



*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, NOVEMBER 14, 2019**

8:45 A.M.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**Mr. Jay Falstad asked if comments would be allowed for projects that were not identified as Public Hearing. Chairman Reiss stated that public comments would be permitted for all projects.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**September 2019 Planning Commission meeting minutes were approved with corrections.**

**EXTENSION REQUESTS:**

**MINOR SITE PLAN #04-17-12-0001**

Arcadia of Stevensville

Proposing a 16 bed assisted living / institutional residential facility

Requesting a six (6) month extension

DMS & Associates, LLC

**Extension granted to May 2020 Planning Commission meeting.**

**UPDATES:**

Legislation and Legal Matters

**Director Michael Wisnosky provided updates regarding the following: (1) Cargo / Residential Containers, (2) 404 project's reestablishment of the buffer, and (3) Current Projects list provided in Planning Commissioner's packets.**

**PROJECTS:**

**CONCEPT PLAN #SP-19-04-0023**

**Morris Solar - FFP MD Centreville Project1, LLC (ForeFront Power)**

Northside of Ruthsburg Rd, Centreville, MD

Proposing to construct a 4.23 acre, 700KW, solar array within an approximate 88.89 acre parcel.

Requesting Concept Plan approval and a Favorable Recommendation to the Board of Appeals.

TRC Engineers (Civil) & Advantage Engineers (Geotechnical)

Rob Gunter, Development Review Principal Planner

**Concept Plan approval granted with conditions.**

**Favorable recommendation to the Board of Appeals.**

**MAJOR SITE PLAN #SP-19-08-0031**

**Chester Storage, LLC**

Main Street, Chester, MD

Proposing an 11,150 sq. ft. expansion of an existing self-storage facility.

Requesting Major Site Plan Approval.

Lane Engineering, LLC

Rob Gunter, Development Review Principal Planner

**Major Site Plan approval granted with conditions.**

**BREAK**

**CONCEPT PLAN / SHORE BUFFER REDUCTION #SP-19-09-0036-C**

**Kent Island Library Expansion**

Queen Anne's County Commissioners

North side of Main Street (MD 18) in Chester

Proposing an 11,900 square foot expansion to the existing library and associated parking.

The expansion is proposed within the 300-foot Shore Buffer from Cox Creek and

therefore a shore buffer reduction to 100 feet is necessary in accord with section 18:1-67 of the County Code.

Requesting Concept Plan approval and reduction of the 300-foot shore buffer to 100 feet

DMS and Associates

Steve Cohoon, Public Facilities Planner

**300-shore Shore Buffer Reduction granted.**

**Concept Plan approval granted with recommendations to incorporate prior to Site Plan Review.**

10:30 A. M.

**MAJOR SUBDIVISION AND SITE PLAN, #SP-18-09-0014-C**

**Four Seasons at Kent Island – Phase II**

**K Hovnanian's Four Seasons at Kent Island II, LLC**

North and West side of Castle Marina Road in Chester

Proposing 179 single family lots, 70 condominium units in 5 buildings and a 26,553 square foot clubhouse

Requested Action:

- Final Major Subdivision Approval for 179 single family home residential lots, 1 multifamily lot for condominiums, 1 community parcel for the clubhouse, private roads right of ways and required open space
- Major Site Plan approval for 5 condominium buildings (14 units in each building) totaling 70 condominium units

- Major Site Plan approval for a 26,553 square foot clubhouse, accessory structures and recreational amenities

Lane Engineering, LLC

Steve Cohoon, Public Facilities Planner

**Final Major Subdivision granted with conditions.**

**Major Site Plan approval for community parcel for the clubhouse, private road rights of way and required open space granted with conditions.**

**Major Site Plan approval for 5 condominium buildings granted with conditions.**

**LUNCH (IF NECESSARY)**

**TEXT AMENDMENT:**

**TEXT AMENDMENT #19-17 – Urban Commercial (UC) Use/Tenant Space**

**Exceptions** – Proposing to identify specific conditions under which the expansion of existing uses/tenant spaces in UC may be appropriate. This amendment involves establishing an exception to the UC Density/Intensity requirements regarding uses occupying more than 65,000 square feet of gross floor area found in Chapter 18:1-22.D(3). It also involves establishing supplemental standards for such expansion to be added to Chapter 18:1-58 – Supplemental Uses/Additional uses and regulations.

Amy Moredock, Principal Planner

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

**MISCELLANEOUS STAFF ITEMS**

**Ms. Amy Moredock, Principal Planner provided an update regarding the Queen Anne’s County Comprehensive Plan update and the Planning Commissions role in review.**

**PUBLIC COMMENTS – None.**

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