

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: May 2, 2019

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

Brooks Clayville

Rick Wells

Jerry Barbierrri

Betty Smith

Staff

Maureen Howarth, County Attorney

Ed Tudor, Director

Phyllis Wimbrow, Deputy Director

Jennifer Keener, Zoning Administrator

Jessica Casey, Customer Service Representative

Bob Mitchell, Director, Dept. of Env. Programs

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, February 7, 2019 — As the first item of business, the Planning Commission reviewed the minutes of the February 7, 2019 meeting. Following the discussion it was moved by Mr. Knerr, seconded by Ms. Ott and carried unanimously to approve the minutes as submitted. Ms. Smith abstained.

B. Board of Zoning Appeals agenda, May 9, 2019 — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for May 9, 2019. 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. §ZS 1-325 Site Plan Review – Ocean Pines Medical Health Care PUD

As the next item of business, the Planning Commission reviewed a site plan associated with the proposed establishment of a Health Care PUD and proposed construction of one additional building consisting of 69,562 square feet of medical offices, Tax Map 16, Parcel 24, Lots 1 through 5, Tax District 3, C-1 Neighborhood Commercial District, located at the northeasterly intersection of Racetrack Road (MD Route 589) and Cathage Road. Present for the review were Mark Cropper, Esquire, Palmer Gillis, property owner, Chris Hall, Peninsula Regional Medical Center, and Jason Pearce, Becker Morgan Group. Mr. Cropper discussed the Health Care Planned Unit Development (HCPUD) parameters and the unified development design. Mr. Gillis stated that there are two existing buildings. The first building consists of a mixed use family practice, rehabilitation and a drive-thru pharmacy. The second building has a radiation facility, oncology and similar uses. Both buildings total 20,000 square feet of gross floor area each. The third building is smaller at approximately 11,000 square feet of gross floor area and is located at the front of the development. Once completed, it will contain a gastrointestinal practice and other

tenants not yet identified. Mr. Cropper stated that under the HCPUD regulations, all buildings/ lots within the project must be developed and maintained in a unified manner. He confirmed that any owners/ purchasers of additional lots are aware of the maintenance standards. Mr. Cropper explained that Ms. Betty Tustin with The Traffic Group had prepared a traffic study and the State Highway Administration (SHA) had approved the project. It was anticipated to meet or exceed SHA requirements, and accommodate the demand generated by the additional square footage. The project must be supplied with public water and sewer, and Mr. Cropper discussed that they have worked closely with the Worcester County Department of Public Works to design an enhanced sanitary sewer line. Mr. Ross was present and acknowledged his review and approval. Mr. Cropper noted that there were no proposed changes to the community impact statement or site plans that were submitted for Planning Commission review. Mr. Gillis noted that the anticipated build out timeframe was two years. The building shell is anticipated to be completed in Fall 2020, with about 50% occupancy at that time. Mr. Cropper discussed the proposed covenants and said that while they have sent an email to staff outlining general information, they want to work with the current and future owners to further develop those covenants. If the Planning Commission is not satisfied with the design and layout, then they don't have to approve it.

Mr. Diffendal inquired about why they waited so long to establish the HCPUD. Mr. Cropper noted that it wasn't necessary up until this point – the point at which they needed the approval in order to obtain the density bonus. Mr. Knerr asked about the traffic study and regarding the signalized entrance at north gate of MD Route 589 (Racetrack Road), he asked how far it backs up towards this facility? Mr. Gillis stated that it wasn't an issue to date. Ms. Ott stated that it is quite heavy in the summer. Mr. Gillis stated that the peak occupancy of his development is during the weekday, not during the peak weekend demand on the roadway. Mr. Knerr asked about the dumpster pad, and whether there was any issue with its placement in the swale. Mr. Mitchell confirmed that it needed to be relocated. Mr. Gillis stated that they have more parking than required, so it can be relocated. Mr. Barbierrri had a question regarding the loading zones. The applicant will be requesting a waiver to the second loading zone.

