

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: November 1, 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

Brooks Clayville

Betty Smith

Jerry Barbierri

Staff

Ed Tudor, Director, DDRP

Phyllis Wimbrow, Deputy Director, DDRP

Jennifer Keener, Zoning Administrator

Bob Mitchell, Director, Dept. of Env. Programs

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, October 4, 2018** — As the first item of business, the Planning Commission reviewed the minutes of the October 4, 2018 meeting. Following the discussion it was moved by Mr. Knerr, seconded by Ms. Smith and carried unanimously to approve the minutes as submitted. Ms. Ott was not present for the review of this item.
- B. Board of Zoning Appeals agenda, November 8, 2018** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for November 8, 2018. 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. Text Amendment

As the next item of business, the Planning Commission reviewed a proposed text amendment application to modify §ZS 1-318(c)(3)B – Campgrounds – Pull-Through Campsites. Mark Cropper, Esquire and Bob Ewell were present for the discussion. Mr. Cropper stated that Mr. Ewell is the owner of Island Resort Campground and has a number of pull-through campsites within his development. Mr. Cropper noted that the current configuration of those sites does not conform to the angle requirement currently in the code, but they do not cause any issues with access to or from the campsites. Mr. Cropper stated that Mr. Ewell wouldn't design something that would not meet the need of his customers, and that this code requirement is a detriment. Mr. Diffendal asked how it was determined that they were not in compliance, and Mr. Cropper provided an explanation.

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

Ms. Ott was in attendance for the remaining items.

IV. Residential Planned Community

As the next item of business, the Planning Commission reviewed Sea Oaks Village - Step I Residential Planned Community – Request for Establishment of the RPC Floating Zone - Proposed 59 unit townhouse development with 24,570 square feet of mixed commercial use, West side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi-Family Residential and C-1 Neighborhood Commercial Districts. Hugh Cropper, IV, Esquire, Bob Hand, land planner, and Chris Reida, owner, were present for the discussion. Mr. Cropper explained the RPC process requirements. He outlined the previous favorable recommendation of the Planning Commission that was a result of a larger, more intense project on this site. Since then, the development has been scaled down and the commercial area has been tweaked by Mr. Hand to provide a better commercial mix of uses. Mr. Cropper noted that the Planning Commission reviewed a Water and Sewerage Plan Amendment last month and found the request consistent with the Comprehensive Plan. He addressed the standards that were in the TRC Report on page 16, and went through the Zoning Division comments that were provided at the TRC review. Mr. Knerr asked Mr. Cropper to clarify the commercial modifications that had been made.

Following the discussion, Mr. Diffendal explained what the Planning Commission needed to address. A motion was made by Mr. Knerr, seconded by Ms. Ott, 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. Water and Sewerage Plan Amendment

As the next item of business, the Planning Commission reviewed an application associated with the addition of certain informational items in *The Plan* for the Ocean Pines Sanitary Area (SW 2018-5). Robert Mitchell, Director of Environmental Programs, presented the staff report to the Planning Commission. Hugh Cropper, attorney, was present on behalf of the applicant, Burbage/Melson, Inc., and Silver Fox, LLC, property owners, and Sina Companies, LLC, contract purchaser.

Mr. Mitchell explained that the applicant is requesting a revision of the Ocean Pines water and sewer planning areas designations in *The Plan* from S-6/W-6 to W-1/S-1 for two adjacent properties located south of the Ocean Pines Community on Racetrack Road/MD Rt 589. This revision is to provide public sewer and water to serve a proposed outpatient center for Atlantic General Hospital.

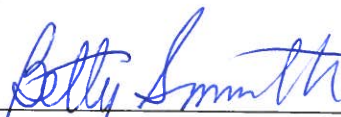
Mr. Mitchell reviewed the staff report noting the consistencies found for such a development within the Comprehensive Plan and land use designations, and that the proposed improvements would be permitted in accordance with existing zoning classification for the properties. He noted that the connections to the Ocean Pines Sanitary Area's sewer collection system and the water distribution system would be in accordance with Department of Public Works' (DPW) design approval and any installed infrastructure would be turned over to the County upon inspection and acceptance by DPW staff. He also noted that the properties were previously tested for onsite sewage and that the connection to public sewer was much more preferable than developing the property on septic.


Mr. Cropper introduced Michael Franklin, CEO of Atlantic General Hospital, who was in attendance for the hearing. Mr. Cropper argued that the Comprehensive Plan Commercial Center land use designation area for these properties should probably be much more extensive than is shown on the adopted Comprehensive Plan maps, but acknowledges that they are the official maps today and that there is no conflicts with the majority designation (Existing Developed) for what is being proposed in this project.

He also introduced John Salm, an engineer, from J.W Salm Engineering, Inc., who testified on the project. Mr. Salm testified that in his opinion the public sanitary capacity was present to serve the development and that it was economically and technically feasible to do so.

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

VI. Adjourn – The Planning Commission adjourned at 1:34 P.M.


Betty Smith, Secretary


Jennifer K. Keener