

EDC Special Meeting- Review of Text Amendments Minutes

9:00a.m. Friday, May 8th, 2020

I. Call to Order and Determination of Quorum:

The EDC Special Meeting was called to order by Chairman Jesse Parks at 9:05 a.m. Due to COVID-19 social distancing restrictions, the meeting was conducted through Zoom virtual meeting application. The following Board Members were present and represented a quorum:

Jesse Parks, Chairman
Royce Herman, Treasurer
Helen Bennett, Secretary
Rob Marsh
Jeremy Reynolds
Hazen Arnold
Lee Bridgmon
Heather Bacher
Jon Cook
Ed Beres

Not Present:

Brian DeMoss
Kathy Deoudes, Vice Chairman
Steve Donovan
Michael Rosendale
John Anderes

Staff Present:

Heather Tinelli, Economic & Tourism Development Director
Lisa Gallow, Office Coordinator, Economic & Tourism Development
Jean Fabi, Economic Development Manager
Ashley Chenault, Tourism Development Coordinator
Amy Moredock, Principal Planner, Queen Anne's County Planning & Zoning
Mike Wisnosky, Director, Queen Anne's County Planning & Zoning
Bruce Grove, Multimedia Specialist, Queen Anne's County Television
Chris Bartlett, Queen Anne's County Television
Megan DelGaudio, Queen Anne's County IT Manager

Others Present:

Chris Corchiarino, Commissioner, Queen Anne's County
Jack Wilson, County Commissioner, Queen Anne's County

Tom Davis, DMS & Associates
Brian Truit, Owner, Patriot Acres Farm Brewery
Derek James, Manager, Chesapeake Bay Beach Club
Kevin Atticks, Founder, Grow and Fortify
Janna Howley, Chief Operating Officer, Grow and Fortify
Jenny Rhodes, Community Liaison, University of Maryland Extension Program
Nate Richards, University of Maryland Extension
Gigi Windley, Director, Kent Narrows Development Foundation
Linda Friday, President, Queen Anne's County Chamber of Commerce
Mike Arntz, Community Liaison, Congressman Andy Harris
Jody Schulz, Chairman, Kent Narrows Development Foundation
Victoria Hoffman, Board Member, Kent Narrows Development Foundation
Eric Hoffman, Resident, Queen Anne's County Community Member
Wick Dudley, Bay Area Association of Realtors

II. **Review of Text Amendments:** The Economic Development Commission reviewed and voted on supporting or not supporting proposed Text Amendment changes related to Economic Development in Queen Anne's County. The decisions are as follows:

A. **TACO #20-05 – COHBROS Properties, LLC c/o William Thomas Davis, Jr.: § 18:1-32.D(2)(b)[5][b] and § 18:1-33.D(2)(b)[5][b]. Grasonville Neighborhood Commercial (GNC) and Grasonville Village Commercial (GVC) Residential development standards. Dimensional and bulk requirements. Minimum lot width. Multifamily. This proposed amendment would allow duplex units in GNC and GVC to be consistent with lot width dimensions and other bulk standards in accordance with the Planned residential development standards outlined in § 18:1-36.**

For the above-named Text Amendment TACO #20-05, Amy Moredock of Planning and Zoning provided a brief description of the proposed changes to the text amendment at which time Tom Davis and Rob Marsh began a discussion of their views. On a motion made by Mr. Marsh and seconded by Ed Beres the board unanimously voted to support the amendment. At that point, Helen Bennett, who was having meeting connection issues, joined and voiced she had concerns and stated her vote was No for support. Mr. Marsh then explained to Mrs. Bennett that said amendment supports the goals of the EDC for workforce housing opportunities for our citizens and aligns development in GNC and GVC zoning district. After explanation, Mrs. Bennett reversed her vote to once again reflect the unanimous vote from EDC Board members to support the text amendment as it is written.

B. **TACO #20-06 – Brandon A. Davis: This proposed amendment adds a definition of “disturbance” and amends the § 14:4-1. Stormwater Management. Definitions. definition of “limit of disturbance” in accordance with the Maryland Stormwater Management and Erosion & Sediment Control Guidelines for State and Federal Projects (February 2015).**

For the above-named Text Amendment TACO #20-06, Amy Moredock provided a brief explanation of both the current amendment and proposed changes. Tom Davis shared additional information regarding the reason for the request and questions were asked by both Mr. Marsh and Lee Bridgmon. Mr. Marsh presented the motion

May 8, 2020

to support the amendment, but the motion was not supported with a second motion. At this time, EDC Chairman Jesse Parks suggested the EDC request more detailed information and review the text amendment again at a later date.

