

**DORCHESTER COUNTY  
DEPARTMENT OF PLANNING & ZONING  
501 COURT LANE, PO BOX 107  
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410-228-3234**



**Planning Commission  
02-02-2022 Meeting Minutes**

The Dorchester County Planning Commission conducted a meeting on Wednesday, February 2, 2022 **at 12pm**. The meeting was held both in person and virtually.

The meeting took place in Room 110 of the County Building, at 501 Court Lane, Cambridge. The call-in number remained similar.

**Planning Commission:**

- **Attending in person:**  
Robbie Hanson, Chair; Commissioners William Giese, Ralph Lewis, William Windsor, Russell Hurley, Mary Losty
- **Absent:**  
Jerry Burroughs, Vice-Chair

Note: Commissioner Hurley was appointed by County Council on February 1<sup>st</sup> 2022, to replace Laura Layton, expired term.

**Also attending:**

Christopher Drummond, Attorney; Herve Hamon, Director of Planning & Zoning; Susan Webb, Assistant Director of Planning & Zoning; April Felton, Zoning Technician

**For cases representation:**

Breckenridge Wedding Barn, Site Plan: Lane Engineering (Sheryl Tomey, Sean Callahan)  
Shay Site Plan approval: Mr. Shay, land owner; Tim Marshall, Surveyor  
BOA cases 2719 through 2721; Steve Whitten, Surveyor

Chairman Hanson called the meeting to order at 12:05pm.

Chairman Hanson asked for a motion to approve the revised agenda, as presented; Commissioner Losty made a motion, it was seconded by Commissioner Giese, all approved.

**A. Planning and Zoning:**

- ❖ **Site Plan Revision, Breckenridge Wedding Barn: 4032 Mill Rd, Linkwood, MD (Zoned, B-2) Site Plan Approval/Revision.**

**Nature of request:**

Site Plan Approval / Revision

**Discussion:**

Lane Engineering staff presented the proposed site plan, with parking layout and barn location

- A gravel parking for 66 cars will be permanently installed
- Barn building access and fire department requirements are coordinated
- Screening is included in the site plan presented to the Planning Commission

**Decision:**

Chairman Hanson asked if there was a motion on the floor for the Site Plan as presented; Commissioner Windsor made a motion to approve, it was seconded by Comm. Losty. Commissioner Giese abstained. All others approved (vote was 5-0).

- ❖ **Site Plan Revision, Dorchester Business Park: Shay property, corner of Old Route 50 & Handley Road, Cambridge, MD (Zoned. I-2 Industrial)**

**Nature of request:**

Site Plan Approval / Revision

**Discussion:**

Mr. Shay and Marshall were asked to provide updated information, tabled from the January 12 Planning Commission meeting.

- The revised parking layout:
  - Demonstrated adequate maneuverability of cars.
  - Featured the required ADA parking space
  - Took in account comments from the Department of Planning and Zoning
- Mr. Hamon distributed a marked up plan drawing, further refining the aisles dimensions and storm water basin location

**Decision:**

Chairman Hanson asked if there was a motion on the floor for the Site Plan presented, contingent on using Director Hamon's provided marked up layout. Commissioner Windsor made a motion to approve, it was seconded by Comm. Lewis; all approved (vote 6-0)

