



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

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REVISED

**SPECIAL MEETING
QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 19, 2008**

8:45 A.M. **PUBLIC COMMENTS – None.**

MEETING MINUTES REVIEW

Meeting minutes review and approval.

July 10, 2008 – Approved as presented.

July 28, 2008 – Approved as presented.

EXTENSION REQUESTS

Major Subdivision # 07-00-08-0006

Clement Davidson

Allowed to expire at applicant's request.

Major Subdivision # 01-07-06-0004

Thomas & Betsy Leager

No action taken as project is ready for final signatures.

UPDATES:

Legislation and Legal Matters

Queens Landing enforcement action awaiting ruling.

Fox Fields – Circuit Court remanded to Board of Appeals stating they had no enabling legislation to make rules.

Four Seasons – awaiting Court of Appeals decision on mapping and Circuit Court won't rule until higher decision rendered.

Purchase of Development Rights Ordinance – adopted by County Commissioners.

Wheatlands – legal analysis of Planning Commission attorney released for public review.

State Task Force on the Future for Growth and Development members named and provided list of duties.

Queen Anne's County Comprehensive Plan – **last visioning meeting has been held and department has received 130 applications for membership on Citizen Advisory Committee and/or Topic Committees.**

TEXT AMENDMENTS TO CHAPTERS 14 & 18

- **TA #08-10. Application of Fertilizer in the Critical Area Buffer.**
A text amendment to Chapter 14 proposed by the County Commissioners in CO #08-10 for the purpose of prohibiting the application of commercial or chemical fertilizer with the Critical Area Buffer in excess of the guidelines and recommendations of the University of Maryland Cooperative Extension Service.

Helen M. Spinelli, Chief of Community and Environmental Planning

Planning Commission consensus to have staff draft text amendment for review.

- **TA #08-14. Equestrian Events**
Article V. District Standards
§18:1-14. Agricultural (AG) District.
To add equestrian events as a principle permitted use in the Ag District; and
To add agritourism enterprises as a principle permitted use in the Ag District.
Chapter 18 Appendix A: Glossary
§18App-1. Definitions
Add definition of equestrian events to glossary; and
To include equine in the definition of agriculture.
Robert T. Gunter, Community Planner

Favorable recommendation to the Queen Anne's County Commissioners.

WORKSESSION – CHAPTER 18 TEXT AMENDMENTS

- **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 that is proposed as a permitted use in the WVC District, and to add provisions for retail kiosks that 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 facilities, nightclubs, amphitheater, maritime convenience stores, live-work units and high dry storage facilities or rackominiums.

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 adult entertainment facility; 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

Tabled for additional work session.

BREAK

CHAPTER 18 TEXT AMENDMENTS

COUNTY COMMISSIONER'S REFERRAL TO PLANNING COMMISSION

TA #08-11 / CO #08-11. Commercial and Mixed-Use Development

Design Standards – Amendment No. 3

For the purpose of amending pending CO #08-11 to provide that the Design Standards shall only apply to the Urban Commercial (UC) and Town Center (TC) Districts in Queen Anne's County, by removing §18:1-21.F. from the pending ordinance, to delete the Suburban Commercial (SC) District from these Design Standards, and that the provisions of Section 18:1-37 not be amended with respect to the SC District.

Article V. District Standards

§ 18:1-21. Suburban Commercial (SC) District

§ 18:1-22. Urban Commercial (UC) District

§ 18:1-28. Town Center (TC) District

§ 18:1-37. Design Guidelines for the UC, LIHS, VC and SC Districts.

To add references to the *Town Center (TC), Urban Commercial (UC) and Suburban Commercial (SC) Design Standards: Commercial and Mixed-Use Development Standards*. These Design Standards were created to implement certain recommendations of the 2007 Chester / Stevensville Community Plan.

Katrina L. Tucker, AICP, Senior Community Planner

Favorable recommendation to the Queen Anne's County Commissioners.

• **TA #08-13 / CO #08-15. Minor Extraction and Dredge Disposal Uses – Amendment No. 1**

For the purpose of amending pending CO #08-11 to provide that minor extraction and dredge disposal uses are a permitted use in the Agricultural (AG) District on parcels that have not been subject to a cluster subdivision nor are a developed parcel for noncontiguous development, and to provide that minor extraction and dredge disposals uses are a conditional use on parcels that have been subject to cluster subdivision or are a developed parcel for noncontiguous development, provided that such conditional use in not located within required open space, by modifying Sections 18:1-14.B.(19)

and 18:1-14.C.(8) of the pending ordinance.

Article IV. Zoning Maps

§ 18:1-12. Permitted uses in open space

To delete minor extraction and dredge disposal uses as a potential use in open space.

Article V. District Standards

§ 18:1 -14. Agricultural (AG) Districts

To change minor extraction and dredge disposal uses from a permitted use to a conditional use in the Agricultural (AG) District.

Katrina L. Tucker, AICP, Senior Community Planner

Favorable recommendation as amended to the Queen Anne's County Commissioners.

MISCELLANEOUS STAFF ITEMS

Queenstown Community Plan - Meeting to be held Thursday, September 18th at 7PM in Queenstown.

Emerson Mine – approved by the Board of Special Zoning.

BDC Case – Circuit Court upheld and affirmed Board of Appeals ruling that subdivision was permitted as proposed.

PUBLIC COMMENTS

Jim Campbell, asked Planning Commission to take all State law and policy into account regarding the Comprehensive Plan. Expressed concern regarding lack of protection afforded citizens by the Conditional Use procedures.

Dick Smith, asked Planning Commission to realize that the Kent Narrows Foundation is a good group of diverse owners working together.

Additionally he stated that allowing a select CAC group from one area to make laws for the entire County is dangerous.

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