



# Queen Anne's County

## DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104  
Centreville, MD 21617

### County Commissioners:

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Stephen Wilson, District 2  
Philip L. Dumenil, District 3  
Christopher M. Corchiarino, District 4

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## QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA THURSDAY, APRIL 8, 2021

### REVISED

To comply with the Governor's proclamation declaring a state of emergency in Maryland and to minimize the person-to-person spread of COVID-19, we ask that citizens stay home and watch the Planning Commission meeting live on our QAC Website at [qac.org/live](http://qac.org/live), Facebook.com/QACTV, YouTube.com/QACTV, or on QACTV's Television channel on Atlantic Broadband cable (channel 7 or in HD on channel 507).

Press and Public Comments are encouraged. We ask anyone that would like to make a comment during the meeting please head to [qac.org/publiccomment](http://qac.org/publiccomment) for all your options. If internet is not available to you, please call 443-262-4601 and leave a voicemail with your comment.

To maintain social distancing, seating will be restricted. If you have any respiratory symptoms such as fever, cough, and/or shortness of breath, please refrain from attending the meeting and notify a healthcare provider. We will be screening all meeting participants prior to entering the building.

8:45 A.M.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### PUBLIC COMMENTS – **None.**

### MEETING MINUTES REVIEW

Meeting minutes review and approval.

**March 11, 2021 Minutes approved as presented.**

### EXTENSION REQUESTS:

No Extension Requests – **No action taken.**

### UPDATES:

Legislation and Legal Matters – **Director Amy Moredock clarified the Site Plan Extension Request policy vs. regulations. The Planning Commission reached consensus to more forward following the existing regulations and discontinue following policy.**

### Miscellaneous Staff Items

**(A) Stephanie Jones, Principal Planner, said the Critical Area Commission legislation regarding renewable energy and utility scale solar became**

**effective March 8, 2021 codifying lot coverage, buffer, and tree clearing requirements in the LDA and RCA districts.**

**(B) Amy Moredock, Director, introduced newly hired employees Rob Tracey, Long Range Planner, and Steve Johnson, Development Review Planner.**

Request for a special meeting:

Comp Plan Workshop: Draft Environment and Community Facilities

**Scheduled for June 24, 2021 at 8:45 A.M. in the Planning Commission Hearing Room.**

Historic Aerial Imagery Project; Sam Stanton, GIS Coordinator

**County-wide historical aerial images project is complete and can be viewed at QAC.org under Information Technology, GIS Mapping.**

## **CITIZEN SPONSORED TEXT AMENDMENT APPLICATIONS**

Stephanie Jones, Long Range Principal Planner

**TACO #21-02** – Walter H. Petrie, Bay Bridge Marina Ventures, LLC, and Timothy P. McGrath c/o Joseph A. Stevens, Esq: § 18:1-22. Urban Commercial (UC) District. Addition of major and minor multifamily provisions. This proposed amendment would allow minor and multifamily units within the UC only as part of a redevelopment that includes an existing Marina and other commercial uses. Also, the proposal includes adding commercial apartments and multifamily dwellings within the purpose statement and adding density, dimensional, and bulk standard requirements to include increasing the maximum building height for both residential and nonresidential uses.

**Favorable recommendation to the Queen Anne’s County Commissioners for adoption.**

**TACO #21-03** – Nashville Properties, LLC c/o Joseph A. Stevens, Esq.: § 18:1-28 Town Center (TC) District and § 18App-1 Definitions. This proposed amendment would allow for self-storage facilities within the TC with interior access only. Also, it would add self-storage facility (interior access only) to the existing definition of a light industrial use.

**Favorable recommendation to the Queen Anne’s County Commissioners for adoption.**

**TACO #21-04** – E. Trippe Callahan, Jr., c/o Ryan Showalter, Esq.: § 18:1-38.1(B) Utility Scale Solar Array (USSA) District. Utility scale solar arrays are currently permitted by conditional use in the Agricultural (AG) and Countryside (CS) Districts and specifically within the mapped USSA District. This amendment would allow for arrays to be located outside the two-mile radius on parcels that are partially inside of the USSA Overlap District Map. To do so outside of the two-mile radius, the applicant would be required to comply with all design standards and to obtain and establish a perpetual conservation easement prior to construction. The easement must protect an area of agricultural land in the AG District equal to one-third of an acre for every acre of land outside of the two-mile radius that is to be developed for solar array or associated improvements.

**Favorable recommendation to the Queen Anne’s County Commissioners for adoption.**

## **BREAK**

### **COMPREHENSIVE PLAN WORKSHOP:**

Lauren Good and Ray Moravec of Wallace Montgomery will lead the commission in a Comprehensive Plan work session including a status update and review of the Housing and Historic & Cultural Resources chapters.

**No action taken.**

**PUBLIC COMMENTS – Mr. Jack Broderick commended staff and consultant for their work on heritage stories in addition to places and is looking forward to strong County and Private partnership moving forward.**

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