



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
J. Patrick McLaughlin, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, APRIL 11, 2024**

You may 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).

You may also participate on **Zoom** using the following link from our website: qac.org/publiccomment (this option will be available ten (10) minutes before the start of the meeting).

8:45 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

MEETING MINUTES REVIEW

Meeting minutes review and approval.

EXTENSION REQUESTS:

No Extension Requests

UPDATES:

Legislation and Legal Matters

Miscellaneous Staff Items

CONCEPT PLAN SP #23-11-0116

Bay Bridge Marina, LLLP

Pier One Road, Stevensville, MD

Proposing to create a development with a mix of uses including 55,073 sq. ft. of existing commercial floor area, 28 residential duplex units and a 32-room, 28,070 sq. ft. hotel, in the Airport Protection and Kent Island Gateway.

Requesting a parking reduction and Concept Plan approval.

DMS & Associates, LLC

Rob Gunter, Principal Development Review Planner

[Overall Location Map](#)

[Site Plan Map](#)

[Staff Report](#)

MAJOR SITE PLAN SP #23-10-0114

Jones Farm Lane Solar, LLC

148 Jones Farm Lane, Millington, MD

Proposing to construct a 64 MW (AC) solar photovoltaic project on a 601.156-acre parcel, with a fenced solar array area of 319.35 acres, in the Agricultural zoning district.

Requesting Major Site Plan approval.

Kimley-Horn and Associates, Inc.

Rob Gunter, Principal Development Review Planner

[Overall Location Map](#)

[Site Plan Map](#)

[Staff Report](#)

BREAK

CITIZEN SPONSORED TEXT AMENDMENT APPLICATIONS

Stephanie Jones, Long Range Principal Planner

County Ordinance #24-05 – Bay Area Association of Realtors c/o Kevin Waterman: § 18:1- 12 Permitted uses in open space.

To repeal § 18:1-12.B to allow for required open space to be placed on cluster lots created through cluster subdivision or planned residential development.

[Staff Report](#)

County Ordinance #24-06 – Bay Area Association of Realtors c/o Kevin Waterman:

§ 18:1-19.E Neighborhood Conservation (NC) District dimensional and bulk requirements and § 18:1- 36 Planned residential development standards.

To repeal residential density and bulk standards to potentially allow for greater density in the NC District. This includes repealing NC-8, NC-15, and NC-20 standards for minimum site area and minimum lot area for planned residential development, minimum lot area for a large-lot subdivision, and lot area for a single-family cluster subdivision.

[Staff Report](#)

County Ordinance #24-07 – Bay Area Association of Realtors c/o Kevin Waterman:
§ 18:1-19.D Neighborhood Conservation (NC) District residential density/intensity requirements.

To repeal the maximum residential density calculation within the NC District to allow for greater density through subdivision.

[Staff Report](#)

PUBLIC COMMENTS

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