



**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  
Stephen Wilson, District 2  
Philip L. Dumenil, District 3  
Christopher M. Corchiarino, District 4

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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA  
THURSDAY, JUNE 9, 2022**

**MEETING HELD AT: 107 NORTH LIBERTY STREET  
COUNTY COMMISSIONER'S HEARING ROOM**

You may watch the Planning Commission meeting live on our QAC Website at [qac.org/live](http://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](http://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 – None.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval

**March 10, 2022 Minutes approved as presented.**

**UPDATES:**

Legislation and Legal Matters

**(A) 2022 Comprehensive and Kent Narrows Community Plans were adopted by County Commissioners on May 24, 2022.**

**(B) The County Commissioners held a hearing regarding TA 21-04 (Utility Scale Solar Array) was heard by the County Commissioners on May 24, 2022. Staff is awaiting thier decision on TA 21-04 prior to moving forward with TA22-06 which is also solar.**

**(C) 2021 Annual Report approved to file with Maryland Department of Planning**

Miscellaneous Staff Items

**EXTENSION REQUESTS:**

**Major Site Plan SP# 19-08-0031**

Chester Storage, LLC

Main Street, Chester, MD

Proposing an expansion of an existing self-storage facility.

Requesting a 3 month extension of a conditionally approved site plan.

**Extension request granted to September 8, 2022.**

**PROJECTS:**

**Concept Plan SP# 20-10-0065**

Kent Island Crossing - Reliable Real Estate Services, LLC

Piney Creek Road, Chester, MD

Proposing to administratively combine two (2) parcels for the creation of an approximately 142,830 sq. ft. commercial development that will include four (4) restaurants, office space, retail space, a grocery store, and a senior independent living facility.

Requesting a parking reduction under 18:1-83.A(2), confirmation that the current proposal is consistent with the original Growth Allocation development proposal, and Concept Plan approval.

*DMS & Associates, LLC c/o Tom Davis*

*Rob Gunter, Principal Development Review Planner*

*Stephanie Jones, Long Range Principal Planner*

**Parking Reduction granted.**

**Consistency with original Growth Allocation confirmed.**

**Concept Plan approval granted with conditions.**

**Concept Plan SP# 22-01-0084**

Chesapeake Square - A & W Investments, LLC

Main Street, North of Rt. 50, 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 in the Town Center (TC) zoning district. Additionally, the applicant is proposing an increase in density of up to 20 units per acre.

Requesting increased density approval in accordance with the conditions of §18:1-28.D.2.(a)[1][f] and Concept Plan approval.

*DMS & Associates, LLC c/o Tom Davis*

*Steven Johnson, County Planner*

**Increased density granted.**

**Concept Plan approval granted with conditions.**

**BREAK**

**CITIZEN SPONSORED TEXT AMENDMENT APPLICATIONS**

*Stephanie Jones, Long Range Principal Planner*

**TACO #22-02** – Kent Island Yacht Club, Inc: § 18:1-26 D. Accessory uses in Waterfront Village Center (WVC) District. Addition of overnight recreational parking associated with fraternal organization. This proposed amendment would allow for limited overnight recreational parking associated with bona fide fraternal organization with limits to the number of recreational vehicles, days of occupancy, and no waste disposal facilities located onsite within the WVC District.

**Favorable recommendation to the Queen Anne's County Commissioners.**

**TACO #22-03** – Barry Waterman: § 18:1-66. Woodlands in Resource Protection Standards. Repeal of Woodlands provisions. This proposed amendment would repeal specific woodland disturbance limits that are not subject to the Critical Area Law and the Forest Conservation Act.

**Favorable recommendation to the Queen Anne’s County Commissioners.**

**TACO #22-05** – Lisa P. Schrader: § 18:1-12 A. Uses allowed in Open Space. Major extraction in Non-Contiguous Open Space. This amendment would allow, by conditional use, major extractions on the Noncontiguous Parcel of Noncontiguous Open Space Development within the Agricultural (AG) and Countryside (CS) Districts

**Unfavorable recommendation to the Queen Anne’s County Commissioners.**

**TACO #22-07** – 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. This amendment will allow for a maximum mixed-use residential density of up to 25 dwellings per acre for redevelopment of properties with dilapidated or abandoned structures by meeting the existing bonus density standards.

**Favorable recommendation to the Queen Anne’s County Commissioners.**

**PUBLIC COMMENTS -None.**

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