

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – March 4, 2021**

**Worcester County Planning Commission
Meeting Minutes**

Meeting Date: March 4, 2021

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierrri, Chair
Rick Wells, Vice Chair
Marlene Ott, Secretary
Brooks Clayville
Mary Knight
Ken Church

Staff

Roscoe Leslie, County Attorney
Ed Tudor, Director
Jennifer Keener, Deputy Director
Kristen Tremblay, Zoning Administrator
Stuart White, DRP Specialist
Bob Mitchell, Director of Environmental Programs

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, February 4, 2021** — As the first item of business, the Planning Commission reviewed the minutes of the February 4, 2021 meeting. Following the discussion, it was moved by Ms. Ott, seconded by Ms. Knight and carried unanimously to approve the minutes as submitted.
- B. Board of Zoning Appeals agenda, September 12, 2019** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for March 11, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

III. Amendment of the Comprehensive Plan for Water and Sewerage Systems

- A.** As the next item of business, the Planning Commission reviewed an application associated with the expansion of the Water and Sewer Planning Areas in the *Master Water and Sewerage Plan (The Plan)* for the Ocean Pines Sanitary Service Area (SW 2021-01). Robert Mitchell, Director of Environmental Programs, appeared to present the staff report to the Planning Commission. Hugh Cropper, attorney, was present on behalf of the Wave Holdings, LLC, the applicant. John Salm, from JW Salm Engineering, was present on behalf of the applicant as well.

Mr. Cropper led off and agreed with the staff report and explained that the developers, Wave Holdings, intend to construct mixed-use commercial and medical buildings on this property, which totals 11.5 acres, and is located south of the south gate of the Ocean Pines community. It is adjacent to the planned Atlantic General Hospital annex medical building and sits north of the Ocean Downs racetrack and casino. Mr. Cropper questioned Mr. Salm about various parts of the project and the need to connect to public services. Mr. Salm indicated the consistencies found for this

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development within the *Comprehensive Plan* and the *Plan's* land use designations. Mr. Salm also indicated the connections to Ocean Pines would be approved and inspected by the Department of Public Works and would be turned over to the County upon completion. The improvements would be feasible from an engineering and economic standpoint, he added.

Mr. Mitchell explained that the applicant is requesting an expansion of the Ocean Pines Water and Sewer Planning Areas for the subject property in *The Plan*. This revision is to provide public water and sewer sanitary capacity to serve a proposed commercial development on the property with new planning designations of S-1/W-1 (immediate to two years). This property is currently not included within the Ocean Pines sewer or water planning areas with a planning designation of S-6/W-6 (no planned service). The property however is designated Commercial Center and Existing Developed in the *Comprehensive Plan*, which is consistent with the provision and extension for public sewer and water. They are adjacent to and surrounded on three sides by the service area boundaries.

Mr. Mitchell answered a question from Mr. Church regarding capacity in the Ocean Pines WWTP and responded that the plan had the capacity to serve the proposed development. He also asked about capacities in adjacent service areas for West Ocean City and Mystic and Mr. Mitchell responded that the Mystic and West Ocean City areas still have EDUs, but they are in a different position than Ocean Pines regarding available capacity. Ms. Ott asked if the plant would need to expand capacity for this development and Mr. Mitchell said an expansion would not be needed.

Mr. Mitchell did conclude with the staff comments in the report, noting the consistencies found for such a development within the *Comprehensive Plan* and land use designations, and that the proposed improvements would be permitted in accordance with existing zoning within the property boundaries of the property.

Following the discussion, a motion was made by Ms. Knight, seconded by Mr. Wells, and carried unanimously to find this application consistent with the *Comprehensive Plan* and recommended that they forward a favorable recommendation to the County Commissioners.

IX. Adjourn – A motion to adjourn was made by Ms. Knight and seconded by Ms. Ott. The Planning Commission adjourned at 1:14 P.M.



Jerry Barbierrri, Secretary



Stuart White, DRP Specialist