



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

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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

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, DECEMBER 12, 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

Amendment to Town of Centreville Comprehensive Plan Future Land Use Maps

Stephanie Jones, Long Range Principal Planner

[Memo with attachment](#)

MAJOR SUBDIVISION SUB #24-07-0430

Bay Bridge Marina, LLLP

Pier One Road, Stevensville, MD

Proposing to create (5) additional commercial lots and (28) new residential duplex lots in the Airport Protection and Kent Island Gateway zoning district.

Requesting preliminary & final major subdivision approval.

DMS & Associates, LLC

Doug Summers, Associate Planner

[Location Map](#)

[Overall Site map](#)

[Staff Report](#)

MAJOR SITE PLAN #24-07-0128

Chesapeake Bay Beach Club, LLC

Marina Club Road, Stevensville, MD

Proposing to construct a 32-room, 25,727 sq. ft. hotel with an 868 sq. ft. bath house and associated infrastructure in the Airport Protection and Kent Island Gateway zoning district. Requesting major site plan approval.

DMS & Associates, LLC

Rob Gunter, Development Review Principal Planner

[Location Map](#)

[Overall Site map](#)

[Staff Report](#)

MAJOR SITE PLAN SP #24-09-0133

Red Lion Solar, LLC

916 Red Lion Branch Road, Millington, MD

Proposing to construct a 2 MW (AC) utility scale solar array on a 10.06-acre lease area within a 121.11-acre parcel in the Agricultural zoning district.

Requesting major site plan approval.

ARM Group, LLC

Steven Johnson, Senior Planner

[Location Map](#)

[Overall Site map](#)

[Staff Report](#)

CONCEPT PLAN SP #24-02-0121

Maritime Coffee, LLC

100 Olde Point Village, Chester, MD

Proposing to administratively combine three (3) deeded parcels to construct a 1,415 square foot fast-food restaurant in the Town Center zoning district.

Requesting a parking reduction of 16 spaces under §18:1-83.A.(2) and concept plan approval.

DMS & Associates, LLC

Steven Johnson, Senior Planner

[Location Map](#)

[Overall Site map](#)

[Staff Report](#)

BREAK

PUBLIC COMMENTS