QUEEN ANNE’S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, FEBRUARY 11, 2021

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

Press and Public Comments are encouraged. We ask anyone that would like to make a comment during the meeting please head to qac.org/publiccomment for all your options. If internet is not available to you, please call 443-262-4601 and leave a voicemail with your comment.

To maintain social distancing, seating will be restricted. 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.

8:45 A.M. CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS – None.

MEETING MINUTES REVIEW
Meeting minutes review and approval.
January 14, 2021 Minutes approved with correction.

EXTENSION REQUESTS:
No Extension Requests – No action taken.

UPDATES: Director Amy Moredock provided the following updates:
Legislation and Legal Matters
TACO 20-13 Cottage Home Planned Residential Development: Public hearing held January 8, 2021, was approved February 9, 2021, and becomes effective March 27, 2021
Miscellaneous Staff Items

Chick-fil-A on Kent Island is making a slight renovation and we have determined that there is no need for Planning Commission review. They are removing 1 drive thru window and putting in a door as well as some minor brickwork that we consider upkeep.

PROJECTS:

MAJOR SUBDIVISION AND SITE PLAN, SP# 19-06-0027-C

Four Seasons at Kent Island – Phase III & IV

K Hovnanian’s Four Seasons at Kent Island, LLC

North and West side of Castle Marina Road in Chester

Proposing 374 single family lots, 294 condominium units in 21 buildings and

Requested Action:

• Final Major Subdivision Approval for 374 single family home residential lots with private road right of ways and required open space
• Major Site Plan approval for 21 condominium buildings (14 units in each building) totaling 294 condominium units

Lane Engineering, LLC
Steve Cohoon, Public Facilities Planner

Final Major Subdivision approval granted with conditions.
Major Site Plan approval granted with conditions.

BREAK

COMPREHENSIVE PLAN WORKSHOP:

Lauren Good and Ray Moravec of Wallace Montgomery will lead the commission in a Comprehensive Plan work session including a status update and review of the Community Facilities (including Open Space and Recreation) draft chapter.

No action taken.

PUBLIC COMMENTS – None.

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