



*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

Telephone Community Planning: (410) 758-1255  
Fax Community Planning: (410) 758-2905  
Telephone Land Use: (410) 758-1255  
Fax Land Use: (410) 758-2905  
Telephone Permits: (410) 758-4088  
Fax Permits: (410) 758-3972

**REVISION**

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

8:45 A.M.

**PUBLIC COMMENTS**

**Richard Altman –expressed concerns regarding forest protection and preservation.  
David Matrisko –expressed concerns regarding the Comprehensive Plan Update.  
Karen Oertel –expressed concerns regarding the Comprehensive Plan Update.  
Jim Flarity –expressed concerns regarding the Comprehensive Plan Update.  
Dick Sells –expressed concerns regarding the Comprehensive Plan Update.  
Bob Arnold –expressed concerns regarding the Comprehensive Plan Update.  
Doug Shreve –expressed concerns regarding the Comprehensive Plan Update.  
Thomas Porter –expressed concerns regarding the Jarman Branch Subdivision.  
Christina Clark –expressed concerns regarding the Comprehensive Plan Update.  
Dick Smith –expressed concerns regarding the Comprehensive Plan Update.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**October 8, 2009 Planning Commission Meeting Minutes approved as presented.  
November 9, 2009 Planning Commission Meeting Minutes approved as presented.  
November 30, 2009 Special Planning Commission Meeting Minutes approved as presented.**

**EXTENSION REQUESTS**

MAJOR SUBDIVISION #03-09-06-0008

Tracy Higgs (Ashland Meadows, Phase 3)

**Granted to January 14, 2010.**

**UPDATES:**

Legislation and Legal Matters

**Chester Haven Beach – Motion to Dismiss granted by the Board of Appeals.**

**Cloisters – Memorandum presented by Christopher Drummond.**

**County Commissioners –**

**CO 07-29 rezoning Parcel 21, Zoning Map 56; approved.**

**CO 09-21 Neighborhood Village Center NVC and Country Side CS District  
Zoning Map Amendment; approved.**

**Amended Disclosure & Integrity Act presented for Planning Commission review  
at the January meeting.**

**MAJOR SUBDIVISION #03-09-09-0001**

Philip & Betty Callahan  
Rolling Bridge Road, Centreville  
Proposes 2 new cluster lots and 1 remaining large lot with required open space  
Requesting Preliminary and Final Subdivision Approval  
Kirby & Associates, Inc.  
Holly A. Tompkins, Senior Land Use Planner

**Preliminary Subdivision Approval – Granted.**  
**Findings of Fact required under Planning Commission Rules Section 7(d) to grant  
Preliminary and Final approvals in same meeting.**  
**Final Subdivision Approval – Granted with conditions.**

**MAJOR SUBDIVISION #06-09-10-0002**

Michael & Kathryn Gowl (Jarman Branch Estates - Ph. IV)  
Ruthsburg Road, Centreville  
Proposes 1 new cluster residential lot via Transfer Development Rights (TDR) with  
required open space  
Requesting Preliminary **and Final** Subdivision Approval  
Kirby & Associates, Inc.  
Holly A. Tompkins, Senior Land Use Planner

**Preliminary Subdivision Approval – Granted.**  
**Findings of Fact required under Planning Commission Rules Section 7(d) to grant  
Preliminary and Final approvals in same meeting.**  
**Final Subdivision Approval – Granted with conditions.**

**CONCEPT PLAN UPDATE**

Bay East Development Corporation  
West Side of Kent Narrows, Chester  
Proposes reconfiguration of proposed townhomes and addition of new single-story  
commercial building. Original Concept Plan approved October 2008.  
DMS & Associates, LLC  
Frank V. Hall, Senior Land Use Planner

**No action taken.**

**MISCELLANEOUS STAFF ITEMS**

**No action taken.**

**LAND USE & ZONING DEVELOPMENT PROCESS**

Submittal and Review documents and process  
Holly A. Tompkins, Senior Land Use Planner  
Frank V. Hall, Senior Land Use Planner  
Jennifer J. MacGlashan, Land Use Planner

**No action taken.**

10:15 A.M.

**BREAK**

10:30 A.M.

**TOWN OF CHURCH HILL COMPREHENSIVE PLAN – 60 DAY**

**REVIEW DRAFT**

Staff Review Memorandum and draft Comment Response Letter to Town of Church Hill  
David Dahlstrom, AICP, Senior Community and Environmental Planner

**Draft Comment Response Letter to Town of Church Hill approved as presented.**

**THE ARCHITECTURE OF QUEEN ANNE’S COUNTY:**

**Understanding Eastern Shore Vernacular**

An informational presentation on the architectural styles, materials and forms of the  
Eastern Shore and Design Standards of Queen Anne’s County.

Nancy Scozzari, Senior Community & Environmental Planner

**No action taken.**

**REVIEW OF LETTER FROM ELLENDALE AND GIBSON’S GRANT**

Requesting a change in the approval and administration of Moderately Priced  
Dwelling Units.

J. Steven Cohoon, Chief, Land Use & Zoning

**No action taken.**

12:00 P.M.

**LUNCH**

12:45 P.M.

**QUEEN ANNE’S COUNTY COMPREHENSIVE PLAN UPDATE**

Review of Draft Comprehensive Plan

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

**No action taken.**

**PUBLIC COMMENTS**

**Jay Falstead discussed the Comprehensive Plan and Blue Ribbon Panel.**

**Jim Campbell discussed the Comprehensive Plan.**

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