



*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, MAY 11, 2023**

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

CITIZEN SPONSORED TEXT AMENDMENT

Motion to Amend Decision Previously Adopted: TACO #23-02

Jemal's Kent Narrows, LLC c/o Joseph Stevens: § 18:1-26. Waterfront Village Center (WVC) District. Bonus density provisions for mixed-use residential density in the WVC with retail/commercial or services uses not to exceed 5% of the gross floor area. This amendment will allow for a maximum mixed-use residential density of 25 dwellings per acre for redevelopment of properties with dilapidated or abandoned structures and increase the percentage of residential or commercial apartments as required in the

definition of “mixed-use”. The percentage of retail/commercial or service uses is not to exceed 5% of the gross floor area.

- Motion to amend decision previously adopted for the purpose of altering the language of the recommendation to clarify the intent.

PROJECTS:

Concept Plan SP# 22-04-0090

Parcel 24 Holding, LLC – Mallard Construction Group, LLC

Shopping Center Road, Stevensville, MD

Proposing to construct one (1), 3-story, 12-unit, residential apartment building.

Requesting:

- Increased density approval in accordance with the conditions of §18:1-28.D.(2)(a)[1][f].
- Reduced setbacks in accordance with §18:1-28.D.(1) and §18:1-28.D.(5)(b).
- Concept Plan approval.

DMS & Associates, LLC c/o Tom Davis

Steven Johnson, County Planner

[Concept Plan for Parcel 24](#)

[Renderings for Parcel 24](#)

[Staff Report for Parcel 24](#)

Major Site Plan SP# 23-02-0100

Chesapeake Square – A & W Investments, LLC

Main Street, Chester, MD

Proposing to construct two (2), 3-story, 21-unit, residential apartment buildings with a 232 sq. ft. pavilion and the associated parking areas.

Requesting:

- Major Site Plan approval.

DMS & Associates, LLC c/o Tom Davis

Steven Johnson, County Planner

[Major Site Plan for Chesapeake Square](#)

[Renderings for Chesapeake Square](#)

[Staff Report for Chesapeake Square](#)

BREAK

PUBLIC COMMENTS

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