



# Queen Anne's County

## DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104  
Centreville, MD 21617

Telephone Planning: (410) 758-1255  
Fax Planning: (410) 758-2905  
Telephone Permits: (410) 758-4088  
Fax Permits: (410) 758-3972

### 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

### MEMORANDUM

**TO:** County Commissioners  
Todd Mohn, County Administrator

### Information Item

**CC:** Planning Commission  
Economic Development Commission

**FROM:** E. Michael Wisnosky, AICP, Director

**DATE:** November 26, 2019

**SUBJECT:** Monthly Department Report – September 2019

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The following information is compiled by the staff of the Department of Planning and Zoning. The information provided is current as of September 30, 2019

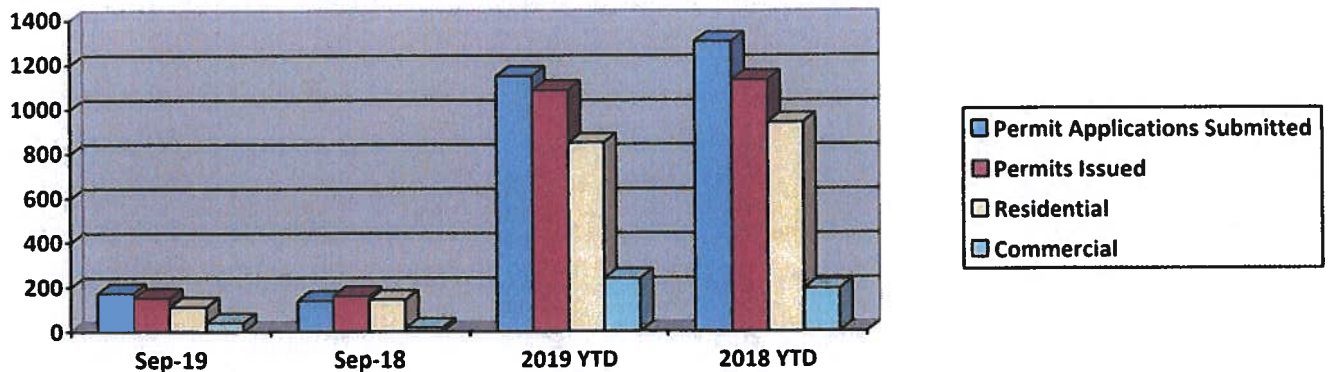
### Planning:

