

**QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES**  
**Thursday September 8, 2022**

The Queen Anne's County Planning Commission met on Thursday, September 8, 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 Amy Moredock, Director Department of Planning and Zoning; Rob Gunter, Principal Development Review Planner; Stephanie Jones, Long Range Principal Planner; Steve Johnson, Development Review Planner; John Shelton, Clerk; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

**1. Public Comment** – No comments received

**2. Meeting Minutes Review** – Upon motion made by Commissioner Leigh, seconded by Commissioner Sylvester, and passed by voice vote, the, August 11, 2022n Planning Commission Minutes were approved as presented.

**3. Extension Requests** – None.

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**4. UPDATES:**

**(A) Legislation** – Amy Moredock, Planning and Zoning Director, and Stephanie Jones, Long Range Planner, provided the following updates:

- (1) MACO Summer Session in Ocean City was attended by staff and was very valuable.
- (2) Impact Fee Study is continuing with a consultant. The fees are reviewed annually, but the last Impact Fee Ordinance Study occurred in 2006, so this review is a deeper dive.
- (3) New County-wide Data System for all departments is being implemented this weekend.
- (4) Bay Bridge Crossing Tier 2 Open House meeting will be held at the Kent Island American Legion on September 8. It will be a very general informational meeting for all counties.
- (5) TACO 22-03 Woodlands Text Amendment – County Commissioners have tabled and directed staff absorb the proposal into the update to Chapter 14:1 (Critical Area). Staff was also directed to schedule a meeting with interested persons to guide the update to woodland provisions in the Critical Area Code.
- (6) TACO 22-02 Recreational Vehicles – Public hearing scheduled for September 13, 2022.

**(B) Legal** – Christopher Drummond, Planning Commission Attorney, described the regulatory gap in large scale solar review process between Planning Commissions and CPCN approvals.

**5. Preliminary and Final Amended Major Subdivision – Reliable Development Company, LLC (Ellendale) SUB # 21-08-0260** – Steve Johnson, County Planner,

described the highlights of the applicant's request for Preliminary and Final Amended Major Subdivision approval to amend major subdivision # 04-05-05-0008-C by subdividing existing Parcel 20 to create two (2) additional commercial lots in the Urban Commercial (UC) zoning district, on 12.973 acres of land on Ellendale Farm Lane, in Stevensville.

Barry Griffith, Lane Engineering, described the process of working with County staff to clean up the plat. He said the rest of the remaining land is under deed restriction and nothing can happen there without Growth Allocation. He also provided details regarding the request for Preliminary and Final approvals in the same meeting under Article III, Section 7(d) of the Planning Commission Rules.

Chairman Dobson asked if there were members of the public who wished to be heard, at which time no comments were received.

Upon review and further consideration, the following motion was made by Commissioner Sylvester, seconded by Commissioner Ebersberger, and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission makes the following findings based on Article III, Section 7(d) of the Planning Commission Rules in order for the applicant to receive Preliminary and Final Amended Major Subdivision approval for Ellendale; (1) the applicant has demonstrated that combined preliminary and final approval of this subdivision is in the best interest of the public, (2) the applicant has provided adequate reasoning for combined preliminary and final approval, (3) the applicant's request for combined preliminary and final approval is not based on any delays or inaction on their part, (4) the applicant has adequately notified the public of the proposed subdivision, (5) the Department of Planning & Zoning has certified that the project is complete with no outstanding issues and no further time is required to make any determination required by the Queen Anne's County Zoning Ordinance.

Upon further review, the following motion was made by Commissioner Sylvester, seconded by Commissioner Ebersberger, and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission, regarding the request by **Reliable Development Company, LLC**, for a proposed amended major subdivision identified as Ellendale, to create two additional commercial lots in the Urban Commercial zoning district, as more particularly described in **Department of Planning & Zoning file SUB #21-08-0260**, hereby finds; (1) the subdivision is consistent with the

purpose, goals, and objectives of the Queen Anne's County Zoning & Subdivision Regulations and the 2022 Comprehensive Plan, and hereby grants Preliminary and Final Amended Major Subdivision 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 applicant submits an Amended Major Subdivision Plat for final review, and (3) all required signatures must be obtained.

