



Queen  
Anne's  
County

DEPARTMENT OF LAND USE, GROWTH  
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive  
Centreville, MD 21617

**County Commissioners:**

Eric S. Wargotz, M.D., Countywide  
Courtney M. Billups, District 1  
Paul L. Gunther, District 2  
Gene M. Ransom III, District 3  
Carol R. Fordonski, District 4

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**REVISED**

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA  
THURSDAY, SEPTEMBER 10, 2009**

8:45 A.M.

**PUBLIC COMMENTS**

Nick Storr ó expressed congratulations to new Planning Commission member Myron Richardson.

Steve Kilgoras ó expressed concern regarding Chester Village Extension Area and urged Planning Commission to do what is reasonable for the environment and the town.

Derek Bartlett ó provided letter from the Talbot County Council and Planning Commission expressing unanimous concerns regarding the Wye Mills Area Community Plan.

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

August 5, 2009 Special Meeting minutes approved as presented.

**EXTENSION REQUESTS**

MAJOR SUBDIVISION #06-07-12-0002

Sydney Ashley (Jarman Branch Estates)

Withdrawn ó subdivision expired.

**UPDATES:**

Legislation Matters

CO 08-05 regarding Rural County Clubs was voted down by County Commissioners on August 26, 2009.

CO 08-11 regarding Design Standards was approved and becomes effective October 3, 2009.

Department of Emergency Services Ordinance scheduled for hearing September 22, 2009.

Tax Credits for MALPF Easements Ordinance approved and becomes effective October 3, 2009.

Shallow Water Bodies Ordinance withdrawn to pursue other implementation options.

Legal Matters

Four Seasons ó Court of Appeals upheld the lower court decision in the õmapsö case.

Other case still pending before Circuit Court.

Grasslands ó Court of Appeals remanded case back to Board of Appeals stating the Board erred in putting the burden of proof on Grasslands rather than the applicant.

Queen Anneø County Comprehensive Plan

Discussion deferred until time set later on Agenda.

**PUBLIC HEARINGS:**

**COMMUNITY PLAN**

9:15 A.M

**Draft Wye Mills Area Community Plan ~~60-Day Review Comments~~**

Helen M. Spinelli, AICP, Chief, Community & Environmental Planning

Comments received from 26 citizens. Written comment period extended for 15 days.

**CHAPTER 18 - COMPREHENSIVE ZONING MAP AMENDMENTS**

10:00 A.M.

**Neighborhood and Village Center (NVC) Zoning Map Amendments**

To amend the Zoning Map to rezone properties in the Chester Village Extension Area to the newly created NVC zoning district, TA #09-11, CO #09-21

David Dahlstrom, AICP, Senior Community and Environmental Planner

Favorable recommendation to the Queen Anneø County Commissioners.

10:15 A.M

**Kent Island Suburban Commercial (KISC) to Urban Residential (UR) Zoning Map Amendment**

To amend the Zoning Map to rezone a portion of Kent Island Suburban Commercial (KISC) zoned property to Urban Residential (UR) to correct a map error, CO #09-22.

David Dahlstrom, AICP, Senior Community and Environmental Planner

Favorable recommendation to the Queen Anneø County Commissioners.

10:30 A.M.

**CAC AND TOPIC COMMITTEE ADVISORY REPORTS**

Introduction of Advisory Reports from Citizens Advisory Committee (CAC) and Six Topic Committees and schedule Planning Commission worksession on Advisory Reports.

- Receive Public Comment on Comprehensive Planning Process

Helen M. Spinelli, AICP, Chief, Community & Environmental Planning

Work Session scheduled during Special Meeting set for September 21, 2009 at 8:45 A.M. in the Planning Commission Hearing Room.

11:00 A.M.

**CRITICAL AREA PROGRAM UPDATE**

Presentation on Critical Area recently adopted/proposed regulations and Queen Anneø Countyø Critical Area Program (Chapter 14).

Nancy Scozzari, Senior Community & Environmental Planner

No action taken.

11:15 A.M.

**CAROLINE COUNTY COMPREHENSIVE PLAN – 60 DAY REVIEW DRAFT**

Staff Review Memorandum and draft Comment Response Letter to Caroline County

Robert Gunter, Community & Environmental Planner

Draft letter approved with modifications.

11:30 A.M.

## CHAPTER 18 - COMPREHENSIVE ZONING MAP AMENDMENT

### KENT MANOR INN, LLC / CO #07-29

This rezoning, initiated in 2007 was part of various map amendments intended to implement the goals and objectives of the Chester / Stevensville Community Plan adopted on May 1, 2007. Action by the County Commissioners on CO #07-29 that proposes rezoning Parcel 21 on Tax Map 56 from the Stevensville Master-Planned Development (SMPD) District to the Countryside (CS) District was tabled in October 2007 and referred back to the Planning Commission.

Joseph A. Stevens, Esq., Stevens, Phillips & McCann, LLC  
Alan Michaels, Principal, Kent Manor Inn, LLC

### CHAPTER 18 TEXT AMENDMENT TA #09-23

Article V. District Standards

§ 18:1-15.C. Countryside (CS) District / Conditional Uses

Article XVII. Procedures and Standards

§ 18:1-95. R. Additional Standards for Specified Conditional Uses / Resort Hotels in CS

Review of potential amendment for initiation by the Planning Commission that proposes to add Resort Hotels as a conditional use in the Countryside (CS) District, and to add provisions pertaining to such use by amending § 18:1-95 to add a new section.

Katrina L. Tucker, AICP, Senior Community & Environmental Planner  
**Favorable recommendation to the Queen Anne's County Commissioners with modifications.**

12:15 P.M.

**LUNCH**

1:00 P.M.

### MAJOR SUBDIVISION #03-09-06-0008

Tracy Higgs (Ashland Meadows, Phase 3)

Ashland Drive, Centreville

Proposes 1 New Lot with 1 Remaining Large Lot

Requesting Final Subdivision Approval

Kirby & Associates, Inc.

Frank V. Hall, Senior Land Use Planner

**Final Subdivision approval granted with conditions.**

**Postponed until October Meeting**

**~~Comprehensive Water and Sewer Plan Amendments~~**

~~Chester Haven Beach Property - Existing platted 180 lot subdivision~~

~~Requesting the Sanitary Commission to change the water service designation from W-6 to W-3.~~

~~Review the amendment request for consistency with the comprehensive plan~~

## MISCELLANEOUS STAFF ITEMS

### **Postponed until October Meeting**

#### **~~• Minor Site Plan Presentation~~**

~~Kent Narrows Redevelopment LLC~~

~~Wells Cove Road, Grasonville~~

~~Proposing a 9,990 sq. ft. Banquet Facility~~

~~DMS and Associates~~

## PUBLIC COMMENTS

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