Mr. Mitchell added that comments were provided before the meeting, and requested that the EDU chart be updated. A total of 24 EDUs are required at the minimum (based on low intensive uses), however more may be required depending on uses proposed within the building. Mr. Diffendal asked if they needed more, whether they were available to them. Mr. Mitchell said that EDUs are not unlimited in this service area, but was not specific about how many would be available to serve this project. Mr. Gillis said that there are no dialysis or surgery uses which would increase the demand. Ms. Ott inquired about how this project aligned to Section 8 of Ocean Pines. Mr. Gillis noted that Cathage Road and the remaining driveway extended along the easterly side of this development. He stated that there is a landscape screen shown on the site plan.

The Planning Commission discussed each of the three criteria, and found that they were in agreement that the proposed development is sufficient in size to provide adequate health care facilities and services and other associated or incidental facilities and services to the community

which may be expected to use the development; the proposed development is at a location where traffic congestion does not exist on the roads to be used for access to the development or where such congestion can be obviated by committed public road improvement projects, specifically the proposed roundabout at the North Gate of Ocean Pines; and the proposed development will consist of structures of an integrated and harmonious design, provided with adequate vehicular, pedestrian and bicycle circulation, parking, service, utility services, and landscaping.

Following the discussion, a motion was made by Ms. Smith, seconded by Mr. Barbierri, and carried unanimously to approve the establishment of the Health Care Planned Unit Development for Lots 1 through 5 based upon the three criteria found within §ZS 1-348(k).

The Planning Commission then reviewed the Planning Commission considerations associated with the site plan review of the proposed fourth building.

Following the discussion, a motion was made by Mr. Knerr, seconded by Ms. Ott, and carried unanimously to approve the site plan subject to the following conditions/ waivers:

1. The Planning Commission approved the setback as shown between the porte cochere and the property line of Lots 3 & 5 at 21 feet;
2. The Planning Commission determined that there was adequate room for one loading space under the porte cochere and that it did not have to be formally delineated/ striped. They also granted a waiver to the requirement for a second loading space;
3. A waiver was granted to Planning Commission Consideration Nos. 7, 8, 9, 10 and 12. The applicant proffered to comply with Consideration Nos. 6 and 11;

IV. §ZS 1-325 Site Plan Review – Atlantic General Hospital Medical Center Revision

As the next item of business, the Planning Commission reviewed a revised site plan for the proposed construction of a 99,912 square foot medical office building, located on the east side of MD Route 589 (Racetrack Road), north of Adkins Spur Road, Tax Map 21, Parcel 66A, Tax District 3, C-2 General Commercial District. Mr. Knerr recused himself from the review of this project. Present for the review were Hugh Cropper, IV, Esquire, John Salm, engineer, and Wayne Yetman, Sina Companies. Mr. Cropper explained that they had decided to flip the building in order to create a holistic design with the northerly parcel, and that they made some minor architectural adjustments to comply with the Planning Commission requirements from the last meeting. Mr. Salm stated that they were able to secure an assisted living facility proposal for the northerly parcel. He noted that they were providing extensive landscaping in areas that they didn't previously before.

Mr. Diffendal asked why they couldn't provide landscaping along MD Route 589 (Racetrack Road); Mr. Cropper claimed that they were off-setting the landscaping with screening in the rear; all parking and landscape areas were to be associated with stormwater management facilities.

The applicants discussed widening the landscape island at the southwest corner of the building and adding landscaping with a tree, as well as adding shrubs at the main entrance at the northwesterly corner of the property line.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Barbierrri, and carried unanimously to approve the site plan revision subject to carrying forth the conditions/ waivers granted at the February 7, 2019 meeting, and the following additional conditions/ waivers:

1. The Planning Commission granted a waiver to the requirement for landscaping within the front yard setback along MD Route 589 (Racetrack Road), provided the applicant include shrubs within the northwesterly landscape area between the northerly property line and the travelway, and expand the landscape island, adding plant material, at the southwesterly corner of the building;
2. All other conditions of approval were carried forth from the original approval granted on February 7, 2019, as outlined in the letter dated February 8, 2019;

Mr. Knerr returned for the review of the next agenda item.

V. Sketch Plan – Thrive at Ocean Pines

As the next item of business, the Planning Commission reviewed a sketch plan for the proposed construction of a mixed commercial development consisting of approximately 30,000 square feet of retail/ office use, and approximately 100,000 square feet of assisted living with 110 units, east side of MD Route 589 (Racetrack Road), north of Adkins Spur Road, Tax Map 21, Parcel 66B, Tax District 3, C-2 General Commercial District. Present for the review were Hugh Cropper, IV, Esquire, John Salm, engineer, and Wayne Yetman, Sina Companies.

