



**Queen  
Anne's  
County**

**DEPARTMENT OF PLANNING & ZONING**

110 Vincit St., Suite 104  
Centreville, MD 21617

**County Commissioners:**

James J. Moran, At Large  
Jack N. Wilson, Jr., District 1  
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, NOVEMBER 12, 2020  
COUNTY COMMISSIONER'S MEETING ROOM  
107 NORTH LIBERTY STREET - CENTREVILLE**

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](https://www.facebook.com/QACTV), [YouTube.com/QACTV](https://www.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**

***October 8, 2020 Minutes approved with correction.***

**EXTENSION REQUESTS:**

**No Extension requests – *No action taken.***

**UPDATES:**

Legislation and Legal Matters

***(A) Amy Moredock, Director provided the following updates:***

**(i) TACO 20-04 Addition of accessory dwelling unit provision in the Resource Conservation District: approved by the County Commissioners on October 13, 2020 and becomes effective on November 28, 2020.**

**(ii) TACO 20-11 Updates to the Building Code for Queen Anne's County: approved by the County Commissioners on October 13, 2020 and becomes effective on November 28, 2020.**

**(iii) TACO 20-08 Provisions for alcohol production facilities (to include distilleries) in the Agricultural and Countryside Districts in Queen Anne's County, defining certain terms and correcting the definition of farm brewery: County Commissioners held a public hearing on October 13, 2020 and voted to deny approval on October 27, 2020.**

**(iv) Ms. Stephanie Jones has been hired to fill the position of Senior Planner.**

**(v) Comprehensive Plan process update from Lauren Good at Wallace Montgomery was been distributed to Planning Commissioners today.**

**(B) Christopher Drummond, Planning Commission Attorney, said the County and many other jurisdictions have submitted comments regarding the Public Service Commission's Notice of intent to initiate rule making regarding solar facilities, and we are awaiting their decision.**

**TEXT AMENDMENT:**

**TACO #20-13** Cottage Home Planned Residential Development.

Article V. District Standards

§18:1-36 Planned Residential Development Standards

Chapter 18 Appendix A: Glossary

§18 App-1. Definitions

This proposal intends to amend Chapter 18 by:

- Modifying the Planned Residential Development standards, §18:1-36, by adding a section 'H' which will establish standards for cottage home planned residential development in the sixteen zoning districts that permit major or minor multifamily uses.
- Modifying Chapter 18 Appendix A: Glossary, with an amended definition of multifamily as well as a new definition of cottage home.

Rob Gunter, Development Review Principal Planner

**Favorable recommendation for approval by the County Commissioners.**

**PROJECTS:**

**Gibson's Grant – Petition to Terminate Easement**

Gibson's Grant Subdivision, Chester, MD

Requesting that the County Commissioners terminate the public easement currently in place on the waterfront park area and the community pier located within the subdivision.

Gibson's Grant Community Association, c/o Valerie G.S. Hirsch (Pier Usage Committee Chair)

Amy G. Moredock, Director

**Unfavorable recommendation for approval by the County Commissioners.**

**MINOR SITE PLAN SP#20-07-0062**

Big Truck Wye Farm Brewery

148 Cooper Farm Lane, Queenstown, Maryland 21658

Proposing to construct a farm brewery consisting of a 4,900 sq. ft. processing barn and drying bays; along with a 4,752 sq. ft. production and tasting room facility.

Requesting Minor Site Plan approval

Lane Engineering, LLC. c/o Cindy Todd

Brennan Tarleton, Senior Planner

**Approved with conditions.**

**BREAK**

**MISCELLANEOUS STAFF ITEMS**

2020 QAC Housing Study - Housing Strategy Issues/Questionnaire

**Planning Commissioners were asked to complete and submit the Questionnaire within the next two weeks.**

**PUBLIC COMMENTS**

**Nancy Skozzari, Department of Parks and Recreation, urged the public to take the needs assessment survey that can be found on the main page at QAC.org.**

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