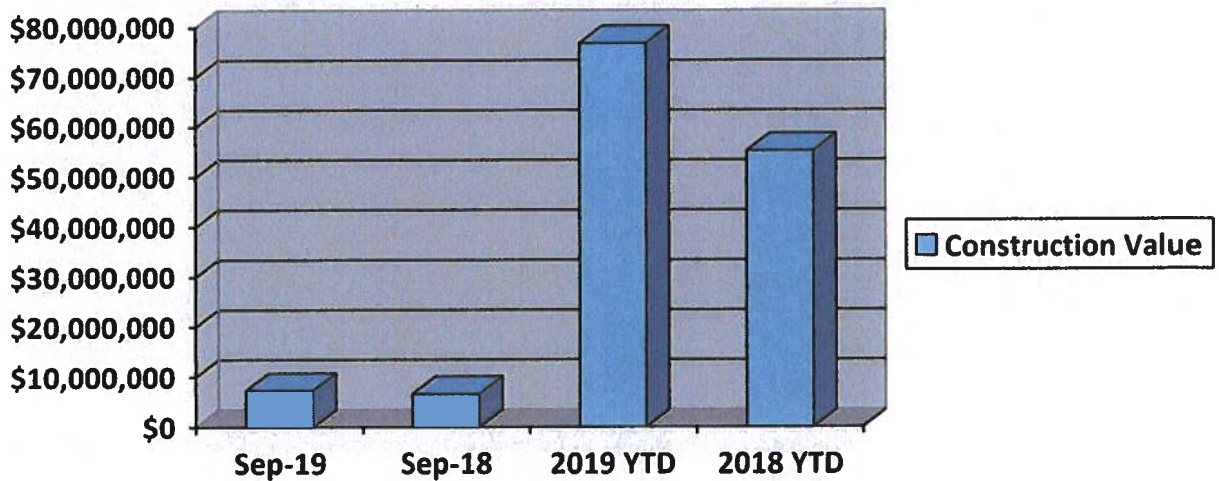
- **Long-Range Planning/Community Planning/Text Amendments/ Environmental/Critical Area Planning:**
  - Amendments
    - Buffer Modified Area maps (CO 19-05 – CC public hearing)
    - Shipping Containers Defined (TA/CO 19-15 – CC introduction)
    - Food Trucks (in draft form)
    - Duplex Frontage (under consideration)
    - Silt fencing (under consideration)
  - QAC Comprehensive Plan – RFP Review Committee meeting
  - Comprehensive Plan Amendment – Queenstown Resolution #19-101 (Reclassification of “Wheatland Farm”)
  - Town of Barclay – Annexation Resolution #2019-101 (Annexation and Zoning Hold Waiver for the Lands of Demoss and Semans)
  - Critical Area Project Reviews
    - Gibson’s Grant – Comprehensive Management Plan (Proposed Amendments)
  - Meeting Attendance/Hosting
    - Resiliency Planning and Financing: Queen Anne’s County Workgroup (kick off meeting)
    - ESCAP Steering Committee and Regular meeting attendance
    - Kent Narrows Development Foundation - PZ Update
    - Economic Development Commission - PZ Update
    - Corsica River Committee meeting

- ShoreRivers, Inc. Presents Water Quality and Waterfront Property Value: A Workshop for Realtors (QAC Critical Area Program presentation)
  - Annual Meeting of the Maryland State Data Center
  - Maryland Historical Trust staff meeting
  - Chapter 14 - Critical Area Update - Drafting Meeting with staff
  - Maryland Association of Floodplain and Stormwater Managers meeting
- **Development Review/Site Plans/Subdivision Plats/Growth Allocations/Adequate Public Facilities:**
    - **Administrative Subdivision plat reviews, with for final approval**
      - SUB-19-09-0149-Administrative Subdivision to combine two parcels into one.
      - SUB-19-09-0150-Administrative Subdivision to combine two lots into one.
    - **Minor Subdivision plat reviews**  
None received in September
    - **Minor Site plan reviews**
      - SP-19-09-0037-Economy Tree site plan to add 7,200 sq. ft. to existing structure
      - SP-19-09-0038-Cox Diesel Repair site plan to create a 4,800 sq. ft. repair shop.
    - **Major Subdivision plat reviews**
      - SUB-19-09-0148-Major Subdivision to combine two lots into one and then subdivide into 4 lots.
    - **Concept plan reviews**
      - SP-19-09-0035-Bridgetown Development – Major Extraction
      - SP-19-09-0036-Shore Buffer Reduction from 300 to 100 feet for 11,900 sq. ft. addition to Kent Island Library
    - **STAC meetings**
      - September 11, 2019- STAC meeting for Perry’s Retreat and Chester Storage
      - September 25, 2019-STAC meeting for Four Seasons Phase II
    - **Planning Commission meeting 9/12/19**  
Extension Requests:  
Major Site Plan #05-10-02-0005-C- Kent Narrows Hospitality, Inc.  
Major Subdivision #05-14-05-0006-C – Walter Properties, LLC – Perry’s Retreat
- Annexation:**  
Town of Barclay (Resolution 19-01) Annexation of the Lands of DeMoss and Seamans-Waiver Request

**Zoning:**

- **Building Permit Information (Source: Energov & Sungard):**





	September 2019	September 2018	2019 Year to Date	2018 Year to Date
Permit Applications Submitted	172	140	1151	1306
Permits Issued	151	160	1087	1133
Residential	111	144	849	941
Commercial	40	16	238	192
Construction Value	\$7,361,669	\$6,669,530	\$76,844,984	\$55,262,592