Mr. Cropper noted that he would like to incorporate his comments from the last discussion into this one. Mr. Diffendal asked about the features labeled as amenities on the sketch plan. Mr. Yetman said they would be food and fitness amenities for the residents. Overall, the Planning Commission noted that they generally liked the layout, especially the landscape buffer to the rear Ocean Pines properties.

No approvals are granted for sketch plan reviews.

VI. Text Amendment

As the next item of business, the Planning Commission reviewed a proposed text amendment application associated with §ZS 1-318 Campgrounds, requesting a modification of the occupancy provisions for campground subdivisions only. Present for the review were Hugh Cropper, IV, Esquire, Susan Napachowski and Sally Connolly. Mr. Cropper stated that he represents a group of concerned citizens in White Horse Park, led by Ms. Napachowski and Ms. Connolly. Mr. Cropper referenced the staff report, noting that staff found that affordable, small scale housing was needed in Worcester County, but that the campground subdivision regulations shouldn't be

modified. Mr. Cropper claimed that he's tried to do affordable housing in many forms but has been denied as it takes too long to go through Residential Planned Community process - 1 year 3 months – and the sewer rates are astronomical, so projects are no longer affordable. He stated that the Diakonia text amendment took so long that they ran out of steam.

Generally, Mr. Cropper stated that he would eliminate the age limitation if that causes staff heartburn. He reiterated the requested language for the Planning Commission. Mr. Cropper noted that there were only two campground subdivisions in Worcester County, White Horse Park and Assateague Point, and the Zoning Code says no new campground subdivisions are allowed, therefore this amendment won't set a precedent. Mr. Cropper wanted to remind the Planning Commission that they can ensure that the special exception is particular only to the occupants, so that if they leave or sell their homes, then the approval is no longer applicable. Mr. Cropper said that many of these residents have lived in White Horse Park for more than 30 years and have nowhere else to go. There are limitations on the size of the units, and he referenced Frank Adkins' comments that state if the roads work on 4th of July weekend, it will work in the off-season. Mr. Cropper said that there are plenty of sub-standard roadways throughout Worcester County that support residential development. Mr. Cropper referenced Mr. Mitchell's comments regarding the potential to overload the sanitary sewer system, and called it a bunch of bull, as he claimed 116 people in White Horse Park are not going to overload the entire Ocean Pines Sanitary Sewer System.

Mr. Cropper introduced Ms. Napachowski, who purchased a unit in 2001 then moved to White Horse Park full-time in 2009. She took the job as park manager at that time and was in the position for five years. Allegedly, the park board told Ms. Napachowski that in order to take the job, she had to live there full-time. She claimed that no one from the county told her that she couldn't live there full-time when she moved in. Mr. Bill Gibson has lived in White Horse Park full-time since 1989. He replaced his home in 2005, and a building permit was issued for a 750 square foot unit. Mr. Gibson stated that if he was not allowed to live there in the winter any longer, he has no place to go. Mr. Bob Raymond said he has also lived there year-round since 2004. Mr. Gibson said that he purchased his lot in 2001, and in 2004 he replaced the unit with a park model and a Florida room. Mr. Raymond said that the park office provided advice on how to permit the replacement, and recommended Lee Williams and Dave Howard. Mr. Raymond allegedly asked Mr. Williams whether he could live there year-round, and said he was told he could. Additionally, he claimed that Mr. Williams told him that the restriction on year-round occupancy was long gone, and that he himself was a resident. He too said he had nowhere to go if the County were to enforce this requirement. Ms. Patricia Reagan is a recent full-time resident. She moved to White Horse Park in 2015, full-time after she retired as a school teacher. She stated that she was on a fixed income, and claimed that the notice from the county was the first time that the residents were told they couldn't live there year round. She noted several disabilities that she had and that she felt secure in a gated community like White Horse Park. She spent her entire pension to purchase the unit outright without a mortgage. Overall, it was noted that the majority of the residents present at the meeting live in White Horse Park full-time and they cannot find another home if they were told to leave. Ms. Betsy Metsger stated that she

recently moved in to White Horse Park full-time at end of 2016. Her home consists of 726 square feet. She guessed that there were about 50 full-time residents at this point.

