



*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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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA  
THURSDAY, JANUARY 8, 2009  
REVISED**

8:45 A.M.

**ELECTION OF OFFICERS**

**Chairman – Frank Frohn**  
**Vice Chairman – Eugene Thomas**  
**Secretary – Mary Kerr**  
**Clerk – Barbara Norrington**

**PUBLIC COMMENTS**

**Judy Connolly, expressed concern regarding consideration of Emerson Mine after it was turned down twice and urged that nothing be done to allow it now.**

**William Roe said that the allowing large scale mining in the agricultural areas will create a huge sore in preservation.**

**Jim Downes said that the Planning Commission said no to Emerson mine twice already and there is no reason to approve it now.**

**Jay Falstad stated opposition to large scale mining and supports time and size constraints.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**December 11, 2008 Minutes approved as presented.**

**EXTENSION REQUESTS**

None - **No action taken.**

**UPDATES:**

Legislation and Legal Matters

**(A) Planning Commission polled regarding presentation of County Commissioner's actions at meetings and decided to have presentation during "Update" portion of their meetings.**

**(B) Queen Anne's Conservation filed an appeal with the Board of Appeals regarding Chief Cohoon's finding of consistency for Wheatlands in the Water and Sewer application process.**

**(C) Enforcement action re-initiated regarding Mrs. Johnson's property along the Wye River for construction without a permit and impervious surface issues.**

**(D) Kent Island LLC (Cloisters) -Pleadings have been filed by both parties regarding a proposed agreement to settle and a decision is expected soon by the Court of Special Appeals.**

**(E) Legislative changes to Article 66B expected in the new session and will be forwarded to Planning Commission members as they are introduced.**

Queen Anne's County Comprehensive Plan –

**109 citizens involved in process and 133 staff hours spent in active outreach time to date. CAC currently refining SWATs, creating visioning, and preparing buildout analysis.**

## **PROJECT REVIEW**

### **TIMBER HARVEST PLAN FOR JANET DEAN CALOYIANIS**

James E. Klunk, Licensed Professional Forester

½ Mile South of MD Route 305 on West Side of Carville Lane Road

Tax Map 45, Grid 10, Parcel 81, Lots 1&2

Proposes to selective timber harvest approximately 50 acres of woodland

Frank V. Hall, Senior Land Use Planner

**Granted with conditions.**

### **MAJOR SUBDIVISION #03-07-01-0007-C**

C. Temple Rhodes, Jr. & Patricia A. Rhodes, Trustees

Wright's Neck Road, Centreville

Proposes to create 1 Sliding Scale Lot.

Requesting Preliminary and Final Subdivision Approval.

Kirby & Associates, Inc.

Jennifer Jackson, Land Use Planner

**Preliminary Subdivision approval granted.**

**Final Subdivision approval granted with conditions.**

### **QUEEN ANNE'S COUNTY MEDICAL PARK**

University of Maryland Medical System

Southeast corner of Nesbit Road and US Route 50/301, Grasonville, MD

Proposes a 16,500 sq. ft. Emergency Center with a future expansion of 6,775 sq. ft., and two 3-story Medical Office buildings of 75,000 sq. ft. each

Requesting Concept Plan Approval, a Favorable Recommendation to the Sanitary

Commission for a Project Amendment to the Water and Sewerage Plan, and Technical Comments to Incorporate in Growth Allocation Petition.

DMS & Associates, LLC

Holly A. Tompkins, Senior Land Use Planner

**Concept Plan approval granted.**

**Favorable recommendation to the Sanitary Commission for Project Amendment to the Water and Sewerage Plan, and Technical Comments to Incorporate in Growth Allocation Petition.**

## **CHAPTER 18 TEXT AMENDMENT**

- ~~TA# 09-01~~ **TA# 08-27 Suburban Estate (SE) District**

To amend Article V. District Standards

Chapter 18:1-17. Suburban Estate (SE) District.

§18:1-17. B. Permitted Uses

To add for-profit institutional as a permitted use.

§18:1-17. D. Density/intensity requirements.

To amend maximum floor area ratio to include institutional uses.

§18:1-17. E. Dimensional and bulk requirements

To amend nonresidential use maximum impervious surface ratio and maximum building height.

Chapter 18 App ó 1 öDefinitions.ö

To add and amend associated definitions.

Nancy E. Scozzari, Senior Community & Environmental Planner

**Favorable recommendation to the County Commissioners.**

10:15 A.M. **BREAK**

10:30 A.M. **INFORMATIONAL PRESENTATION**

**KENT ISLAND MARITIME VILLAGE**

Juleo, LLC

North of US Route 50/301 and west of Duke Street, Stevensville, MD

Four individual boat sales and/or retail buildings totaling 7,777 sq. ft.

