

**WORCESTER COUNTY PLANNING COMMISSION  
MEETING MINUTES – March 3, 2022**

Engineering presented the proposal. Mr. Kane described the proposal and stated that the proposal had changed from a previous submittal. The new proposal consists of a 3-story addition including 25 rooms and additional parking and no longer includes a previously proposed pool. The Commissioners questioned if mechanicals are part of the proposal and if so, what the plans for screening would be. Mr. Kane stated that he did not believe that rooftop mechanicals are part of the proposal but if they are necessary, he would provide plans for a parapet for staff to review.

**After discussion, Ms. Knight made a motion to approve the site plan with waivers to Design Guidelines and Standards (flat roof design and entrance architectural features) and subject to staff comments. The motion was seconded by Mr. Church and was carried unanimously to approve the site plan as proposed.**

**IV. Text Amendment**

- A. As the next item of business, the Planning Commission reviewed a proposal to amend the zoning ordinance so that the requirements for the maximum length of 200' and maximum number of units of 10 for a series of townhouse units to be a recommendation, as opposed to a requirement; Kathleen M. Clark, Applicant, represented by Hugh Cropper IV, Attorney.

Mr. Cropper stated that the amendment would allow the Planning Commission greater flexibility while reviewing townhouse development plans to approve innovative designs while still ensuring the Commission had the authority to require design standards related to scale, layout, landscaping, and architectural style. He also noted that when the limitation on the number of units and length of a series of townhouse units were initially included in the County Code pre-2009, townhouse projects were not subject to Residential Planned Community (RPC) requirements of the Code. He concurred with staff comments that projects containing more than 20 units must comply with the RPC requirements, and those of 20 units or fewer have the opportunity to be reviewed as a Minor RPC.

**After discussion, Ms. Knight made a motion to forward a favorable recommendation for the proposed text amendment to the County Commissioners. The motion was seconded by Ms. Smith and carried unanimously by the Commissioners.**

**V. Administrative Matters**

**Review and approval of minutes, December 2, 2021**

As the first item of business, the Planning Commission reviewed the minutes of the December 2, 2021 meeting.

**A motion was made by Ms. Ott, seconded by Mr. Knight, and carried unanimously to approve the minutes as amended.**

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**Meeting Date:** March 3, 2022

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

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

**Attendance:**

**Planning Commission**

Rick Wells, Vice Chair

Marlene Ott, Secretary

Mary Knight

Brooks Clayville

Betty Smith

Ken Church

**Staff**

Jennifer Keener, Director, DRP

Gary Pusey, Deputy Director, DRP

Kristen M. Tremblay, Zoning Administrator

Stu White, DRP Specialist

Roscoe Leslie, County Attorney

**I. Call to Order**

**II. Administrative Matters**

**A. Board of Zoning Appeals Agenda, March 10, 2022**

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for March 10, 2022. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

**B. Technical Review Committee Agenda**

There was no meeting scheduled for March.

**III. Site Plan Review (§ ZS 1-325)**

- A.** As the next item of business, the Planning Commission reviewed a site plan for a proposed 2.0 Megawatt (MW) solar energy system located at 6025 George Island Landing Road, Stockton, MD, Tax Map 94, Parcel 134, Tax District 08, A-1 Agricultural District, Horace and Elwath, owner / ARM Group LLC, engineer. Representatives for the project were absent from the meeting. The Commissioners proceeded with discussion regarding the project.

**After discussion, Ms. Knight made a motion to approve the revised site plan, which was seconded by Ms. Ott, and carried unanimously by the Commissioners.**

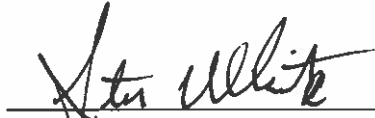
- B.** As the next item of business, the Planning Commission reviewed a site plan for a proposed 5,161 square foot addition to the existing Comfort Suites Hotel located at 12718 Ocean Gateway, Ocean City, MD, Tax Map 27, Parcel 145, Lot 6, Tax District 10, C-2 General Commercial District, KW Ocean City, LLC, owner / McCrone, engineer. Robert Kane, P.E. from McCrone

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**VI. Adjourn** – A motion to adjourn was made by Mr. Church and seconded by Ms. Ott. The Planning Commission adjourned at 1:22 P.M.



Rick Wells, Vice Chair



Stuart White, DRP Specialist