

**Worcester County Planning Commission  
Meeting Minutes**

**Meeting Date:** February 7, 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

**Staff**

Maureen Howarth, County Attorney  
Ed Tudor, Director  
Phyllis Wimbrow, Deputy Director  
Jennifer Keener, Zoning Administrator  
Cathy Zirkle, DRP Specialist II  
Jessica Casey, Customer Service Representative  
Bob Mitchell, Director, Dept. of Env. Programs  
David Bradford, Deputy Director, EP  
Jenelle Gerthoffer, Natural Resources Admin., EP

**I. Call to Order**

**II. Administrative Matters**

- A. Review and approval of minutes, January 3, 2019** — As the first item of business, the Planning Commission reviewed the minutes of the January 3, 2019 meeting. Following the discussion it was moved by Mr. Knerr, seconded by Ms. Ott and carried unanimously to approve the minutes as submitted. Mr. Wells abstained.
- B. Board of Zoning Appeals agenda, February 14, 2019** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for February 14, 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 – Atlantic General Hospital Medical Center**

As the next item of business, the Planning Commission reviewed a 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 Kent Doss, architect. Mr. Cropper explained that the developer of the property was Sina Companies, who primarily develop medical offices around the country. The current proposal is a design, build and lease agreement with Atlantic General Hospital (AGH). The goal for AGH is to consolidate their various doctors and services into one central location. AGH is moving in the direction of providing more outpatient services, such as the ambulatory surgery center that will be located in this building. Mr. Cropper stated that they have attempted to design the building to comply with

the *Design Guidelines and Standards for Commercial Uses* as much as possible, but due to their needs for certain uses and interior layouts, certain aspects of the building façade will need waivers. This includes features such as transparency and recesses/projections.

Mr. Salm went through the Planning Commission Considerations individually, and noted where and why they needed particular waivers. Certain features were added to eliminate the need for waivers, such as human scale lighting along the front property line sidewalk; expanding foundation planting beds to the minimum required widths; adding a brick band at the base of the building to clearly define the base, as well as provide the human scale detailing required by the *Design Guidelines and Standards*; adding a three dimensional cornice feature to the main parapet; and modifying the dumpster enclosure to more closely reflect the architectural design of the building, rather than a chainlink fence with slats.

The Planning Commission then went through each of the considerations. The only change requested was to the large parapet that was designed to screen the rooftop mechanical equipment. They requested that it be designed so that it provides the appearance of wood siding, with modulations more in keeping with the Eastern Shore vernacular, not a tacked-on feature. They requested staff to review and approve the new design as part of the approval process. The applicants agreed to do so.

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

1. A waiver to Item 1;
2. A waiver to Item 2;
3. A waiver to Item 3 with respect to the landscaping along the front property line sidewalk and the provision for providing a sidewalk within Lots B, C and D to the rear of the development;
4. A waiver to Item 4 with respect to providing foundation beds along the easterly façade near the handicap parking area and on the southerly façade along the portion of the building not providing the covered entrance feature, as well as along the northerly (service) façade;
5. A waiver to Item 6 with respect to the location of the community space that was provided (not in the area of highest pedestrian traffic), and a waiver to the requirement for a second community space in the front near the Immedicare entrance;
6. A waiver to Item 7a;
7. A waiver to Item 7c, with the exception of the large mechanical screening parapet, and the applicants' proffer of a three dimensional cornice feature on the main parapet. This parapet shall be designed to look like wood siding, and be modulated. Approval of the parapet wall will be by the staff;
8. A waiver to Item 7d;
9. A waiver to Item 7e with respect to the location of the dumpster pad area to be separated from the building;

10. As a condition of approval, the applicant must all necessary approvals associated with the water and sewer service.

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

#### **IV. Atlantic Coastal Bays Critical Area Growth Allocation Request**

As the next item of business, the Planning Commission reviewed an application associated with an Atlantic Coastal Bays Critical Area Growth Allocation request for Moore Boats LLC. Tax Map 10, Parcels 4, 171, 304. Request to reclassify 4.71 acres of LDA to RCA. Jenelle Gerthoffer, Natural Resources Administrator and Katherine Munson, Planner V, prepared the staff report that was submitted to the Planning Commission. Hugh Cropper, attorney, presented on behalf of the applicant, Leighton Moore.

Mr. Cropper made the opening presentation to the Commission and submitted photos and detailed specifics on past boat operations at the property. Three photos were submitted as exhibits: the first, was a 1988 aerial picture of existing boat building and repair, the second was a 2005 aerial showing the same type of operations while the third was another 1988 aerial showing additional details on operations at the site. He explained his client would really like to continue the boat building and repair at the site.

Mr. Cropper reviewed and agreed with the staff report and requested those comments be incorporated into the Commission's findings along with comments from the state Critical Area Commission. He requested a 300 foot buffer be waived to 100 feet for this application by providing additional mitigation, SWM improvements, removal of existing portions of lot coverage, and removal of invasive plants. He introduced Mr. Chris McCabe, their consultant, who detailed the planned removal of phragmites and bamboo, proposed SWM upgrades, removal of existing lot coverage, additional mitigation plantings, and the upgrade of the septic to BAT for pre-treatment for nitrogen reduction. Mr. Cropper also introduced Mr. Bob Hand, their landscape architect, who described the site plan and specifically defined the extent of the work planned at the site.

Mr. Cropper concurred with staff's findings on this report and closed with the request for an approval of the Growth Allocation noting that there is ample Growth Allocation remaining for the Atlantic Coastal Bays Critical Area. He also requested approval of the waiver to reduce the 300 ft setback down to 100 ft. Mr. Cropper also mentioned a future request to an IDA designation would be forthcoming shortly after the conclusion of this growth allocation process.


Following the discussion, a motion was made by Mr. Barberri, seconded by Ms. Ott and carried unanimously to find this application consistent with the Comprehensive Plan, approved the waiver as well, and recommended that they forward a favorable recommendation for both to the County Commissioners provided they address comments from the Environmental Programs Department and the Critical Area Commission.

**VI. Adjourn** – The Planning Commission adjourned at 2:09 P.M.



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Mike Diffendal, Secretary pro tem



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Jennifer K. Keener, AICP