

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: April 5, 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

Betty Smith

Jerry Barbierri

Rick Wells

Brooks Clayville

Staff

Maureen Howarth, County Attorney

Ed Tudor, Director, DDRP

Jennifer Keener, Zoning Administrator

Robert Mitchell, Director, DEP

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, March 1, 2018** — As the first item of business, the Planning Commission reviewed the minutes of the March 1, 2018 meeting. Following the discussion it was moved by Mr. Knerr, seconded by Ms. Smith and carried unanimously to approve the minutes as submitted.
- B. Review and approval of minutes, March 8, 2018** — As the first item of business, the Planning Commission reviewed the minutes of the March 8, 2018 meeting. Following the discussion it was moved by Ms. Ott, seconded by Mr. Wells and carried unanimously to approve the minutes as submitted. Mr. Clayville abstained.
- C. Board of Zoning Appeals agenda, April 12, 2018** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for April 12, 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. Waiver Request – Bad Monkey

As the next item of business, the Planning Commission reviewed a waiver request to the loading space requirement associated with the proposed Bad Monkey minor site plan. It is for the proposed construction of a 7,055 square foot restaurant and retail building, Tax Map 27, Parcel 226, Tax District 10, C-2 General Commercial District, located at the southwesterly intersection of US Route 50 (Ocean Gateway) and Inlet Isle Lane. Bob Hand, landscape architect, was present for the review. He explained that the property was very small, and that at the same business enterprise the property owner has in the town of Ocean City, no loading space was provided. They schedule their deliveries for off-hours. Mr. Barbierri confirmed that you could do key drops for deliveries that would not affect the use of the property. Relative to the location, the delivery vehicles could pull into the one-way travelway and unload. Mr. Hand explained a little of the history of the rear private road that provides access to the Town of Ocean City's Park and Ride facility.

Following the discussion, a motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously to grant the following waiver:

1. The Planning Commission granted a waiver to the requirement for a loading space associated with the Bad Monkey restaurant and retail development.

IV. Sectional Rezoning Discussion

As the next item of business, staff relayed to the Planning Commission the Worcester County Commissioners' decision relative to the Sectional Rezoning request they made on the McAllister Road/ MD Route 589 corridor. The Worcester County Commissioners agreed to have the Planning Commission consider a sectional rezoning of those parcels currently zoned E-1 Estate District, and the two parcels that are currently zoned A-1 Agricultural District located between McAllister Road and Racetrack Road (MD Route 589). Mr. Tudor noted that Mr. Mitchell had provided a Memorandum and map relative to this request, which was provided to each of the members. He also asked the Planning Commission to provide staff with guidance on the information that they wished to obtain for their review. Information included:

- Available historical traffic counts for the area roadways;
- Historical zoning district information;
- Current water and sewer information, such as the location of existing public facilities;
- GIS aerials of the area (specific area and bird's eye view);
- Inventory of existing land uses for each property under consideration;
- Comparison Chart for the E-1/R-1/C-1/C-2 Districts and their permitted/ special exception uses; and
- Existing road patterns and traffic lane information.

The Planning Commission scheduled a work session to be held on Thursday, May 10, 2018 at 1:00 P.M. to discuss these items.


V. Sectional Rezoning Discussion

As the next item of business, staff relayed to the Planning Commission the Worcester County Commissioners' decision relative to the Sectional Rezoning clarification request they made on the MD Route 611/ South Point Road corridor. The Worcester County Commissioners re-affirmed that they only recommended that the Planning Commission consider a change of the E-1 zoned properties to R-1, and not any other zoning district. However, Mrs. Howarth stated that should the Planning Commission wish to make a recommendation for another district, the Worcester County Commissioners would take any recommendation provided into consideration.

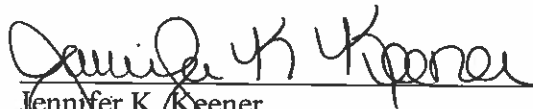
Mr. Tudor referenced the additional letter that was received via email to the Planning Commission from Assateague Coastal Trust. Mr. Tudor asked the Planning Commission for

direction on the next steps. The Planning Commission decided to postpone action on this item and scheduled it for review at the Thursday, May 10, 2018 work session.

IX. Adjourn – The Planning Commission adjourned at 1:20 P.M.



Betty Smith, Secretary



Jennifer K. Keener