**6. Preliminary and Final Major Subdivision – Robert R. & Teresa E. Smith (Hopelands Phase II) SUB #20-07-0186** – Rob Tracey, Long Range Senior Planner, provided the highlights of the applicant's request for Preliminary and Final Major Subdivision approval for the addition of one new residential lot (Lot 14) to an existing cluster subdivision, utilizing the sliding scale subdivision technique, on 37.301 acres of land on Hope Road, outside of Centreville.

Jeffrey Thompson, Esq., on behalf of the applicant described the existing subdivision and purpose of the new lot for family members.

Jack Kirby, Kirby & Associates, said the siting of the lot is driven by perc location and compliance with the 600-foot restriction from anhydrous ammonia tanks on adjacent property. He also provided details regarding the request for Preliminary and Final approvals in the same meeting under Article III, Section 7(d) of the Planning Commission Rules.

Chairman Dobson asked if there were members of the public who wished to be heard, at which time no comments were received.

Upon review and further consideration, the following motion was made by Commissioner Deoudes, seconded by Commissioner Ebersberger, and passed by unanimous voice vote:

**RESOLVED**, that the Planning Commission, regarding the request by **Robert R. & Teresa E. Smith (Hopelands Phase II)**, for the addition of one new residential lot (Lot 14) to an existing cluster subdivision, utilizing the sliding scale subdivision technique, on 37.301 acres of land on Hope Road, outside of Centreville, as more particularly described in **Department of Planning & Zoning file SUB #20-07-0186** and, in compliance with the Planning Commission Rules Article III Section 7(d) regarding the granting of Preliminary and Final Subdivision approval in the same meeting, hereby finds, as a matter of fact, that receiving Preliminary and Final Subdivision in the same meeting is

permissible for the proposed project for the following reasons; (1) the applicant has demonstrated that it is in the public interest as it saves additional County review and processing time, (2) the applicant has provided adequate reasoning for a combined preliminary and final approval and it is logical to approve the project only once, (3) the project has moved swiftly through the review process with no delay or inaction by the applicant, (4) there will be no changes made to the plat after the Planning Commission agenda has been set and the public will have 15 days prior to the Planning Commission meeting to review the project, and (5) the Department of Planning & Zoning has certified that the project is complete with no outstanding issues and no further time is required to make any determination required by the Queen Anne's County Zoning Ordinance.

Upon further review, the following motion was made by Commissioner Deoudes, seconded by Commissioner Ebersberger, amended by Commissioner Leigh, accepted by Commissioner Deoudes, seconded in it's entirety by Commissioner Baker, and passed by unanimous voice vote:

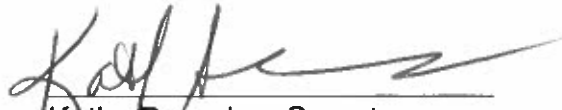
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**RESOLVED**, that the Planning Commission, regarding the request by **Robert R. & Teresa E. Smith, Sr., (Hopelands Phase II)** for Preliminary and Final Major Subdivision approval for the addition of one new residential lot (Lot 14) to an existing cluster subdivision, utilizing the sliding scale subdivision technique, on 37.301 acres of land on Hope Road, outside of Centreville, and as more particularly described in **Department of Planning & Zoning file SUB #20-07-0186**, hereby finds the subdivision is consistent with the purpose, 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) all legal documents must be approved and recorded, (2) any remaining edits and/or documents required by a reviewing agency, the Departments of Public Works or Planning & Zoning be reviewed and approved, (3) all required signatures must be obtained, and (4) the applicant must provide conformation that the siting of the house is greater than 600 feet from the anhydrous ammonia storage tanks on the adjacent property.

**8. Public Comment** – No comments received.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:39 A.M.

RESPECTFULLY SUBMITTED,



Kathy Deoudes, Secretary