

**Worcester County Planning Commission  
Meeting Minutes**

**Meeting Date:** May 10, 2018

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

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

**Attendance:**

**Planning Commission**

Mike Diffendal, Chair

Jay Knerr, Vice Chair

Brooks Clayville

Marlene Ott

Betty Smith

Jerry Barbierrri

Rick Wells

**Staff**

Maureen Howarth, County Attorney

Ed Tudor, Director, DDRP

Jennifer Keener, Zoning Administrator

Kelly Henry, Technical Services Manager

Robert Mitchell, Director, DEP

**I. Call to Order**

**II. Sectional Map Amendment – MD Route 611/ South Point Road Corridor**

As the first item of business, the Planning Commission continued their discussion of the Sectional Map Amendment discussion on the MD Route 611/ South Point Road Corridor. No additional information was requested; therefore a motion was made by Mr. Knerr, seconded by Ms. Ott, and carried 6 to 1 to forward a favorable recommendation to the Worcester County Commissioners to rezone the E-1 Estate District zoned properties to R-1 Rural Residential District. Mr. Wells voted in opposition.

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

As the next item of business, the Planning Commission reviewed a Sectional Map Amendment discussion on the McAllister Road/ MD Route 589 Corridor. Mr. Tudor and Mrs. Keener went through the items that were prepared as requested by the Planning Commission, which included a summary of the existing land uses on each parcel with photographs, a spreadsheet of the E-1, R-1, C-1 and C-2 uses, and copies of a section of Tax Map 21 from the 1964, 1978 and 1992 zoning maps. Mr. Tudor discussed the traffic count per the State Highway Administration maps. Mrs. Henry had the GIS aerials and additional overlays available on the projection screen.

Bob Mitchell, Director, Department of Environmental Programs, provided the Planning Commission with a map of the Route 589 Sewer Planning Areas as it related to the proposed individual rezonings. He noted that the properties west of MD Route 589 are on the Land Use Map as Agricultural, therefore those properties are not planned for sewer service. Mr. Mitchell stated that the provision of public sewer is therefore inconsistent with the Comprehensive Plan. Mr. Clayville asked Mr. Mitchell if in general there are parcels that have been recently developed with commercial uses but remain on septic within this area? Mr. Mitchell stated that the property owners are limited to what they have today with respect to uses on septic. Mr. Diffendal asked about Assateague Market, which Mr. Mitchell stated is on an existing septic system and is not planned for expansion. Mr. Clayville asked if a self-storage use was required to have septic, which it is not unless an office is to be provided. Mr. Diffendal asked about Mr. Bush's property on MD Route 611 [Tax Map 26, Parcel 274, Lots 1A and 1B] which were

recently approved for sewer EDUs, and were in a planning area. Mr. Mitchell also noted that those properties were identified as Existing Developed Area under the land use category of the Comprehensive Plan, not Agricultural as the properties subject to the sectional rezoning are. Mr. Mark Cropper asked Mr. Mitchell if all of MD Route 589 was on septic until the Ocean Pines service area was expanded fairly recently, in order to take some properties off of septic. Mr. Mitchell said that there were, but that the expansion of the Ocean Pines service area was specifically to take concentrated septic systems off-line.

Mr. Diffendal asked whether there were any additional comments from the public and there were none at this time. The members also did not have any additional questions at that time. Mr. Diffendal asked how the Planning Commission members wanted to address the request? Mr. Knerr recommended discussing and voting today. Mr. Barbierri asked what the zoning classification requested for the individual applications were, and Mr. Mark Cropper noted they had requested C-2 General Commercial District if the Planning Commission saw fit, but C-1 Neighborhood Commercial District if not.


Mr. Knerr voiced his concern about the traffic on MD Route 589 if they were to recommend a commercial zoning category. Until road improvements are addressed, he felt that it is irresponsible to rezone these properties commercial as it would add to the existing traffic problems. Mr. Wells asked when the State Highway Administration was going to widen the lanes on MD Route 589 in the vicinity of the requested area. Mr. Tudor said that their standard comments to a rezoning application are that it is a land use matter, and that the planned changes in the roadway were based on the current capacity, not a potential commercial rezoning.

Mr. Diffendal said that the Planning Commission needed to ensure that whatever they do they address the removal and inconsistency of the E-1 Estate District. The Planning Commission can propose one zoning district, or multiple. Mr. Tudor cautioned that they should be careful in their consideration of multiple zoning districts as it may result in properties with split zoning, which is discouraged. Mr. Diffendal said that from a personal perspective, they need to think about it and review the information as it is a complex issue. Several members voiced the same thoughts. Since Mr. Knerr was not going to be present for the June meeting, they considered holding off on further review until the July meeting.

Following the discussion, a motion was made by Mr. Barbierri, seconded by Ms. Smith, and carried unanimously to table further discussion and a recommendation until the July 5, 2018 meeting.

**VII. Adjourn** – The Planning Commission adjourned at 1:26 P.M.

  
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Betty Smith, Secretary

  
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Jennifer K. Keener