



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

Eric S. Wargotz, M.D., Commission President
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

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, DECEMBER 11, 2008**

8:45 A.M.

PUBLIC COMMENTS

Jody Schulz, KNDF, read letter from KNDF in opposition to TA #08-25 stating that there are too many unanswered questions regarding the impact to development.

Amy Owlsey, Eastern Shore Land Conservancy, spoke in support of TA #08-25 and said research indicates that it would not decrease land values.

Alan Girard, Chesapeake Bay Foundation, spoke in support of TA #08-25 stating that common values and interests must be considered.

Jennifer Bevindengal, One Thousand Friends, stated support of TA #08-25 and urged PC to take time resolving structural issues with TDR program.

Judy Cahall Connally, said TA #08-20 is ok as originally written, but she is opposed to the newly added grandfathering provision.

Richard Altman, Queen Anne's Conservation Association, expressed gratitude to Mr. McCormick and Dr. Wargotz for their years of service on the Planning Commission.

Bob Simmons, Centreville, said that giving a quick vote to the County Commissioners is not the way to handle TA #08-25 because something has to be done.

Jeff Thompson, Centreville, expressed opposition to TA #08-25 as there is a flaw in creating TDR supply without any demand.

Christina Clark, Stevensville, spoke in opposition to TA #08-25 citing content that is not viable in the market, and a process that did not involve discussion.

Leyland Brensel, Queenstown, commended consideration of TA #08-25 and urged taking time to review and analyze for modifications.

Caine Cortellino, Queen Anne's County Chamber of Commerce, spoke in opposition to TA #08-25 and urged creation of a committee to further review.

Susan Hale, Bay Area Association of Realtors, expressed opposition to TA #08-25 and suggested withdrawal of the bill with no changes or additions as the farmers are in limbo with loans.

William Roe, Price Station Road, spoke in opposition to grandfathering provision being added to TA #08-20.

Jim Campbell, Centreville, stated that the Planning Commission has twice voted unanimously against a project and the grandfathering provision of TA #08-20 would now allow it.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

November 18, 2008 Minutes approved as presented.

December 3, 2008 Minutes approved as presented.

EXTENSION REQUESTS

None.

UPDATES:

Legislation and Legal Matters

County Commissioners approved requirement for Fire Marshall Signature.

Year-end Report of Board of Appeals provided to Planning Commission.

Queen Anne's County Comprehensive Plan

Portal for CAC and TC members has been created and meeting summaries will be posted.

Meeting schedules, reference material and public information available at QAC.org

PROJECT REVIEW

MAJOR SUBDIVISION #07-00-08-0006

Clement Davidson

Red Lion Branch Road, Millington

Proposes to create 2 Cluster Lots and 3 Large Lots.

Requesting Final Subdivision Approval

Kirby & Associates, Inc.

Holly A. Tompkins, Senior Land Use Planner

Final Subdivision approval granted with conditions.

CONCEPT PLAN #05-08-07-0012

Fisherman's Village

Kent Narrows Way South, Grasonville

Proposes a Mixed Use Development consisting of a banquet facility, bathhouse and a temporary commercial building.

Requesting Concept Plan Approval, a Favorable Recommendation for an Amendment to the Master Water and Sewerage Plan and a Shore Buffer Reduction

DMS & Associates, LLC

Holly A. Tompkins, Senior Land Use Planner

Shore Buffer Reduction granted.

Concept Plan approval granted.

Favorable recommendation to the Sanitary Commission for amendment into the 2002 Comprehensive Water and Sewerage Plan.

10:00 A.M.

BREAK

10:15 A.M.

TIMBER HARVEST PLAN FOR HARRY LAIRD

Warren G. Spencer, Licensed Forester

Northeast Corner of MD 213 & White Marsh Road, Centreville

Tax Map 36, Grid 2, Parcel 2

Proposes to timber harvest approximately 35 acres of woodland and provide a 50 foot forested buffer adjacent to existing lots along White Marsh Road.

Frank V. Hall, Senior Land Use Planner

Timber Harvest plan approved with conditions.

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 6 1 Definitions.

To clarify the definition of Major Extraction and Dredge Disposal Use.

Katrina L. Tucker, AICP, Senior Community Planner

Tabled until January Planning Commission Meeting.

- **TA #08-14 Equestrian Events**

Article V. District Standards

§18:1-14. Agricultural (AG) District.

To add agricultural / equestrian events and agricultural / equestrian activities as a principle permitted use in the Ag District.

Chapter 18 App - 1. Definitions.

Add associated definitions to glossary.

Robert T. Gunter, Community Planner

Favorable recommendation to the Queen Anne's County Commissioners.

DISCUSSION ITEM

Small Wind Energy Conversion Systems (Wind Turbines)

An overview of small and micro wind energy conversion systems (WECs) used to produce electricity.

David Dahlstrom, AICP, Senior Community & Environmental Planner

No action taken.

12:00 P.M.

LUNCH

12:45 P.M.

- **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 to form Task Force for investigation of variables with preservation program. Task Force membership and objectives to be discussed at January Planning Commission Meeting.

MISCELLANEOUS STAFF ITEMS

PUBLIC COMMENTS

Richard Altman, Queen Anne's Conservation Association, suggested publication in agenda of Planning Commission's intentions regarding when public comment would be taken.

Rob Etkin, Eastern Shore Land Conservancy, expressed thanks for commitment to work further on TA #08-25.

Richard Smith, Centreville, expressed opposition to TA #08-25 as written, and provided examples of farm values with and without development rights.

Jay Falstad, Queen Anne's Conservation Association, said they do not support any bill that would hurt farmers, and urged taking time to consider the many variables.

Charlie Rhodes, Church Hill, Council of Governments, said the COG would support a Task Force regarding TA #08-25.

Terri Babb, questioned the buffer requirements for Maritime Village in Stevensville. She suggested Planning Commission review of smaller projects.

Wynn Trice, Centreville National Bank, said the TA #08-25 is an economic as well as planning issue. He said for technical reasons the bill will impact all lenders as long as it is alive.

Jack Broderick, Chester, said that TA #08-25 is an important issue with short and long term impacts and he urged the Planning Commission to keep moving forward.

Mike Cohee, Church Hill, requested TA #08-25 be withdrawn but if not, then Task Force should be heavily weighted with farmers who have the most to lose.

James Wood, Centreville, said the issues surrounding TA #08-25 are huge and important and good, careful diplomatic dialog could eliminate unintended consequences.

Robert Arnold, said many things impact farm value and his farm decreased in value based on neighbor's propensity to sue. Task Force with bill hanging over our heads will prevent needed loans to farmers.

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