

Town of Trappe
Planning Commission
August 18, 2026

Chairman Harrison called the meeting to order at 6:00 pm. Planning members Doran Bowman, Bobby Quidas, Richard Allison and Mark Courtney were present. Other attendees for the Town: Town Administrator Erin Braband and Town Planner Peter Johnston.

Agenda: The agenda was approved as presented. Commissioner Courtney requested that the Planning Commission meet every month regardless if there are any matters to go before them. After discussion the Planning Commission requested that the Comprehensive Plan and Zoning Ordinance be listed on every agenda to allow the Planning Commission to discuss those items if nothing else was before them that month.

Minutes: The June 23, 2026 minutes were approved with a change to the Vice-Chairman appointment. Commissioner Allison seconded the appointment, change will be made for the record.

New Business:

Lakeside Development – Maronda Homes building plans

James Cook introduced a new builder at Lakeside – Maronda Homes. Brendan from Maronda Homes stated that they have purchased 45 lots in Phase 1D and presented 5 building plans for the Planning Commission’s review and approval. The plans are for the Petunia, the Lotus, the Lily, the Laurel and the Carnation. Brendan stated that they plan to have model homes up in 90-120 days and move quickly from there. Planner Johnston stated that the plans are within the design guidelines and the deviations of the roof pitch and driveway finish are within the Town’s authority to accept. Planner Johnston also stated that the Town can rely on the Certificate of Consistency as true and accurate. After review and discussion Commissioner Allison made a motion to accept the 5 building plans submitted by Maronda. Commissioner Courtney seconded the motion and it was unanimously approved.

Proposed 5 MW Community Solar Farm on Piney Hill Road -

Chairman Harrison stated that there is a proposed solar farm to be installed on Piney Hill Road behind Pop’s Market and the Town Council requested the Planning Commission’s review of the project to determine consistency with the Town’s Comprehensive Plan and Zoning Ordinance. This property is zoned Agricultural and this project is permitted by right in this zone. The Planning Commission reviewed and discussed Planner Johnston’s review summary memo in detail and determined that a letter addressing their recommendations, requirements, improvements and conditions will be drafted for the Town Council. The Planning Commission will address the following items in their letter –

1. Require developer to have a wetlands buffer of 50 feet instead of the proposed 25 feet or require developer to provide the Corps of Engineers/MDE authorization with the ordinance that allows as an exception
2. Require developer to provide the Town with a viewshed analysis given the site's location within the Stories of the Chesapeake Heritage Area and along the Rt. 50 scenic byway corridor
3. Require developer to provide the state-mandated landscape planting palette using only native species for the perimeter buffer at final landscape plan submission
4. Require developer to have a turning analysis completed on the entrance to ensure that a single 15-ft gravel access drive is adequate for the facility and will address construction-traffic impacts on Piney Hill Road
5. Require developer to address in the landscape plan how the temporary laydown area will be fully restored and planted before facility activation
6. Require developer to clarify permitting responsibilities for the proposed utility pole conversions and interconnection work that may be required
7. Require developer to provide the actual dimensioned distance from the nearest array/equipment edge to the nearest wall of any existing on-site dwellings and provide documentation showing how the 150-ft setback is satisfied
8. Require developer to submit an overlay exhibit showing the 150-ft setback line against the full Lakeside PUD master plan, both platted and illustrative-only phases, as a standard site plan documentation item

Commissioner Allison made a motion to authorize Planner Johnston to draft the letter for the Town Attorney's review and approval and then seek final approval from the Planning Commission before submitting the letter to the Town Council. Commissioner Quidas seconded the motion and it was unanimously approved.

Commission/Staff Items:

Chairman Harrison stated that he would like the Planning Commission to work on a text amendment for the Zoning Ordinance that would address heavy industrial, solar farms, data centers, etc. Planner Johnston presented the Planning Commission with a recommended approach to zoning amendments for the M Industrial Zone. This matter will be on the September 15th, 2026 agenda for discussion.

Chairman Harrison requested that the Planning Commission compare the Zoning Ordinance and the Comprehensive Plan to ensure that the Zoning Ordinance does not permit something that the Comprehensive Plan does not endorse. This will be on the September 15th agenda for discussion as well.

With no further business to discuss, the meeting was adjourned at 7:23 pm.

Respectfully submitted,
Erin Braband, Town Administrator