**B. Board of Appeals:**

- **BOA Case #2716 Wireman Property: Special Exception, 900 Taylors Island Rd, Madison, MD (Zoned. RC – Resource Conservation District. RCA Critical Area) Request Special Exception to allow construction of accessory structure prior to primary structure.**
  - After Ms. Webb's presentation, a short discussion ensued regarding the case. Critical Area had no restricting comments for this case. Chairman Hanson expressed that the opinion of the Planning Commission was favorable to the request, based on the information and evidence presented. The case is forwarded to the Board of Appeal for further discussion, presentation and decision.
- **BOA Case #2717 Webb Property: Special Exception, 4364 Egypt Rd, Cambridge, MD (Zoned. AC – Agricultural Conservation District) Request Special Exception to allow a sum total area of accessory structure(s) greater than the footprint of the principal residential structure or as allowed by code. (Overage requested = 728 sq. ft.)**
  - After Ms. Webb's presentation, a short discussion ensued regarding the case. The property is not located in the Critical Area. Chairman Hanson expressed that the opinion of the Planning Commission was favorable to the request, based on the information and evidence presented. The case is forwarded to the Board of Appeal for further discussion, presentation and decision.
- **BOA Case #2718 Cameron Property: Special Exception, 5809 Castle Haven Rd, Cambridge, MD (Zoned. RRC – Rural-Residential Conservation District. RCA Critical Area. Floodplain) Request Special Exception to allow a sum total area of accessory structure(s) greater than the footprint of the principal residential structure or as allowed by code. (Overage requested = 812 sq ft.)**
  - After Ms. Webb's presentation, a short discussion ensued regarding the case. Critical Area had no restricting comments for this case. Chairman Hanson expressed that the opinion of the Planning Commission was favorable to the request, based on the information and evidence presented. The case is forwarded to the Board of Appeal for further discussion, presentation and decision.
- **BOA Case #2719 Zentgraf Property: Special Exception, 2015 Pig Neck Rd, Cambridge, MD (Zoned. RR – Rural Residential District. LDA Critical Area) Request Special Exception to allow a sum total area of accessory structure(s) greater than the footprint of the principal residential structure or as allowed by code. (Overage requested = 1,694 sq ft.)**
  - After Ms. Webb's presentation, a short discussion ensued regarding the case. Critical Area had no restricting comments for this case.
  - Steve Whitten explained further the nature of the request, with a revision of the requested overage of square footage of total accessory structure, asking for 3,726 sf over the allowable limit. He explained that the Board of Appeal discussion may lead his client to acquire the adjacent 3 acre lot
  - Chairman Hanson expressed that the opinion of the Planning Commission was favorable to the request, based on the information and evidence presented. The case is forwarded to the Board of Appeal for further discussion, presentation and decision.
- **BOA Case #2720 Toomey Property: Special Exception, 3808 West Haven Ct, East New Market, MD (Zoned. RR – Rural Residential District. LDA Critical Area) Request Special Exception to allow a sum total area of accessory structure(s) greater than the footprint of the principal residential structure or as allowed by code. (Overage requested = 850 sq. ft.)**
  - After Ms. Webb's presentation, a short discussion ensued regarding the case. Critical Area had no restricting comments for this case. Chairman Hanson expressed that the opinion of the Planning Commission was favorable to the request, based on the information and evidence presented. The case is forwarded to the Board of Appeal for further discussion, presentation and decision.

- **BOA Case #2721 Neal Property: Special Exception, 6237 Church Home Rd, Rhodesdale, MD** (Zoned. AC – Agricultural Conservation District. Request Special Exception to allow construction of accessory structure prior to primary structure.
  - After Ms. Webb's presentation, a short discussion ensued regarding the case. The property is not located in the Critical Area.
  - The parcel is a lot of record, but not considered a buildable lot (platted for agricultural use, although only 2 acres). The Commission asked that Mr. Whitten engages in the process of revising the lot status at time of building permit, as a condition to recommend favorably this case to the Board of Appeals.

**C. Other Business:**

**Solar:**

Attorney Drummond gave an update on the Public Service Commission (PSC) process regarding New Market Solar, and confirmed that County Council, as well as the town of East New Market, were able to file an appeal on the December 22 PSC decision to authorize the project.

Director Hamon expressed that the zoning ordinance regarding solar energy systems is in process, would be presented for referral by Council mid-February, and tentatively planned for discussion at the March 2<sup>nd</sup> Planning Commission meeting.

Chairman Hanson asked for a motion to approve the January 12, 2022 meeting minutes as submitted. There were no edits or modifications. Commissioner Giese made a motion; it was seconded by Commissioner Windsor; all approved.

Chairman Hanson asked for a motion to adjourn the meeting. Commissioner Losty made a motion; it was seconded by Commissioner Windsor, all approved. The meeting adjourned at 1:45 pm.

Respectfully submitted:

Herve O. Hamon  
Director of Planning and Zoning

Reviewed (Chairman Robbie Hanson):

Date:

3/2/22

