

**Worcester County Planning Commission  
Meeting Minutes**

**Meeting Date:** November 2, 2017

**Time:** 1:00 P.M.

**Location:** Worcester County Government Office Building, Room 1102

**Attendance:**

**Planning Commission**

Jay Knerr, Vice Chair

Marlene Ott

Brooks Clayville

Jerry Barbierri

**Staff**

Ed Tudor, Director, DDRP

Jennifer Keener, Zoning Administrator

Maureen Howarth, County Attorney

Rita Campbell, DRP Specialist II

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, October 5, 2017**— As the first item of business, the Planning Commission reviewed the minutes of the October 5, 2017 meeting. Due to a lack of quorum of members present at the last meeting, the minutes were unable to be approved. The review will be rescheduled for the December Planning Commission meeting.

**B. Board of Zoning Appeals agenda, November 9, 2017** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for November 9, 2017. Mrs. Keener was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

**III. Final Plat – Triple Crown Estates Waiver Requests**

As the next item of business, the Planning Commission reviewed waiver requests associated with the proposed Triple Crown Estates Residential Planned Community, a proposed 30 two-family lot subdivision, located at the southern terminus of King Richard Road, north of Gum Point Road, Tax Map 21, Parcels 67 and 74, Tax District 3, R-1 Rural Residential and RP Resource Protection Districts. Mark Cropper, Esquire, and Steve Soulé, surveyor, were present for the review. Mr. Soulé explained that the waivers are being requested due to the inability to design a loop road. The site constraints include tributary streams and Critical Area buffers, and Ocean Pines does not want another access point to be provided to Gum Point Road or Racetrack Road.

Following the discussion, a motion was made by Mr. Barbierri, seconded by Ms. Ott, and carried unanimously to grant the waivers as requested.

**IV. §ZS 1-315 Residential Planned Community**

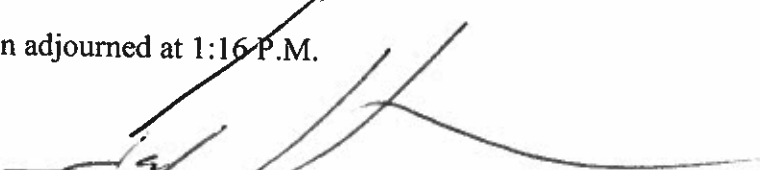
As the next item of business, the Planning Commission reviewed a request for the establishment of the RPC Floating Zone for the development known as Shady Side Village. The project is for a proposed 36 unit duplex and one single-family unit development, South side of MD Route 707 (Old Bridge), west of Greenridge Lane, Tax Map 26, Parcel 157, Tax District 10, R-4 General

Residential District. Hugh Cropper, IV, Esquire, Bob Hand, land planner, and Kathy Clark, property owner, were present for the review. Mr. Cropper presented the request to the board. Mr. Hand explained the design of the project, and noted that they are meeting the Residential Planned Community requirements as outlined in the Technical Review Committee Report. He noted that the layout was conceptual, and additional details will be provided in the Step II plans. Mr. Cropper stated that the Technical Review Committee Report addressed the standards, and they would like to accept them as their Findings of Fact for the project.

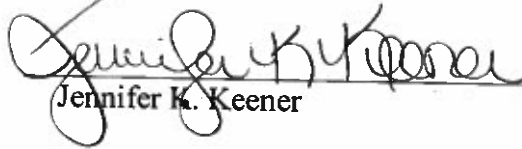
Mr. Barbierri asked about the comments relative to the EDU's. Mr. Cropper stated that they need to acquire an additional nine (9) West Ocean City sewer EDU's. Ms. Clark has seven (7) EDU's to transfer to the property, and they will be purchasing two (2) additional EDU's from other sources. Mr. Knerr inquired about the open space, and accessibility to the croquet/ horseshoe area. Mr. Hand said that they will provide more detail at Step II, but will most likely be working on getting a sidewalk to access it.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Clayville and carried unanimously to find that the applicants have addressed the seven standards contained in §ZS 1-315 for the establishment of the floating zone as presented in the Technical Review Committee Report, to find the application consistent with the Worcester County *Comprehensive Plan*, and to provide a favorable recommendation to the Worcester County Commissioners.

V. **Adjourn** – The Planning Commission adjourned at 1:16 P.M.



Jay Knerr, Secretary pro tem



Jennifer K. Keener