C. TACO #20-07 – Chesapeake Bay Beach Club, LLC c/o William Thomas Davis, Jr.: § 18App-1. Appendix a: Glossary. Definitions. This proposed amendment would add a provision to the definition of “resort hotel” which would permit long-term rentals as long as the rental period exceeds 6 months and the rental units are no less than 1,500 square feet in floor area.

For the above-named Text Amendment TACO # 20-07, Amy Moredock was joined by Derek James, Manager of Chesapeake Bay Beach Club, to give a brief description of the nature of the text amendment. The conversation was continued with input from Gigi Windley, Jesse Parks and Mike Wisnosky at which point it was disclosed that changes had been requested to the amendment and sent to Planning and Zoning the previous day. Because certain details were not clear and changes were recently requested, Amy Moredock and Jesse Parks asked Mike Wisnosky if the amendment would still be kept on the agenda for the May 14th Planning Commission meeting. Mike Wisnosky stated that, under these circumstances, the amendment would be removed from the agenda. The EDC agreed to review this text amendment in the future when more details become available.

D. TACO #20-08 – § 18App-1 (Definitions) and § 18:1, Article V (Zoning and Subdivision Regulations, District Standards and Permitted uses in open space): This proposal intends to add clarifying language to the existing definition of “agriculture” specific to “alcohol production facilities.”

For the above-named Text Amendment TACO #20-08, Amy Moredock and Mike Wisnosky as well as Brian Truitt, owner of Patriot Acres Farm Brewery, presented the amendment details to the EDC Board. They were joined by representatives from Grow and Fortify, Kevin Atticks and Janna Howley, as well as Jenny Rhodes and Nate Richards from the University of MD Extension Program. Additional questions and input were provided by Commissioner Jack Wilson, Lee Bridgmon and Gigi Windley. After discussing the amendment in great length, the board decided to support the amendment but asked that considerations be made to reduce or eliminate requirements that “50% of the products sold shall be grown on site or within the county” as all experts indicated this was essentially impossible to accomplish and not in line with regional and state regulations. In addition, the EDC found that further clarification was needed regarding land usage and special events specific to Alcohol Production Facilities.

On a motion by Jon Cook and seconded by Helen Bennett, except for Rob Marsh who voted against, the board voted to support this amendment with the above suggested change and request for clarification.

E. TACO #20-03 – § 18:3-7. Imposition and enforcement of development impact fees: proposes to alter the timing of development impact fee collection and assign an administrative fee for the processing of promissory notes.

For the above-named text Amendment TACO #20-03, Amy Moredock and Mike Wisnosky provided details for proposed changes to the amendment. Jesse Parks, Helen Bennett, Ed Beres and Commissioner Jack Wilson led a discussion that detailed how the new amendment would allow a staggered payment option yet still impose a 3% administrative fee. The EDC concluded that the department should find a new way to collect from those that are noncompliant and not penalize those that are following the rules. After discussing in detail, Ed Beres made a motion to not support the amendment and Hazen Arnold seconded the motion. It was a unanimous

decision with the board to recommend that the Planning Commission and County Commissioners oppose the proposed text amendment as it is written.

- F. TACO #20-04 – William F. Reed: § 14:1-39(2). Development standards in resource conservation (reserved). Addition of Accessory Dwelling Unit provisions in the Resource Conservation Area. This proposed amendment would incorporate provisions to permit an accessory dwelling unit within the resource conservation area per the minimum standards established by Maryland Natural Resources Annotated Code Section 8-1808.1.**

For the above-named TACO #20-04 Text Amendment, Any Moredock offered a brief explanation regarding the intent of the proposed change to the amendment. After a brief discussion, Lee Bridgmon motioned to support the amendment as it is written, and Royce Herman seconded the motion. The EDC Board voted unanimously to support the proposed changes to the amendment.

- III. Adjournment: Chairman, Jesse Parks adjourned the EDC Special Meeting at 11:19a.m.