

**WORCESTER COUNTY PLANNING COMMISSION  
MEETING MINUTES – May 6, 2021**

**Meeting Date:** May 6, 2021

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

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

**Attendance:**

**Planning Commission**

Jerry Barbierri, Chair  
Marlene Ott, Secretary  
Ken Church  
Betty Smith

**Staff**

Roscoe Leslie, County Attorney  
Ed Tudor, Director  
Jennifer Keener, Deputy Director  
Kristen M. Tremblay, Zoning Administrator  
Stu White, DRP Specialist  
Joy Birch, Environmental Programs

**I. Call to Order**

**II. Administrative Matters**

- A. Review and approval of minutes, April 1, 2021** — As the first item of business, the Planning Commission reviewed the minutes of the April 1, 2021 meeting.

**A motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously to approve the minutes.**

- B. Board of Zoning Appeals agenda, May 13, 2021** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for February 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. Residential Planned Community (RPC) Architectural Review**

- A. Seaside Village Residential Planned Community (RPC)** – As the next item of business, the Planning Commission reviewed amended architectural elevations for proposed townhouses in Phase 2A (Lots 122-129) of the Seaside Village Residential Planned Community (RPC). Mr. Hugh Cropper represented the applicants and presented the proposal with Tim Kamas of Ralph J. Duffie Inc.

Mr. Cropper and Mr. Kamas explained that the strategy of the development has shifted toward long term/yearly rentals or sales instead of the originally envisioned short-term rentals. They explained that the design was scaled down from a highly detailed design to a simpler design in order to better match the surrounding communities. Chairman Barbierri commented that there was little or no variety in the buildings design. Mr. Church then questioned staff about whether the new design was in alignment with the neighborhood covenants. Staff explained that covenants are not enforceable by the Department.

**A motion was made by Mr. Church, seconded by Ms. Ott, and carried unanimously to approve the revised architectural design.**

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**IV. Text Amendments**

- A. Commercial Kennels** – As the next item of business the Planning Commission reviewed a proposed text amendment which provides a definition of commercial kennels and offers further clarification of terms. Jennifer Keener presented the proposal. Mr. Barbierri questioned how the threshold number of kennels in defining a commercial kennel was determined. Ms. Keener replied that the Department worked with Animal Control Division to have consistency across agencies and that the definitions included in the zoning bill mirror those being presented in a concurrent Animal Control bill.

**A motion was made by Ms. Smith, seconded by Ms. Ott, and carried unanimously to forward a favorable recommendation of the text amendment to the County Commissioners.**

**V. Sketch Plan Review**

- A. Coastal Square Shopping Center** – As the next item of business, the Planning Commission reviewed a sketch plan for a proposed shopping center. Prior to its presentation and discussion, Mr. Church stated that he represented the Cropper family when the subject property was sold to the current owners. County Attorney Roscoe Leslie stated that there was no conflict of interest for Mr. Church to participate in the review.

Mr. Hugh Cropper and Mr. Jeff Harmon presented the proposal. They stated that the water and sewer would be provided by the Riddle Farm Sanitary Service Area. They also indicated that the intersection of Racetrack Road (Route 589) and Ocean Gateway (Route 50) would be upgraded to four (4) lanes from the existing three (3) lanes and a roundabout would be added at the intersection of the proposed entry road and the proposed extension of Samuel Bowen Blvd. They indicated their belief that the roundabout is a much more practical and logical concept than the intersections at the Ocean Landings Shopping Center. The location of the circle was designed to allow for greater traffic stacking. The overall traffic pattern has been designed for peak summer flow. There are seven (7) outparcels proposed between an extension of Samuel Bowen Blvd. and Ocean Gateway, but that number could potentially be modified in the future. Outparcel access would be provided from Samuel Bowen Blvd.

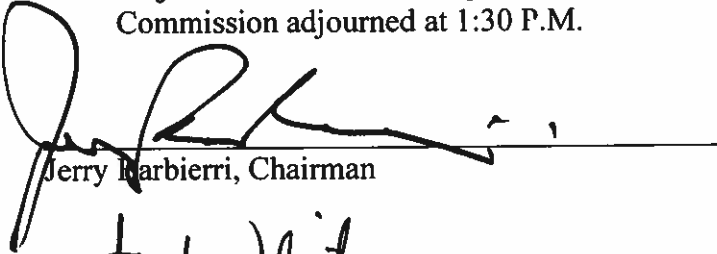
The applicants stated that the subject property is one (1) of only five (5) properties that are in the C-3 ‘Highway Commercial’ zoning district. The proposal includes two (2) ‘big box’ anchor stores. As there are no leases signed to date, the applicants indicated that they are currently working with potential lessees. The stores depicted on the architectural concept drawings are for demonstration only.

A traffic study has been completed and they are currently working with Maryland State Highway Administration (SHA). The proposal also includes several stormwater management facilities. With regards to the Worcester County Design Guidelines and Standards, the buildings are designed in a ‘Town Center’ architectural style rather than the ‘Seaside’ architectural style. The applicants noted that they made an attempt to blend the two (2) architectural styles. The project also includes: a walking path along Ocean Gateway, sidewalks throughout, and landscaped islands.

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**A motion was made by Mr. Church, seconded by Ms. Smith, and carried unanimously to support the continuation of the proposed development.**

**VI. Adjourn** – A motion to adjourn was made by Ms. Ott and seconded by Ms. Smith. The Planning Commission adjourned at 1:30 P.M.

A handwritten signature in black ink, appearing to read "Jerry Barbierri", is written over a horizontal line.

Jerry Barbierri, Chairman

A handwritten signature in black ink, appearing to read "Stuart White", is written over a horizontal line.

Stuart White, DRP Specialist