

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – November 2, 2023**

Meeting Date: November 2, 2023

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Rick Wells, Vice Chair

Mary Knight, Secretary

Ken Church

Marlene Ott

Betty Smith

Phyllis Wimbrow

Staff

Jennifer Keener, Director, DDRP

Kristen Tremblay, Zoning Administrator

Stu White, DRP Specialist

Bob Mitchell, Director, DEP

Roscoe Leslie, County Attorney

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, September 7, 2023

As the first item of business, the Planning Commission reviewed the minutes of the September 7, 2023 meeting.

Ms. Knight noted that Mr. Church recused himself from the review for rezoning case number 443. The minutes will be amended and re-reviewed at the December 7 meeting.

B. Board of Zoning Appeals Agendas, November 9, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for November 9, 2023. 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, November 8, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for November 8, 2023. Mr. White was present for the review to answer questions and address any concerns of the Planning Commission.

No comments were forwarded to the Committee.

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III. Four Seasons Townhome Community – Residential Planned Community (RPC) – Step 1 Concept Plan

As the next item of business, the Planning Commission reviewed a site plan for a 19-unit townhouse community located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue. Hugh Cropper, IV and Steve Engel from Vista Design were present for the review. Mr. Cropper introduced the project. He explained that the property was recently rezoned from C-2 General Commercial to R-4 General Residential. Mr. Cropper stated that because of lack of Equivalent Dwelling Units (EDU's) for the entire 44 townhouse unit proposal that the plan has been amended to 19 units and that he is now seeking Step 1 Minor RPC approval. He explained that in the future they would seek the additional EDU's necessary to complete phase 2 of the 44-unit neighborhood. Regarding changing the name of the project due to its similarity with other existing neighborhood names, Ms. Ott asked when the name change will occur. Mr. Cropper replied that they were working on it now. Ms. Wimbrow inquired if open space requirements still apply. Ms. Tremblay replied that they do not need to comply as this is now a Minor RPC. She further explained that once the number of units exceeds 20, then all Major RPC requirements would need to be met. Ms. Wimbrow asked Mr. Mitchell if EDU's were available from the Mystic Harbor Sanitation District. Mr. Mitchell replied that there are no EDU's available at this time and that none would be available in the foreseeable future.

Following the discussion, a motion was made by Ms. Knight, seconded by Mr. Church, and carried unanimously to make a favorable recommendation for the Four Seasons Step 1 Minor RPC submittal with the total number of units to be 19.

IV. RLG – Major Site Plan Review

As the next item of business, the Planning Commission reviewed site plan for the proposed construction of a 13,600 sq. ft. boat construction building, contractor storage and material laydown areas located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road. Eric Jones and Rich Polk from Vista Design and owner Russ Garufi were available for the review. Mr. Jones introduced the panel. Mr. Polk presented the proposal. He provided a site plan overlaid on an aerial photograph demonstrating that the proposed building will not be visible from any roads. He stated that the building was industrial in nature and the public would not have access to the area. Mr. Polk stated that all the non-tidal wetlands have been delineated. Ms. Wimbrow asked for a definition of a material lay-down area. Mr. Polk responded that it is typically used to stage materials before a job similar to an outdoor warehouse.

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Following the discussion, a motion was made by Mr. Church, seconded by Ms. Wimbrow, and carried unanimously to approve the site plan granting the eleven requested waivers to the Design Guidelines and Standards for Commercial Uses.

V. Ewell Roadside Stand – Administrative Waiver Site Plan Review Code Requirement Waiver Request

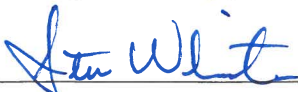
As the next item of business, the Planning Commission reviewed a request for a waiver from § ZS 1-320(f)(1), the Zoning Code provision which requires a hard, durable surface material for the parking lot and travelways at his roadside stand located at 9115 Croppers Island Road, at the northeastern intersection of Croppers Island Road and MD Rt. 113. Mark Cropper and the property owner, Bob Ewell were available for the discussion. Mr. Cropper addressed the Planning Commission and explained the purpose for his visit. He stated that ten feet of the entrance area and handicap accessible parking spaces will be paved but the remaining parking areas and travelways will remain gravel. He stated that the paved entrance would prevent stones from entering the road and that the gravel parking lot would be much easier for Mr. Ewell to maintain himself. Ms. Ott asked if it is still called a roadside stand to which Mr. Cropper responded that it is in fact a roadside stand with incidental meat sales. Ms. Smith inquired what incidental means. Mr. Cropper did not offer a definition. Ms. Wimbrow asked if it is defined in the Zoning Code to which Ms. Tremblay stated that in fact it is. She proceeded to read the Code Section for the Planning Commission. Ms. Wimbrow added that she felt that the meat sales should be less than fifty percent of the business. Mr. Cropper disagreed and stated that sales totals could be dictated by volume sold versus profit margins.

Following the discussion, a motion was made by Ms. Wimbrow, seconded by Ms. Smith, and carried unanimously to approve the waiver request.

VI. Adjourn – A motion to adjourn was made by Ms. Knight and seconded by Ms. Wimbrow.



Mary Knight, Secretary



Stuart White, DRP Specialist