC COMMENTS

None

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