

QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES
October 8, 2020

The Queen Anne's County Planning Commission met on Thursday, October 8, 2020, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Tom Jackson, Teddy Baker, Kathy Deoudes, and Arthur Ebersberger.

Also present were Amy Moredock, Acting Director Department of Planning and Zoning; Brennan Tarleton, Senior Planner; Sam Stanton, GIS Coordinator; 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 Ebersberger, seconded by Commissioner Deoudes and passed by voice vote, the September 10, 2020 Planning Commission Minutes were approved as presented.

3. Extension Requests

(A) Mears Point Associates Major Site Plan #05-16-08-0008-C – Mr. Joseph Stevens, Stevens Palmer LLC, described the recent delays encountered by the applicant for the Major Site Plan due to challenges associated with the pandemic. He detailed the current status of the project, including the County Commissioner's granting of a six-month extension of the due date for the second non-refundable 10% deposit until April 2021. He requested a 6-month extension of the Conditional Final Major Site Plan.

Vice Chairman Dobson asked if there were any public comments, at which time none were received.

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

RESOLVED, that at the request of **Mears Point Associates**, the conditionally approved Major Site Plan, Department of Planning and Zoning **File #05-16-08-0008-C**, shall be and is hereby extended through and including the date of the regularly scheduled Planning Commission meeting on **March 11, 2021**.

4. Concept Plan – Postal Road, LLC SP# 20-07-0059 – Ms. Amy Moredock, Acting Planning and Zoning Director, provided the highlights and details of the applicant's request for a parking reduction, a density increase, and to administratively combine six (6) parcels in order to construct two (2), 3-story, 30-unit, residential apartment buildings with an 880 sq. ft. utility building and the associated parking areas, on the South side of Postal Road, in Chester.

Mr. Tom Davis, DMS & Associates, described the 6 parcels that will be combined into one 3.08 acre lot, the request for bonus density for 20 versus 10 units, and the meeting with adjacent landowners where their concerns were addressed with the addition of fencing and landscaping. Additionally, he described the architecture, workforce housing, stormwater management, bioretention areas, and request for parking reduction from 108 to 103 spaces.

Mr. Jim DiDonato, Postal Road, LLC, described the two 30-unit 3-story apartment buildings and the mix of 1,2, and 3-bedroom apartments. He further described the sidewalks and connectivity, on-site management, secure package delivery rooms, floor plans, and energy efficiency.

Ms. Victoria Hoffman, Postal Road, LLC., described the workforce housing process and how it would function procedurally.

Mr. Tom Davis, DMS & Associates said the traffic study has been done and meets County levels. He added that there will be a recreation area on the south side but it is as yet undefined.

Vice 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 Leigh, seconded by Commissioner Jackson, and passed by unanimous voice vote:

RESOLVED, that the Planning Commission, regarding the request by **Postal Road, LLC**, for a parking reduction from the required 108 spaces to 103 spaces, and as more particularly described in Department of Planning & Zoning file **SP #20-07-0059**, hereby finds the applicant has provided sufficient evidence warranting reduced parking requirements and hereby grants the requested parking reduction.

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

RESOLVED, that the Planning Commission, regarding the request by **Postal Road, LLC**, for approval of an increased density under §18:1-28.D.(2)(a)[f] to construct two (2), 30-unit residential apartment buildings with a density of up to 20 units per acre and as more particularly described in Department of Planning & Zoning file **SP #20-07-0059**, hereby finds; (1) the site area does not exceed five acres, (2) architectural elevations have been provided and are

compatible with the surrounding development, (3) the apartment development will provide workforce, age-restricted or other moderately priced housing, (4) landscaping is provided for screened to the adjacent single-family residences, and (5) a public meeting was conducted with adjacent landowners, and hereby grants the increase in density of up to 20 units per acre.

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

RESOLVED, that the Planning Commission, regarding the request by **Postal Road, LLC**, for Concept Plan approval for the redevelopment of six (6) parcels along Postal and Cox Creek Roads, to include two, 30-unit residential apartment buildings and an utility building, and associated parking in Chester, and as more particularly described in Department of Planning & Zoning file **SP #20-07-0059**, hereby finds the Concept Plan is consistent with the goals and objectives of the Queen Anne's County Zoning and Subdivision Regulations, the 2010 Comprehensive Plan and the 2007 Chester / Stevensville Community Plan, and hereby grants approval.

5. UPDATES: Legislation and Legal Matters

(A) Ms. Amy Moredock, Acting Planning and Zoning Director, provided the following updates:

- (i) TA/CO #20-03** Timing of development impact fee collection and assignment of an administrative fee for the processing of deferred impact fee payments in Queen Anne's County - becomes effective October 10, 2020.
- (ii) TA/CO #20-11** Updates to the Building Code for Queen Anne's County - County Commissioners will vote on October 13, 2020.
- (iii) TA/CO #20-04** Updates to the Building Code for Queen Anne's County - County Commissioners will vote on October 13, 2020
- (iv) TA/CO #20-08** provisions for alcohol production facilities (to include distilleries) in the Agricultural and Countryside Districts in Queen Anne's County, defining certain terms and correcting the definition of farm brewery -County Commissioners public hearing scheduled for October 13, 2020

(B) Mr. Christopher Drummond, Planning Commission Attorney, provided the following updates;

- (i) Public Service Commission** – Notice of Intention to Initiate Rulemaking regarding utility scale solar and the tenor seems to be response to complaints from

solar companies. He said suspects there will be a push to have standardized buffer, landscaping, and setbacks.

(ii) **Critical Area Commission** – proposing to permit solar in the RCA without using Growth Allocation. He said there is a major push at the State level to smooth rough water to increase solar development.


(iii) **PJM** – queue request made for 100 megawatts in Queen Anne's County which is twice the amount we have seen so far.

6. Miscellaneous Staff Items Reminder that the Planning Commission Meeting on November 12, 2120 will be held in the Liberty Building.

7. Public Comment – No comments received.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:49 A.M.

RESPECTFULLY SUBMITTED,



Tom Leigh, Secretary