Holly A. Tompkins, Senior Land Use Planner

**No action taken.**

**CENTREVILLE COMMUNITY PLAN**

Proposed Amendment No. 1 to the Planning Commission Approved Centreville Community Plan to remove all sections of the plan referencing the Centreville Town Center (CTC) land use category.

David Dahlstrom, AICP, Senior Community and Environmental Planner

**Amendment No. 1 approved and to be forwarded to County Commissioners and Centreville Town Council.**

**PRESENTATION OF WYE MILLS AREA COMMUNITY PLAN**

Citizens Advisory Committee (CAC) Advisory Report

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

**No action taken – further review by Planning Commission either at the regularly scheduled February meeting or at a Special Meeting.**

12:00 P.M. **LUNCH**

12:45 P.M. **CHAPTER 18 TEXT AMENDMENTS**

• **TA #08-20 Major Extraction**

Article XVII. Procedures and Standards

§18:1-95.E. (9). Additional standards for specified conditional uses.

A text amendment for the purpose of imposing additional standards on Major Extraction Operations.

Chapter 18 App ó 1 öDefinitions.ö

To clarify the definition of öMajor Extraction and Dredge Disposal Use.ö

Katrina L. Tucker, AICP, Senior Community Planner

**Favorable recommendation to County Commissioners as presented and modified.**

1:15 P.M.

**É TA #08-25 Rural Preservation and Development Act**

To amend major multifamily and major single-family cluster as permitted uses.

§18:1-16. Estate (E) District

To amend major multifamily and major single-family cluster as permitted uses.

§18:1-17. Suburban Estate (SE) District

To amend major multifamily and major single-family cluster as permitted uses.

§18:1-18. Suburban Residential (SR) District

To amend major multifamily and major single-family cluster as permitted uses.

§18:1-25. Village Center (VC) District

To add locational criteria for major multifamily and major single-family cluster as conditional uses.

§18:1-27. Chester Master-Planned Development (CMPD) District

To amend maximum residential density calculation.

§18:1-28. Town Center (TC) District

To amend maximum residential density calculation for single-family cluster, multi-family, apartment development, and large-lot subdivision.

§18:1-29. Stevensville Master-Planned Development (SMPD) District

To amend maximum residential density calculation.

§18:1-30. Grasonville Planned Residential Neighborhood (GPRN) District

To amend maximum residential density calculation.

§18:1-31. Stevensville Historic Village Center (SHVC) District

To amend maximum residential density calculation for single-family, multi-family, and large-lot subdivision.

§18:1-32. Grasonville Neighborhood Commercial (GNC) District

To amend maximum residential density calculation for single-family, multi-family, and large-lot subdivision.

§18:1-33. Grasonville Village Commercial (GVC) District

To amend maximum residential density calculation for single-family, multi-family, and large-lot subdivision.

Article XVII. Procedures and Standards

§18:1-96.1. Restrictions on Residential Development

To amend Article XVII of the Code of Public Local Laws of Queen Anne's County to create a new Section 18:1-96.1, Restrictions on Residential Development, for the purpose of requiring the use of transfer of development rights for all new residential subdivision and residential development permits in designated growth areas of Queen Anne's County; providing exemptions for public housing projects and moderately priced dwelling units from this requirement; restricting the creation of new residential lots to five per parcel of record in unincorporated areas of Queen Anne's County not designated as growth areas; providing an effective date; exempting subdivisions which have received final Planning Commission approval as of the effective date; and use of transferable development rights to permit new residential development of lands annexed into any municipality.

Article XX. Transferable Development Rights

§18:1-100 C. Limitations

To repeal sections (5) and (6).

§18:1-106 C. Limitations

To repeal sections (2)(b), (3)(b), and (7)(a)

Helen M. Spinelli, AICP, Chief, Community and Environmental Planning  
**Planning Commission agreed to participate in Blue Ribbon Panel on Smart Growth and Rural Planning created by the County Commissioners and forego creation of their own task force. Mr. Frohn and Mr. Clark selected to participate.**

**MISCELLANEOUS STAFF ITEMS**

**Queenstown Community Plan meeting January 28, 2009 at 7:00 P.M. in Planning Commission Hearing Room.**

**PUBLIC COMMENTS**

**Richard Altman said it was his belief that the Blue Ribbon Panel on Smart Growth and Rural Planning was an information gathering rather than decision making body, and should accept input from variety of farmers and landowners throughout the County. He also stated that the Wye Mills Plan Community Plan has internal conflicts and wondered when in the process public comment would be permitted.**

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