



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

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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

**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, JUNE 12, 2008**

8:45 A.M. **PUBLIC COMMENTS**

None

MEETING MINUTES REVIEW

Meeting minutes review and approval.

May 8, 2008 and May 14, 2008 Minutes Approved as amended.

EXTENSION REQUESTS

Major Subdivision #06-07-03-0003

Donald Leager

Granted to July 10, 2008

UPDATES:

Legislation and Legal Matters – **No Action Taken.**

Queenstown Community Plan Update – **Consensus to send letter to County**

Commissioners and Queenstown Planning Commission expressing areas of concern.

Wye Mills Community Plan Update – **No Action Taken.**

Queen Anne's County Comprehensive Plan – **No Action Taken.**

9:00 A.M. **MISP #05-08-02-0007-C**

TDSM, LLC

Main Street, Grasonville

Proposes a duplex residential dwelling with associated parking on a lot to be subdivided into two lots with shared open space.

Requesting Minor Site Plan Approval

DMS & Associates, LLC

Jennifer Jackson, Land Use Planner

Granted with conditions.

MAJOR SUBDIVISION #06-08-03-0007 (AMENDMENT)

Mid-Shore Development, LLC

Shawn & Fogwell Road, near Centreville

Proposes to reduce 6 cluster lots to 4 and create 1 new large lot.

Requesting Preliminary Amended Major Subdivision Approval

Kirby & Associates, Inc.

Holly A. Tompkins, Senior Land Use Planner

Granted.

10:30 A.M.

BREAK

10:45 A.M.

CRITICAL AREA

Update of new Critical Area Legislation from 2008 General Assembly Session.
Steve Cohoon, Chief, Land Use & Zoning – **No Action Taken.**

11:30 A.M.

CHAPTER 18 TEXT AMENDMENT – Tabled from May 8th Meeting

• **TA #08-08 “Conduct of Seafood Operations”**

CO #08-08, ðA Bill Entitled an Act Concerning the Conduct of Seafood Operations.ö
§ 18:1-180.E. (8) Preliminary subdivision requirements / A right-to-fish statement

This amendment will require a note on all subdivision plats that will serve to advise purchasers and users of the property adjacent to commercial seafood operations of inherent potential problems and that the circumstances under which commercial seafood and fishing industry operations may be deemed a nuisance is limited.

Katrina L. Tucker, AICP, Senior Community Planner

Favorable Recommendation with changes to Queen Anne’s County Commissioners.

12:00 P.M.

LUNCH

12:45 P.M.

INFORMATIONAL PRESENTATION

KENT MANOR INN, LLC / CO #07-29

This rezoning, initiated in 2007 was part of various map amendments intended to implement the goals and objectives of the Chester / Stevensville Community Plan adopted on May 1, 2007. Action by the County Commissionerø on CO #07-29 that proposed rezoning Parcel 21 on Tax Map 56 from Stevensville Master-Planned Development (SMPD) District to the Countryside (CS) District was tabled in October 2007 and referred back to the Planning Commission for consideration of a portion of the property to the Suburban Commercial (SC) District.

McCrone, Inc., Michael Whitehill

Merit Hotel Group, Alan Michaels

No Action Taken.

1:30 P.M.

WORKSESSION - TEXT AMENDMENTS TO CHAPTERS 14 & 18

CO #08-10, An Act Concerning 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.

Katrina L. Tucker, AICP, Senior Community Planner

No Action Taken.

Minor Extraction and Dredge Disposal Uses

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

No Action Taken.

Building Heights in Industrial Districts

Article V. District Standards

§ 18:1-23. Suburban Industrial (SI) District

To increase bulk standard for maximum building height.

Article V. District Standards

§ 18:1-35. Suburban Industrial Business Employment (SIBE) District.

To increase bulk standard for maximum building height.

Robert T. Gunter, Community Planner

No Action Taken.

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

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.

Include equine in the definition of agriculture.

Robert T. Gunter, Community Planner

No Action Taken.

MISCELLANEOUS STAFF ITEMS

Chester Village Center (CVC) District

The creation of a new mixed-use zoning district that encompasses traditional neighborhood development techniques as recommended by the 2007 Chester / Stevensville Community Plan.

No Action Taken.

PUBLIC COMMENTS

None.

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