



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

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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA  
THURSDAY, OCTOBER 9, 2008**

8:45 A.M.

**PUBLIC COMMENTS – none.**

**MEETING MINUTES REVIEW**

Meeting minutes review and approval.

**September 11, 2008 – approved as presented.**

**September 18, 2008 – approved as presented.**

**EXTENSION REQUESTS**

None

**UPDATES:**

Legislation and Legal Matters

**Emerson Mine – appeal filed in the Court of Appeals.**

**Maryland Department of Planning held listening session at Queen Anne's County High School regarding the Task Force on Smart Growth.**

**Maryland Planning Commissioners Association meeting to be held October 30 and 31, 2008 at the Hilton Garden Inn in Grasonville.**

**American Planners Association conference for Maryland and Delaware to be held November 19-21, 2008 at the Lowes Hotel in Annapolis.**

Queen Anne's County Comprehensive Plan

**First Citizen Advisory Committee and Topic Committee meeting to be held October 16, 2008 at Queen Anne's County High School at 6:30 P.M. Discussion regarding Planning Commission participation at the committee meetings.**

9:00 A.M.

**PUBLIC HEARING - CHAPTER 14 TEXT AMENDMENT**

TA #08-10. Application of Fertilizer in the Critical Area

Chapter 14:1 Queen Anne's County Chesapeake Bay Critical Area Act

Article XI. Critical Area Buffer Performance Standards

This text amendment proposes to add a new Section 14:1-55 that will prohibit the application of all commercial or chemical fertilizers containing nitrogen and phosphorus between June 15 and September 15 within the 100' Critical Area Buffer.

This Section shall apply to residential applications only, and shall not apply to bonafide agricultural or farm operations.

Helen M. Spinelli, Chief, Community & Environmental Planning

**Favorable recommendation to the Queen Anne's County Commissioners.**

9:15 A.M.

**PUBLIC HEARING - CHAPTER 18 TEXT AMENDMENT**

TA #08-21. Fire Marshal's Certificate on Subdivision Plats and Site Plans

Article XXVI. Subdivisions

§18:1-187. Required certifications

To add a new section to §18:1-187 of the Subdivision Regulations to require signature of the Fire Marshal's certificate on all subdivision plats.

Article XXV. Site Plans

§18:1-149.B. Contents of plat / General information.

To require a signature block for the State Fire Marshal's Office, Queen Anne's County Department of Public Works and the Queen Anne's County Soil Conservation Service on site plans.

Katrina L. Tucker, AICP, Senior Community Planner

**Favorable recommendation to the Queen Anne's County Commissioners.**

**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 Appendix 1 Definitions.

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

Katrina L. Tucker, AICP, Senior Community Planner

**Consensus to hold work session at November Planning Commission Meeting.**

10:00 A.M.

**BREAK**

**WORKSESSION – TEXT AMENDMENTS TO CHAPTER 18**

- **TA #08-19. Waterfront Village Center (WVC) District**

Article V. District Standards

§ 18:1-26. Waterfront Village Center (WVC) District

Amendments to various sections of the WVC District to implement certain recommendations, goals, and objectives of the Kent Narrows Community Plan adopted in September 2006

Article VII. Supplemental Uses

§ 18:1-53. Temporary Uses

§ 18:1-58. Additional uses and regulations.

To add provisions for banquet facilities, which is proposed as a permitted use in the WVC District; and to add provisions for retail kiosks, which is proposed as an accessory use as part of these Amendments.

Article XIII. Off-Street Parking and Loading

§ 18:1-83. Application of article

To amend the off-street parking and loading requirements to add standards for banquet and conference facilities, nightclubs, amphitheater, maritime convenience stores, live-work units and high dry storage facilities or rack units.

Article XVII. Procedures and Standards

§ 18:1-95. Additional standards for specified conditional uses.

To add standards for High Dry Storage Facilities or Rackominiums.

Appendix A: Glossary

§ 18App-1. Definitions

To add definitions of amphitheater; banquet facilities; heritage signs; high dry storage facilities or rackominiums; informational kiosk; live-work unit; maritime convenience store; mixed use; nightclub; retail kiosk; and wayfinding sign.

Katrina L. Tucker, AICP, Senior Community Planner

**Consensus to hold work session at November Planning Commission Meeting.**

**PROJECT REVIEW:**

**MAJOR SUBDIVISION #03-08-07-0009**

Sherman R. Baynard (Solitude III)

Poplar School Road, Centreville

Proposes 1 New Large Lot for AG use only.

Requesting Preliminary & Final Subdivision Approval

Kirby & Associates, Inc.

Frank V. Hall, Senior Land Use Planner

**Preliminary and Final Major Subdivision Approval Granted.**

**MAJOR SUBDIVISION #01-08-07-0011**

George R. Leager

Hollingsworth Road, Sudlersville

Proposes to Reconfigure an Existing Sliding Scale Lot And Create 2 New Sliding Scale Lots and 2 New Cluster Lots.

Requesting Preliminary Subdivision Approval

Kirby & Associates, Inc.

Frank V. Hall, Senior Land Use Planner

**Preliminary Major Subdivision Approval Granted.**

12:00 P.M.

**LUNCH**

12:45 P.M.

**MAJOR SUBDIVISION #02-08-06-0008-C**

Southeast Creek, LLC (The Preserve II)

Bens Point Road, Church Hill

Proposes 1 Additional Lot from Existing Lot #1.

Requesting Preliminary Subdivision Approval

Kirby & Associates, Inc.

Frank V. Hall, Senior Land Use Planner

**Preliminary Major Subdivision Approval Granted.**

**MAJOR SUBDIVISION #07-00-08-0006**

Clement Davidson

Red Lion Branch Road, Millington

Proposes to create 2 Cluster Lots and 3 Large Lots.

Requesting Preliminary Subdivision Approval

Kirby & Associates, Inc.

Holly A. Tompkins, Senior Land Use Planner

**Preliminary Major Subdivision Approval Granted.**

**CONCEPT PLAN #04-05-07-0005-C**

Bay East Development Corporation

West Side of Kent Narrows, Chester

Proposes 37 Townhomes & 12 Commercial Apartment Units.

Requesting Concept Plan Approval & A Recommendation to the County Commissioners  
for an Amendment to the Comprehensive Water and Sewerage Plan

DMS & Associates, LLC

Frank V. Hall, Senior Land Use Planner

**Concept Plan Approval Granted. Favorable recommendation to the Sanitary  
Commission for amendment into the Comprehensive Water and Sewerage  
Plan.**

**MAJOR SITE PLAN #04-08-05-0009**

Walgreens Pharmacy

Rt. 18/552, Chester

Proposes a 14,550 sq. ft. Walgreens Pharmacy.

Requesting Major Site Plan Approval

McCrone, Inc.

Holly A. Tompkins, Senior Land Use Planner

**Action deferred pending more information regarding area traffic.**

**MISCELLANEOUS STAFF ITEMS**

**PUBLIC COMMENTS – none.**

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