



**Queen  
Anne's  
County**

**DEPARTMENT OF PLANNING & ZONING**

160 Coursevall Drive  
Centreville, MD 21617

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**County Commissioners:**

Vacant, At Large  
David L. Dunmyer, District 1  
Bob Simmons, District 2  
Philip L. Dumenil, District 3  
Dave Olds, District 4

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA  
THURSDAY, DECEMBER 12, 2013**

8:45 A.M.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS – None.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**November 2013 Minutes approved with corrections.**

**EXTENSION REQUESTS:**

NONE – **No action.**

**UPDATES:**

Legislation and Legal Matters

**(A) Mr. J. Steven Cohoon, Planning Director provided the following updates;**

**(1) CO 13-16 Criteria for Designation as Intensely Development Area (IDA) under the QAC Chesapeake Bay Critical Area Act, Chapter 14:1 of the Code of Public Local Laws of QAC – has been approved by the Critical Area Commission.**

**(2) CO 13-22 The Number of Lots Permitted on a Private Road in QAC – Public Hearing was held November 26, 2013 and the County Commissioners have not yet taken action.**

**(3) CO 13-24 Use and Merger of Certain Substandard Lots in the Neighborhood Conservation (NC) District – was introduced November 12, 2013.**

**(4) CO 13-25 Elimination of Compensation to the County Commissioners of QAC for serving as the County Roads Board for QAC – was introduced on November 26, 2013 and is scheduled for Public Hearing before the County Commissioners on January 28, 2014.**

**(5) CO 13-27 Fire Protection and Emergency Medical Services Impact Fees within Grasonville (District No. 2) Subarea – was introduced on November 26, 2013 and is scheduled for Public Hearing before the County Commissioners on January 28, 2014.**

**(6) CO 13-28 Tax Setoff for Municipal Corporations in QAC – was introduced on November 26, 2013 and is scheduled for Public Hearing before the County Commissioners on January 28, 2014.**

**(7) Merrick Farm – enforcement action underway to reclaim gravel pit.**

**(8) Cloisters – QAC Board of Appeals found the Appellants had no standing and the record has been sent to the Circuit Court.**

**(B) Mr. Christopher Drummond, Planning Commission Attorney, said that in response to the Johnson’s failure to post money for waterfront reclamation, the County has filed a Writ of Execution which, if granted, authorizes the Sheriff to sell the property.**

**TEXT AMENDMENT:**

9:00 A.M.

**TA # 13-24 Use and Merger of Certain Substandard Lots in the Neighborhood Conservation (NC) District;**  
**Adding section 18:1-19 G** to require that substandard nonconforming lots in the NC zoning district in common ownership be merged, to the extent possible, to create conforming lot sizes of both improved and unimproved properties. The ordinance also requires disclosure in writing to any buyer of a property subject to the merger provision. Introduced by the County Commissioners and forwarded to the Planning Commission for a recommendation  
Kurt J. Fischer, Esquire Venable LLP  
J. Steven Cohoon, Director  
Todd Mohn, Director of Public Works  
**Favorable recommendation to the County Commissioners.**

10:00 A.M.

**BREAK**

10:15 A.M.

**PROJECTS:**

**MAJOR SUBDIVISION #03-13-10-0013**

Claiborne Fields, Centreville  
Requesting Preliminary and Final Major Subdivision Approval  
Proposing to Subdivide and Convey 10 Open Space Lots to the Claiborne Fields Homeowners Association.  
NO RESIDENTIAL DEVELOPMENT POTENTIAL  
Kirby & Associates, Inc.  
Frank V. Hall, Senior Planner  
**Preliminary and Final Major Subdivision approval granted with conditions.**

**MAJOR SITE PLAN #02-13-10-0012**

Chuck’s Body & Fender, Chestertown  
Requesting Major Site Plan Approval  
Proposing to construct a 7,000 SF Body and Fender Shop  
DMS & Associates, LLC  
Frank V. Hall, Senior Planner  
**Major Site Plan approval granted with conditions.**

**MAJOR SUBDIVISION #05-11-11-0002**

VJ Ventures, LLC, Grasonville  
Requesting Final Major Subdivision Approval  
Proposing to create 14 planned development lots, 3 open space lots with 1 consisting of a community amenity, and a public road.  
DMS & Associates, LLC

Holly A. Tompkins, Senior Planner  
**Final Major Site Plan approval granted with conditions.**

12:00 P.M.

**LUNCH**

12:45 P.m.

**MAJOR SITE PLAN #04-13-08-0011**

The Vineyards of Queen Anne's (Phase 1), Stevensville  
Requesting Major Site Plan Approval  
Proposing to construct a 54 room hotel with a 20 room future expansion accompanied by a banquet facility, restaurant and bar, with a service area and an outdoor covered porch.  
DMS & Associates, LLC  
Holly A. Tompkins, Senior Planner  
**Major Site Plan approval granted with conditions.**

**MAJOR SITE PLAN #04-13-10-0010-C**

Board of Education/Stevensville Middle School, Stevensville  
Requesting Major Site Plan Approval  
Proposing a number of additions and improvements consisting of 10,382 sq. ft. for a new mechanical room, expansion of the cafeteria, entrance vestibules including a new front entrance, and infill of a service corridor. A reconfigured parking lot and a new service drive with loading space.  
DMS & Associates, LLC  
Holly A. Tompkins, Senior Planner  
**Major Site Plan approval granted with conditions.**

**MAJOR SITE PLAN #02-13-10-0008**

Bearing Construction, Inc., Church Hill  
Requesting Major Site Plan Approval  
Proposing to construct three 40x60 industrial buildings with associated gravel parking and storage area.  
McCrone, Inc.  
Holly A. Tompkins, Senior Planner  
**Major Site Plan approval granted with conditions.**

**CONCEPT PLAN #05-13-07-0004**

Slippery Hill/Green Street Housing, LLC, Grasonville  
Requesting Concept Plan Approval and a Favorable Recommendation for a Comprehensive Water and Sewerage Plan Amendment.  
Proposing to create a mixed use development consisting of 20,000 sq. ft. of commercial/office and 108 multi-family apartments with a 2,897 sq. ft. Community Center.  
Lane Engineering, Inc.  
Holly A. Tompkins, Senior Planner  
**Concept Plan approval granted. Favorable recommendation to the County Commissioners for amendment into the Comprehensive Water and Sewerage Plan.**

**MISCELLANEOUS STAFF ITEMS – No action taken.**

**PUBLIC COMMENTS – None.**

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

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