• **Highlights of Commercial Permits Issued in September:**

- **Use Permits:**
  - 335 Log Canoe Circle, Stevensville, Penguin Ventures, LLC, for “ZF Marine” service and repair of marine transmissions, 4120 sq. ft., 5 employees
  - 2 Chester Plaza, Chester, Chester Plaza LLC, for pediatrician’s office 1600 sq. ft., 3 employees
  - 239 Main Street, Stevensville, Kevin Quinn, “Bob’s Trash Service”, 3 employees
- **New Commercial:**
  - 2212 Piney Creek Rd, Chester, Marsh Family LLC, Construct 2-story Commercial building for boat sales and service.
- **Commercial Renovations:**
  - 2110 DiDonato Dr, Chester, Pasquale DiDonato, Interior fit out for yoga studio.
  - 60 Kent Towne Mkt, Chester, Kent Towne Market, LLC, Interior renovations to MT&T bank
  - 336 Log Canoe Circle, Stevensville, Log Canoe Circle LLC, Interior buildout for offices, production of food ingredients and retail space.

• **Inspection and Enforcement Activity for September:**

- Citations Issued: 3 YTD Issued: 27
- Total fines issued: \$1500 (YTD Issued: \$13,500; YTD Paid: \$9,500)
- Nuisance Complaints/Code Violation Inspections Conducted: 26 (6 of which in Critical Area) (YTD: 358/104)
- Zoning Inspections Conducted: 265 (112 of which within Critical Area) (YTD:2530/1016)
- Liquor Law Compliance Inspections: 11 (YTD: 580)

## **Zoning Boards:**

- **Board of Appeals**  
**Meeting Date: September 17, 2019**  
**Applications Heard:**  
**BOA-19-05-0033 – K. Hovnanian/Four Seasons – Appeal of DRRA – hearing continued until October 9, 2019**  
**Board ruled in favor of the appeal.**
- **License Commission (Liquor Board):**
- **Meeting Date: September 3, 2019**
- **Temporary Licenses Issued to:**  
**Corsica River Yacht Club – Date of event – September 15**  
**Anthony's Run (Chesapeake Charities) – Date of event – September 21**  
**Queen Anne/Hillsboro Vol. Fire Dept. – Date of event – October 19**  
**Rotary of Kent Island – Date of event – November 2**
- **Hearing held for a new Class "A" beer & wine license for Sunoco Truck Stop – approved**
- **Review application for advertising a new Class "B" beer & wine license for Milano's Pizzeria - approved**

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## MEMORANDUM

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**DATE:** November 26, 2019

**SUBJECT:** Monthly Department Report – October 2019

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The following information is compiled by the staff of the Department of Planning and Zoning. The information provided is current as of October 31, 2019

### Planning:

- **Long-Range Planning/Community Planning/Text Amendments/ Environmental/Critical Area Planning:**
  - Amendments
    - Buffer Modified Area maps (CO 19-05 – CC adoption)
    - Shipping Containers Defined (TA/CO 19-15 – CC public hearing and adoption)
    - Urban Commercial (UC) Use/Tenant Space Exceptions (under consideration)
  - QAC Comprehensive Plan –
    - Smith Planning & Design selected by the CCs and contract signed
    - Introduction to the CCs
    - Kick off meeting with planning staff
  - Critical Area Project Reviews
    - Gibson's Grant – Comprehensive Management Plan (Proposed Amendments) – site visit
    - Aspen Institute – conceptual resubdivision
    - Kingstown Property Buffer Violation (staff meeting with representatives)
    - Grasslands (conceptual subdivision discussion with representative of Washington College)
    - ShoreRivers meeting (enforcement of program)
  - Meeting Attendance/Hosting
    - Resiliency Planning and Financing
      - Queen Anne's County Workgroup meeting
      - Multicounty Workshop (QAC, Anne Arundel, and Charles County – Charles hosted)
    - Economic Development Commission - PZ Update
    - Business Queen Anne's – PZ/Comp Plan Update

