

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

June 8, 2017

The Worcester County Board of Zoning Appeals met on the above date in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Members present were: David Dypsky, Robert Purcell, Thomas Babcock, Joe Green, Larry Duffy and Larry Fykes. Also in attendance were Jennifer Keener, Zoning Administrator; Cathy Zirkle, License Permit Clerk, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 17-30**, on the application of Hugh Cropper IV, Esquire, on the lands of Pines Plaza Associates, LLC, requesting a special exception to allow contractor shops in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-202(c)(14), ZS 1-322 and ZS 1-325, located at 11206 Five-L Drive, approximately 767 feet south of Cathell Road, Tax Map 21, Parcel 261, Lot 7, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Robert Hand, Land Planner. Fred Dowell, Brenda Archer-Nichols and Rick Johnson were present in opposition of the request. Submitted as Applicant's Exhibit No. 1 was a Land Use Map. Submitted as Applicant's Exhibit No. 2 was a Hydric Soils Map. Submitted as Applicant's Exhibit No. 3 was a Soils Map. Submitted as Applicant's Exhibit No. 4 was a Google Earth Aerial. Submitted as Applicant's Exhibit No. 5 was a Flood Map. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Purcell and carried unanimously to grant the Special Exception with the condition that the setback adjacent to Pennington Estates be increased from 50 feet to 100 feet and fully planted with landscape screen. The hearing ended at 7:04 PM.

The public hearing commenced at 7:05 PM on **Case No. 17-31**, on the application of Hugh Cropper IV, Esquire, on the lands of Randall & Ann Hastings, requesting a special exception to expand an existing surface mining operation in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(c)(16) and ZS 1-330, located on Ironshire Station Road, approximately 347 feet west of Shire Drive, Tax Map 32, Parcels 10 & 360, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Ann Hastings, Randall Hastings and Russell Hammond, Surveyor. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a description of mining operation per ZS 1-330(d). Submitted as Applicant's Exhibit No. 2 was a Google Earth aerial. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes and carried unanimously to grant the special exception with the condition that all required landscaping be planted. The hearing ended at 7:14 pm.

Administrative Matters

With no further business before the Board, the meeting was adjourned at 7:15 PM.

Respectfully submitted,

Cathy Zirkle
License Permit Clerk