The main concerns that were voiced were a lack of anywhere else to go if the current regulations were enforced and security issues for unoccupied structures from vandalism and similar destruction. Mr. Cropper said that his clients understood that they would still have to go before the Board of Zoning Appeals for approval of this use for these individuals, and the sewer issues would need to be figured out. He said that if Assateague Point can't get sewer, the proposed amendment wouldn't even affect them. He believes that the language is so narrowly tailored that it will not tear apart the fabric of our society, nor will the world come to an end if these individuals are allowed to live there year-round.

Mr. Diffendal asked if there was anyone in the room that was opposed to it. Mr. Troy Purnell was present on behalf of the Board of Directors for Assateague Point and stated that they were opposed to the text amendment. The reasons were that the owners bought lots in a vacation community, their dues and other fees would go up for maintenance purposes. Mr. Purnell noted that there are a few people who reside there year-round, but the Board of Directors is diligent about sending those lot owner's letters and enforcing the law.

Mr. Diffendal asked staff how this issue came to a head. Mrs. Wimbrow stated that the County has dealt with the issues relative to year-round occupancy in White Horse Park for many years. Mr. Tudor said that the law says that notes relative to limited occupancy must be in the transfer documents, so if these residents were selling or buying property without that clause, it would be in violation of the law. Ms. Howarth stated that most recently, the County Commissioners received a complaint regarding year-round occupancy, they discussed it, and took action. She stated that White Horse Park was able to self-regulate through this past winter and current summer season, and then the County Commissioners would go from there. Mr. Diffendal asked if the costs for all of the bills (sewer, water, electric, etc.) would be subsidized by those who do not live there year round since they only have one meter. Would they be required to get individual meters? John Ross, Deputy Director of the Department of Public Works stated that the County doesn't own infrastructure within the park, just up to the property line. There is a master bill, and the park pays it. He is unsure how the park determines who pays for what services. Mr. Mitchell stated that he addressed this issue in his comments and he noted other concerns.

Mrs. Wimbrow stated that her concerns were that opening a campground to year round occupancy will lead to other campgrounds seeking the same provision. She doesn't think that developing regulations to retrofit an existing campground is appropriate. Mrs. Wimbrow also stated that she received several emails from individuals who were opposed to the request, but wishing to be anonymous for fear of retribution.

Mr. Barbierrri asked whether the limited occupancy restriction was currently in the Homeowners Association documents, which staff and Mr. Cropper confirmed was the case. Mr. Knerr asked how these regulations would be enforced in the future, since they couldn't enforce the law currently? Mr. Cropper said that is an enforcement issue that the Planning Commission would

have to consider. Ms. Smith asked if the people on the fixed income could afford the additional metering cost if individual meters were required. A resident stated that they pay the same tax rate as anyone else in the County. Another resident said they had more issues with short term rentals, not year-round occupancy.

Mrs. Wimbrow said that rather than amend or retrofit the campground subdivision regulations, perhaps consideration should be given to another type of residential planned community that lent itself to more affordable housing with the use of reduced lot requirements and smaller residential units.

Following the discussion, a motion was made by Mr. Barbierri, seconded by Mr. Knerr, and carried unanimously to postpone a recommendation on this matter and present further discussion at an upcoming meeting.

VII. Map Amendment

As the next item of business, the Planning Commission reviewed Rezoning Case No. 421, requesting a change from A-1 Agricultural District to C-2 General Commercial District, associated with Tax Map 16, Parcels 21 and 53, southerly side of MD Route 589 across from the Ocean Pines North Gate. Present for the review were Hugh Cropper, IV, Esquire, Greg Wilkins, surveyor, Chris McCabe, environmental consultant, and Tim Metzner, Davis, Bowen and Friedel. Mr. Cropper stated that this request consisted of two parcels, but that he is reconsidering keeping the forest in the rear as A-1 Agricultural District as it could serve as the Forest Conservation Area for any development project. He said that he is arguing for a change in the character of the neighborhood. The first change is the roundabout proposed by the State Highway Administration (SHA) at the north gate of Ocean Pines. It would give a suitable commercial entrance directly onto this property almost dead center as designed. Mr. Cropper said that the Ayres family was contacted by SHA, and SHA requested that they donate approximately one acre of land. If donated, they would construct a commercial entrance at no cost to the property owner. Mr. Cropper identified the proposed roundabout and entrance as Applicant's Exhibit No. 1. Mr. Cropper said that Mr. Gillis (owner of the Ocean Pines Medical project on the opposite side of Racetrack Road from the subject properties) is considering contributing to the expenses of the project. The roundabout has gone through concept phase with SHA, and is now in the design phase. Mr. Cropper stated that he was not sure where this project stands with respect to the timing of physical construction of the road improvements.

