

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: October 4, 2018

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Mike Diffendal, Chair

Jay Knerr, Vice Chair

Marlene Ott

Rick Wells

Brooks Clayville

Betty Smith

Jerry Barbierri

Staff

Ed Tudor, Director, DDRP

Phyllis Wimbrow, Deputy Director, DDRP

Cathy Zirkle, DRP Specialist II

Bob Mitchell, Director, Dept. of Env. Programs

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, September 6, 2018** — As the first item of business, the Planning Commission reviewed the minutes of the September 6, 2018 meeting. Following the discussion it was moved by Ms. Ott, seconded by Mr. Barbierri and carried unanimously to approve the minutes as submitted.
- B. Board of Zoning Appeals agenda, October 11, 2018** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for October 11, 2018. Mrs. Zirkle was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

III. Text Amendment

As the next item of business, the Planning Commission reviewed a proposed text amendment application to modify §ZS 1-330 surface mining. There were no objections or questions.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Clayville, and carried unanimously to forward a favorable recommendation to the County Commissioners.

IV. Sectional Map Amendment – McAllister Road/ MD Route 589 Corridor

As the next item of business, the Planning Commission discussed the sectional map amendment for the McAllister Road/ MD Route 589 Corridor. Mr. Diffendal asked each board member if they had any comments or questions. Ms. Ott commented that she was leaning toward leaving the zoning as it is for now. Mr. Wells stated that he intended to make a motion to recommend that the area under consideration for sectional rezoning, including all of the A-1 Agricultural

District and E-1 Estate District properties, be rezoned to C-1 Neighborhood Commercial District. Mr. Knerr acknowledged that while Mr. Wells and Mr. Cropper made compelling arguments, now is not the time to change the zoning in that area. He also noted that the current state of the roadways is not suitable for commercial traffic and that public water and sewer is neither presently available nor planned for the properties. Mr. Knerr stated that he felt the zoning should not be changed until after a new comprehensive plan is adopted. Mr. Barbierrri agreed that McAllister Road being used for commercial purposes is not feasible. Mr. Wells doesn't believe current public water and sewer availability should be a determining factor.

Following the discussion, a motion was made by Mr. Wells, seconded by Mrs. Smith, and failed 5-2, with Mr. Barbierrri, Mr. Clayville, Mr. Diffendal, Ms. Ott and Mr. Knerr opposed, to recommend the area encompassed by the sectional map amendment be rezoned from E-1 Estate District and A-1 Agricultural District to C-1 Neighborhood Commercial District based on the following reasons:

1. The Comprehensive plan has provisions for elimination of residential zoning;
2. The Commissioners recommended the sectional rezoning;
3. C-1 Neighborhood Commercial District is more compatible with the surrounding area; and
4. McAllister Road could be used as a service road and any new permits could require a widening strip dedication.

Following further discussion, a motion was made by Mr. Knerr, seconded by Mr. Clayville, and carried 6-1, with Mr. Wells opposed, to recommend that the area encompassed by the sectional map amendment remain zoned E-1 Estate District based on the following reasons:

1. The substantial existing residential areas;
2. McAllister Road is not adequate for commercial usage;
3. There is already an abundance of traffic on MD Route 589; and
4. Public water and sewer are not yet available.

V. §ZS 1-325 Site Plan Review

As the next item of business, the Planning Commission reviewed a site plan for the Fort Whaley campground expansion, consisting of the proposed redevelopment of the campground resulting in 210 campsites, Tax Map 18, Parcel 20, Tax District 3, A-2 Agricultural District, located on the southeasterly side of Dale Road and US Route 50 (Ocean Gateway). Hugh Cropper, IV, Esquire, Robert Hufnagel, Atwell Engineering, Chis McCabe, Coastal Compliance Solutions, Gary Timmons, Jackie McGuire and Brandon Darling of Sun Communities were present for the review. Mr. Hufnagel spoke first about the number of trees they will plant and the placement of those trees. He explained that there are already some trees towards the front and that every campsite will have a tree. They would like to plant most of the trees along what he referred to as "the ditch". Mr. Hufnagel emphasized that they are going to plant 10,000 trees. Mr. Cropper then discussed the request for a waiver of a loading space. Mr. Hufnagel explained that large trucks rarely make deliveries and that almost all deliveries are made at the store at the front of

the complex. He went on to say that should the need arise a large truck could turn around in the grassy area.

Following the discussion, a motion was made by Mr. Knerr, seconded by Mr. Barbierri, and carried unanimously to approve the site plan subject to the following:

1. The Planning Commission granted a waiver to Items No. 1 through 5.

VI. §ZS 1-325 Site Plan Review

As the next item of business, the Planning Commission reviewed an update from the staff with respect to the expansion of the Frontier Town Campground, Tax Map 33, Parcel 94, A-2 Agricultural and C-2 General Commercial Districts, located on the easterly side of Stephen Decatur Highway (MD Route 611), approximately 705 feet south of Assateague Way. Mr. Knerr inquired as to the plans for the land not ready for use. Mr. Hufnagel explained that it will remain vacant.

Following the discussion, a motion was made by Mr. Barbierri, seconded by Mrs. Ott, and carried unanimously to amend the original approval granted on July 6, 2017 to reflect approval of only the southerly section consisting of 101 campsites and associated amenities.

VII. Water and Sewerage Plan Amendment

As the next item of business, the Planning Commission reviewed an application associated with a request to change the sewer planning area designation for a single property for the proposed Sea Oaks RPC development in the *Comprehensive Master Water and Sewerage Plan (The Plan)*. The proposed designation change is from an S-3 (6-10 year timeframe) classification to an S-1 (within two years) planning designation to accommodate an expedited development schedule. The property is more specifically identified on Tax Map 26, as Parcel 274, Lot 3A. This is amendment Case No. SW 2018-3. Bob Mitchell, Director of Environmental Programs, presented the request and was joined by Hugh Cropper, attorney, who represented the applicant, Sea Oaks Villages, LLC.

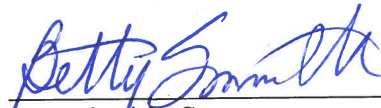
The request is to revise the sewer planning area designation in *The Plan*. Those changes would also include a revised EDU (Equivalent Dwelling Unit) table page and an updated Figure 4-14 showing the added area within *The Plan*.

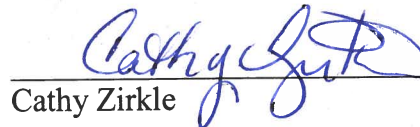
Mr. Mitchell reviewed the staff report noting the consistencies found for such a development in the *Comprehensive Plan* and proposed improvements would be permitted in accordance with existing zoning. Mr. Mitchell, while acknowledging the land use designation of Green Infrastructure for the rear portion of the property, also emphasized that the entire property was already in the existing sewer planning area and any development would need to meet all local and state regulatory requirements as previously noted in the staff report.

Mr. Cropper noted the completeness of the staff report and had nothing to add other than he urged the Planning Commission to find the amendment consistent with the *Comprehensive Plan*.

Following the discussion, a motion was made by Mr. Clayville, seconded by Mr. Knerr and carried unanimously to find this application consistent with the *Comprehensive Plan* and recommended that they forward a favorable recommendation to the County Commissioners.

VIII. Adjourn – The Planning Commission adjourned at 1:32 P.M.


Betty Smith, Secretary


Cathy Zirkle