

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – December 1, 2022**

Meeting Date: December 1, 2022

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Rick Wells, Vice Chair
Mary Knight, Secretary
Ken Church
Brooks Clayville
Marlene Ott
Betty Smith

Staff

Jennifer Keener, Director, DRP
Kristen M. Tremblay, Zoning Administrator
Stu White, DRP Specialist
Roscoe Leslie, County Attorney

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, November 3, 2022

As the first item of business, the Planning Commission reviewed the minutes of the November 3, 2022 meeting.

A motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously.

B. Board of Zoning Appeals Agenda, December 8, 2022

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for December 8, 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.

C. Technical Review Committee Agenda, December 14, 2022

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for December 14, 2022. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

III. § ZS 1-315 Residential Planned Communities

As the next item of business, the Planning Commission reviewed the previously approved Seaside Village RPC Step II and Step III Phase 2A site plan revisions. The current proposal seeks to finish the remainder of the development and is proposed to consist of 16 multi-

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – December 1, 2022

family residential units. Located on the northerly side of Rt. 50 (Ocean Gateway), East of Golf Course Road, Tax Map Parcel 707, Tax District 10, R-3 Multi-Family Residential District, Seaside Venture, LLC, owner / George, Miles, & Burr LLC, engineer. Present for the review were Tim Kamas and Katja Kalinski. Ms. Kalinski introduced the project to the Planning Commission.

Architectural renderings of the project were presented for review. Mr. Barbieri stated that the design meets the intent of the Worcester County Design Guidelines and Standards.

Ms. Ott questioned what the intended use for the buildings would be. Mr. Kamas replied that they are intended as long-term rentals.

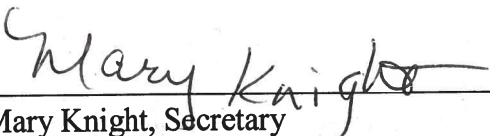
Following the discussion, a motion was made by Ms. Knight, seconded by Ms. Ott, and carried unanimously to approve the Step II proposal as presented. A motion was then made by Ms. Ott, seconded by Ms. Knight, and carried unanimously to approve the Step III proposal as presented.

IV. Miscellaneous

As the next item of business, Director Jennifer K. Keener, AICP announced that Deputy Director Gary Pusey has accepted a position in Wicomico County and that his last day at Worcester County Development Review and Permitting will be Friday, December 9.

Ms. Keener added that three (3) bids were received for the Worcester County Comprehensive Plan. Ms. Ott offered to review the bids.

V. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Knight. The Planning Commission meeting adjourned at 1:14 pm.



Mary Knight, Secretary



Stuart White, DRP Specialist