Mr. Cropper and Mr. Wilkens defined the neighborhood as far south as the Casino at Ocean Downs north to the intersection of the MD Route 113 and MD Route 589 interchange as shown on the exhibit included in the packet. Mr. Cropper provided the Findings of Fact from the MD Route 589 sectional rezoning case across from the casino, as well as all of the other rezoning cases that were approved since 2009 along Racetrack Road that constitute changes in neighborhood (Applicant's Exhibit No. 2). Other examples of changes include the casino itself, expansion of sewer service from Ocean Pines to the Crabs to Go property, as well as the special exception approvals and subsequent development of Mr. Gillis' medical office project. While not

in the defined neighborhood, Mr. Cropper referenced the Nichols Neff properties on Beauchamp Road that were recently rezoned from E-1 Estate District to R-1 Rural Residential District. While Mr. Cropper said that the subject properties were in the Agricultural Land Use category according to the Land Use Plan in the Comprehensive Plan, he believes that it might be possible to connect to public facilities since the same was recently granted for the Nichols Neff project.

With respect to population change, he noted that there has been very little residential development, with the exception of the Nichols Neff project (anticipated 90 single-family residential lots). Relating to transportation patterns, Mr. Cropper referred again to the exhibit illustrating the roundabout. Relating to compatibility with existing and proposed development, Mr. Cropper stated that this property abuts commercial uses, and the remaining road frontage is of Ocean Pines subdivision along MD Route 589. He stated that there were no significant environmental conditions on the property with the exception of a low spot by the driveway that leads to the tower. The properties are not located in the Critical Area.

Relating to the Comprehensive Plan, Mr. Cropper stated that a commercial use is more consistent with the terms of the Comprehensive Plan. He said that this property is not suitable for agriculture once the roundabout is constructed, especially with quantity of land remaining or the difficulty for access by farm equipment. Residential uses would not be desirable, as headlights and noise would impact any resident. Mr. Cropper even asserted that there may be a need for additional medical offices in the area.

Mr. Cropper then introduced Chris McCabe, an environmental consultant. Mr. McCabe agreed with Mr. Wilkins' definition of the neighborhood. Mr. McCabe discussed the proposed Nichols Neff project, which would result in an increase in the population in the surrounding neighborhood. As a consultant for Frontier Town and Fort Whaley, Mr. Cropper noted that the County Commissioners have downzoned commercially zoned lands to agricultural zoning, with a net reduction of 64 acres. Even if you deduct all of those lands recently rezoned to commercial, there is still a net loss. Mr. Cropper noted that since the Comprehensive Plan, Zoning Code and Zoning Maps were prepared, the County has experienced a building boom, then a bust, and a slight resurgence.

Regarding the rear parcel, since it is fully wooded, while Mr. Cropper doesn't want to amend the application, he would be fine if the Planning Commission were to only give a favorable recommendation for the rezoning on the front portion, and not the back portion. Submitted as Applicant's Exhibit No. 3 were newspaper articles on the roundabout. Mr. McCabe stated that from an environmental perspective, there are no adverse impacts by rezoning the subject properties commercial except for potential impacts to the currently farmed non-tidal wetlands. Mr. McCabe agreed that it would be extremely challenging to access property with farm equipment if the roundabout were to be constructed. With respect to the potential for a residential development, this property is not well suited. Therefore, commercial is better, and would represent a continuation of the commercial migration north.

