

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
Thursday July 14, 2022

The Queen Anne's County Planning Commission met on Thursday, July 14, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Jeff Reiss, Teddy Baker, Kathy Deoudes, Arthur Ebersberger, and Bill Sylvester.

Also present were Rob Gunter, Principal Development Review Planner; Stephanie Jones, Long Range Principal Planner; Steve Johnson, County Planner; John Shelton, Clerk; Jeffrey Thompson, Esquire; and Sharon H. Brinster, Esquire.

1. Public Comment – Jeff Smith, Kent Island Yacht Club, provided an update regarding status of Text Amendment sponsored by Kent Island Yacht Club.

2. Meeting Minutes Review – Upon motion made by Commissioner Ebersberger, seconded by Commissioner Sylvester, and passed by voice vote, the June 9, 2022, Planning Commission Minutes were approved as presented.

3. Extension Requests – None.

4. UPDATES: Stephanie Jones, Long Range Principal Planner:

- (1) requested confirmation regarding the Commission's motion regarding the Text Amendment 22-02 sponsored by Kent Island Yacht Club. It was confirmed by voice vote that the Motion was for a temporary use permit valid for 365 days per year.
- (2) Provided the following Text Amendment updates:
 - TACO 22-03 (woodlands) and 22-07 (mixed use in the WVC) were introduced by the County Commissioners and Public Hearings are scheduled for August.
 - TACO 22-05 (major extractions) has been pulled by the applicant.
 - TACO 22-06 is delayed for the purpose of cleaning up the language and then will come before the Planning Commission.
- (3) announced the Maryland Smart Growth Meeting will be held online on July 20, 2022.
- (4) stated that the Planning & Zoning Department is working with the Department of Public Works and the County Commissioners to review Impact Fees.

5. Concept Plan – Armored Storage Kent Island / Clow Ventures, LLC – SP# 21-10-0082 – Steve Johnson, County Planner, and Stephanie Jones, Long Range Principal Planner provided the highlights of the applicant's request for Concept Plan approval and technical comments to be incorporated into their Growth Allocation Request to administratively combine three (3) parcels and eliminate Nash Court to construct a 156,000 sq. ft., four story, indoor self-storage facility on 10.490 acres of land on Piney Creek Road and Nash Court, in Chester.

Joseph Stevens, Esq., on behalf of Nashville Properties and Clow Ventures, LLC, described the lengthy process saying that it will take over 1 year, and requested Concept Plan approval and any conditions or comments for Growth Allocation.

Kevin Shearon, DMS & Associates, described the site layout, environmental features, woodland, wetland, flood plain, and a waterfront portion of the property to be dedicated to the County. He said development is focused where there were already houses.

Requesting Concept Plan approval. He described the need for 2.811 acres of Growth Allocation to be requested, the stormwater management, water, sewer, and utility plan, and the fence to be constructed rather than trees at the request of adjoining landowner.

Commissioner Reiss left the meeting at 9:31 A.M.

Chairman Dobson asked if there were members of the public who wished to be heard, at which time the following comments were received:

- (A) Annie Richards, Shore River Keepers, via letter that was read by staff, requested an unfavorable recommendation due to impervious surface, flood plain fill, MS4 requirements, and wetland and woodland habitat destruction.
- (B) Diedre Kinder, Advantage Self Storage, expressed opposition saying this facility would be larger than all existing storage facilities in the Kent Island / Grasonville area combined, and opined that there is no need for it in Queen Anne's County.
- (C) James Hudson, adjacent homeowner, expressed opposition saying the project is getting all the benefit and they are getting nothing. He expressed concern that the 4-story building will be 20 feet from his property line, traffic, and water/drainage onto his property. He said his main concerns were privacy for their home, safety and security for his family and pets, and run-off from the pavement for the side entrance.

Joseph Stevens said the site is Limited Development Area, with the intent to become Intensely Developed Area through Growth Allocation, and should be utilized. Jody Schulz, Nashville Properties, said he will meet with the Hudson's and attempt to make neighbors happy where possible.

The Planning Commission took a short break at 10:12 A.M. and reconvened at 10:24 A.M.

Trey Porter, Department of Public Works (DPW), said substantial reductions have been made to the project since its first iteration that have reduced impacts and diminished the scale. He said DPW will make comments for Growth Allocation but have no opinion regarding whether a favorable or unfavorable recommendation should be made. He added that the donation of waterfront property for passive recreation is a plus for County.

Upon review and further consideration, the following motion was made by Commissioner Deoudes, seconded by Commissioner Sylvester, and passed by voice vote with Commissioners Deoudes, Sylvester, Baker, and Dobson in favor, and Commissioners Leigh and Ebersberger opposed.

RESOLVED, that the Planning Commission, regarding the request by **Clow Ventures, LLC** for Concept Plan approval for a 156,000 sq. ft., four story, indoor self-storage facility on 10.49 acres of land on Piney Creek Road and Nash Court, in Chester, and as more particularly described in **Department of Planning & Zoning file SP #21-10-0082**, hereby finds the Concept Plan is consistent with the goals and objectives of the Queen Anne's County Zoning & Subdivision Regulations and the 2022 Comprehensive Plan, and hereby grants approval subject to the following conditions; (1) any remaining edits and / or documents required by a reviewing agency, the Department of Public Works or Planning & Zoning be

reviewed and approved, (2) the architecture and overall site design must substantially reflect the documents provided, (3) the administrative subdivision must be approved and recorded prior to final site plan signature, (4) Growth Allocation, redesignating 2.811 acres of LDA (Limited Development Area) to IDA (Intensely Developed Area), must be granted to proceed with Final Site Plan review, and all conditions must be addressed prior to Final Site Plan approval, (5) the applicant meet with the adjacent property owners (Hudson's) to address their privacy and security concerns, (6) the applicant formulate a plan of hours of operation and security plan, (7) the applicant provide a rendering of the structure amongst the surrounding properties, (8) an attempt be made to mitigate the appearance of the structure to reduce its visual impact and fit more into the surrounding areas, and (9) the applicant provide an "anticipated trips" traffic analysis.

Items 5 through 9 have been identified as technical comments by the Planning Commission to be addressed and incorporated into the Growth Allocation Petition (File # O-21-10-0048).

8. Public Comment – No comments received.

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:36 A.M.

RESPECTFULLY SUBMITTED,


Kathy Deoudes, Secretary