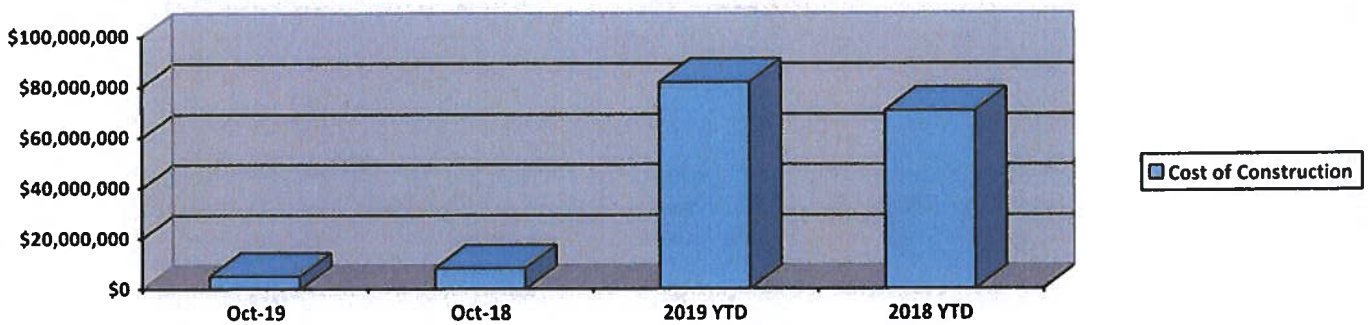
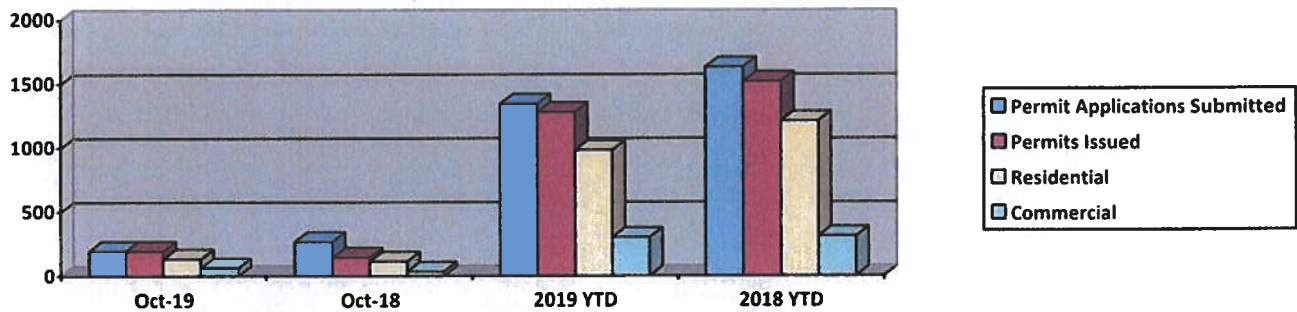
- Kent Narrows Development Foundation Tour (Comp Plan/Community Plan update prep)
- Annual CTP Tour and Eastern Shore Delegation Legislative Initiatives Session
- Maryland Association of Floodplain and Stormwater Managers meeting
- ESCAP Extreme Precipitation Study (workshop)
- Broadband Feasibility Study kick off meeting
  - Follow up meetings with staff and various company representatives

• **Development Review/Site Plans/Subdivision Plats/Growth Allocations/Adequate Public Facilities:**