Mr. Cropper then introduced Tim Metzner with Davis, Bowen and Fridel. Mr. Metzner handles water and wastewater engineering, and he assisted in the design of the pump station at Frontier Town campground. Mr. Metzner confirmed that in order to connect to public sewer, the developer would have to get approvals for a Sanitary Service Area expansion and a Water and Sewerage Plan Amendment. Mr. Metzner submitted as Applicant's Exhibit No. 4 an aerial photograph illustrating the location of the existing water and sewer lines in the vicinity of the subject properties. Mr. Metzner noted that the sewer force main is currently located on the opposite side of MD Route 589 at the northerly property line and that the water line is stubbed to the north end of Ocean Parkway. Mr. Metzner agreed that both lines were feasible to tie into to supply this project. Mr. Cropper noted that they have drafted an application for both, but have not yet filed it pending the rezoning request. Mr. Cropper stated that even if they don't get a Water and Sewerage Plan Amendment approved, they may be able to find space for an on-site septic system and reserve area because the soils are well drained.

In summary, Mr. Cropper stated that the request to rezoning the front 10 acres is reasonable, and he is willing to give up the rear forested area to leave as agricultural zoning.

The Planning Commission then discussed each one of the findings to determine whether they had a consensus. They were as follows:


1. With respect to the definition of the neighborhood, Mr. Knerr disagreed with the applicant's definition. He described it as a much smaller section, extending from MD Route 90 north along MD Route 589 to Beauchamp Road, which consists of a much more of a rural area. The Planning Commission agreed by consensus with this revised definition.
2. With respect to the Planning Commission's concurrence with the definition of the neighborhood, they modified the neighborhood as described in Item 1 above.
3. Relating to population change (which Mrs. Wimbrow noted refers to much more than just residential changes), the Planning Commission finds that there has been a change, namely an increase in commercial uses and activities.
4. Relating to the availability of public facilities, the Planning Commission finds that this property is within the W-6/S-6 area with limited chances for public facilities. Mr. Mitchell stated that he did not find compatibility with the Comprehensive Plan since it is mapped within the Agricultural Land Use category on the Land Use Plan. Mr. Cropper stated again that they could always seek on-site septic.
5. Relating to present and future transportation patterns, the Planning Commission finds that the roundabout is still proposed, and it is not a guaranteed road improvement. Mr. Barbierri said that until such time as it is a certainty, this requested amendment is speculative, and that it may be a premature rezoning application. While Mr. Cropper could potentially request something more definitive from SHA, it still isn't guaranteed.
6. Relating to compatibility with existing and proposed development, and environmental conditions in the area, the Planning Commission finds that it is compatible with the surrounding commercial uses such as the Shore Stop gas station and the Ocean Pines Medical facility.


7. Relating to compatibility with the Comprehensive Plan, the Planning Commission finds that the commercial center category is close to, if not partially on the subject property. Even with the revised definition of the neighborhood, Mr. Cropper stated that there is a lot of commercial uses within the defined area. Mrs. Wimbrow said that land use categories as defined by the Land Use Map and the actual zoning districts as defined by the Zoning Maps are confused on a regular basis. She stated that the land use categories are not site specific, and need to be thought of as broad brush, more fluid.
8. Relative to the consideration of whether there has been a substantial change in the character of the neighborhood since the last Comprehensive Rezoning, the Planning Commission determined that there has been a change.
9. Relative to whether the change would be more desirable in terms of the Comprehensive Plan, the Planning Commission found that it would be more desirable – but only if the roundabout is installed.

Mr. Clayville said that during his tenure on this board, Pennington Commons was supposed to be the final big development on MD Route 589 until road improvements were made. He also said that he would have liked to see the Ocean Pines Association comment on this proposal. Mrs. Wimbrow reminded the Planning Commission that a request for comment on the rezoning was sent to the Ocean Pines Association but no response was received. Mr. Clayville doesn't think that it is time to rezone this parcel and that the Planning Commission needs to save some area for future development. Mr. Tudor referenced Page 80 of Comprehensive Plan, which states that there shall be no additional development/ intensification on MD Route 589 without road improvements.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Clayville and carried unanimously to find the map amendment inconsistent with the Comprehensive Plan and forward provide an unfavorable recommendation to the Worcester County Commissioners based on the findings as previously outlined.

VIII. Adjourn – The Planning Commission adjourned at 3:33 P.M.


Betty Smith, Secretary


Jennifer K. Keener, AICP