

DORCHESTER COUNTY
DEPARTMENT OF PLANNING & ZONING
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Planning Commission
04-06-2022 Meeting Minutes

The Dorchester County Planning Commission conducted a meeting on Wednesday, April 6, 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, William Windsor, Russell Hurley, Mary Losty, Ralph Lewis
- **Absent:**
Jerry Burroughs, Vice-Chair;

Also attending:

Christopher Drummond, Attorney; Susan Webb, Acting-Director of Planning & Zoning; Brandon Vermillion, GIS Specialist; April Felton, Zoning Technician; Jason Boothe, Environmental Planner; Steve Dodd, Consultant for P & Z

For cases representation:

Commissioner Losty called the meeting to order at 12:10 pm.

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

Commissioner Losty asked for a motion to approve the March 2, 2022 Planning Commission minutes as presented; Commissioner Giese made a motion, it was seconded by Comm. Windsor; all approved.

A. Planning and Zoning: No Cases

B. Board of Appeals:

- **BOA Case #2725 Karpavage Property: Special Exception, 2067 Church Creek Rd, Cambridge, MD (Zoned, AC – Agricultural District)**
Request Special Exception to allow home business use out of primary and accessory structure.
 - 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

C. Other Business:

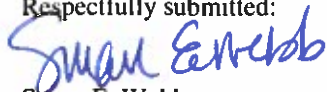
Presentation, Comprehensive Plan Rezoning Project:

- Steve Dodd, consultant for Dorchester County Planning & Zoning presented the Comprehensive Plan Rezoning Project. Mr. Dodd explains his role as a consultant for P & Z, and gave an overview of the documents and maps provided for today's presentation.
- Zoning district mapping guidelines were explained in detail.

- o Discussion regarding potential changes to the zoning code and maps, as suggested by the adopted Comprehensive plan. Commissioner Losty pointed out that Chapter 3 needs interpretation.
- o Additional discussion regarding the Critical Area to be changed to as over-lay zones on the maps.

Chairman Hanson asked for a motion to adjourn the meeting. Commissioner Losty made a motion; it was seconded by Commissioner Giese, all approved. The meeting adjourned at 1:19 pm.

Respectfully submitted:



Susan E. Webb
Acting-Director of Planning and Zoning

Reviewed (Chairman Robbie Hanson):



Date: 5/4/22