



**Queen  
Anne's  
County**

**DEPARTMENT OF PLANNING & ZONING**

160 Coursevall Drive  
Centreville, MD 21617

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**County Commissioners:**

James J. Moran, 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, JULY 10, 2014**

8:45 A.M.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS – None.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**June 12, 2014 Minutes approved as presented.**

**EXTENSION REQUEST**

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

Bearing Construction, Inc.

**Granted to September 11, 2014.**

**UPDATES**

Legislation and Legal Matters

**Mr. J. Steven Cohoon, Department of Planning & Zoning Director, provided the following updates:**

- (1) CO #14-03 Electronic Signs - County Commissioners will hold a Public Hearing on August 6, 2014 at 6:30 P.M.;**
- (2) CO #14-11 Impervious Surface and Transferable Development Rights in the Suburban Industrial District – County Commissioners will hold a Public Hearing on July 22, 2014 at 6:00 P.M.;**
- (3) CO #14-12 Floodplain Management – has not yet been scheduled by the County Commissioners.**

**Mr. Christopher Drummond, Planning Commission Attorney, provided the following updates:**

- (1) Johnson Property – the County has completed the shoreline restoration/remediation and is awaiting confirmation from Maryland Department of the Environment regarding consistency with the MDE and Army Corp of Engineer Agreements;**
- (2) Four Seasons – Judge Ross rendered his opinion ordering the Board of Public Works to take action within 90 days.**

## **PROJECTS**

9:00 A.M.

### **PUBLIC HEARING CONDITIONAL USE #010003**

Byler Materials, LLC

Proposing a Major Extraction conditional use to mine sand and gravel on 50 acres.

Requesting a Favorable Recommendation to the Board of Appeals

Lane Engineering

Holly A. Tompkins, Senior Planner

**Favorable recommendation to the Board of Appeals with conditions.**

10:15 A.M.

**BREAK**

10:30 A.M.

### **MAJOR SITE PLAN #05-14-04-0001**

Slippery Hill, LLC / Green Street Housing

Proposing to construct 2 commercial buildings totaling 20,000 sq ft, 5 residential apartment buildings with a total of 108 units, and a 2,897 sq ft community center

Requesting Major Site Plan approval

Axiom, Inc.

Holly A. Tompkins, Senior Planner

**Major Site Plan approval granted with conditions.**

## **MISCELLANEOUS STAFF ITEMS**

### **PUBLIC COMMENTS**

**Mr. Nick Stoer stated that he liked the Planning Commission discussion, and commended Staff and the developer regarding Slippery Hill project.**

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