- **Administrative Subdivision plat reviews, with for final approval**
  - SUB-19-10-0151 – Relocate the lot lines
  - SUB-19-10-0152 – Relocate the lot lines between 5 lots
- **Minor Subdivision plat reviews – None received in October**
- **Major Subdivision plat reviews – None received in October**
  - **Concept plan reviews – None received in October**
- **Major Site plan review**
  - SP-19-10-0041 – Byler Materials – Major Extraction
  - SP-19-10-0042 - Well’s Cove II – Create 4 Condominiums
  - SP-19-10-0044 – Goldsboro Materials, LLC – Major Extraction
- **STAC meetings**
  - **October 9, 2019 – STAC meeting for Meadow’s Edge Phase II & Bridgetown Development**
  - **October 23, 2019 – STAC meeting for Baynard Estates/Baynard’s Relief**
- **Planning Commission meeting – Meeting scheduled for 10/10/2019 was CANCELLED**

**Zoning:**

• **Building Permit Information (Source: Energov & Sungard):**



<b>Building Permit Tracking 2019</b>				
	October 2019	October 2018	2019 Year to Date	2018 Year to Date
Permit Applications Submitted	195	267	1346	1633
Permits Issued	194	147	1281	1520
Residential	133	114	982	1211
Commercial	61	33	299	309
Construction Value	\$5,135,509	\$8,215,567	\$81,980,493	\$70,618,432

- **Highlights of Commercial Permits Issued in October:**

- **Use Permits:**

- 165 Log Canoe Cir Ste H, Stevensville, KRM-BCR LLC, Office space for “Cianbro Construction”, 1560 sq. ft., 6 employees
    - 800 Abruzzi Dr, Chester, Maryland General Land Co, “Tastebuds Kitchen” Training facility, 1650 sq. ft., 5 employees
    - 165 Log Canoe Circle, Stevensville, KRM-BCR LLC, “Wagman Heavy Civil” Engineering office, 835 sq. ft., 5 employees
    - 101 Canoe Cir N, KRM-BCR LLC, “Cianbro Corporation”, Offices, 1381 sq. ft., 5 employees

- **Commercial Renovations:**

- 1310 Sonny Schulz Blvd, Sealing Trust LLC, construct a 75'x100' building with breezeway to connect to existing building. Includes a warehouse, offices and conference room.

- **Inspection and Enforcement Activity for October:**

- Citations Issued: 5 YTD Issued: 32
  - Total fines issued: \$2500 YTD Issued: \$16,000; YTD Paid: \$11,000
  - Nuisance Complaints/Code Violation Inspections Conducted: 24 (5 of which in Critical Area) (YTD: 382/109)
  - Zoning Inspections Conducted: 333 (157 of which within Critical Area) (YTD: 2863/1173)
  - Liquor Law Compliance Inspections: 0 (YTD: 580)

## **Zoning Boards:**

- **Board of Appeals**

- **Meeting Date – October 9, 2019**

- BOA-19-05-0033 - K. Hovnanian’s Four Seasons – continued to render official decision
    - BOA-19-08-0043 - Denise Rada – front yd. variance for shed and shed in front yard – Approved
    - BOA-19-07-0041 - Delmarva Power/Dream Farm – condition use/variance for electric substation  
**Continued until November 14, 2019.**

- BOA-19-08-0044 - Jon W. Weed – front yd. setback for addition – Approved

- BOA-19-09-0047 Michael A. Kiel – rear yd. setback for garage - Approved

- **License Commission (Liquor Board):**

- **Meeting Date – October 1, 2019**

- **Temporary Licenses Issued to:**

Goodwill Fire Co. – Date of event – October 12

Queens Landing Council of Unit Owners – Date of event – October 13

Queen Anne’s Co. Mental Health Committee – Date of event – November 2

Sudlersville Vol. Fire Dept. – Date of event – April 18, 2020

- **Hearing held for a new Class “B” beer & wine license for Milano’s Pizzeria – Continued**

**Review application for transfer of Class “B” beer, wine & liquor license to Amalfi Coast Italian & Wine Bar**

- **Review application for a new Class D” beer, wine & liquor license for Ten Eyck Brewing Co.**

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