**DORCHESTER COUNTY**

**DEPARTMENT OF PLANNING & ZONING**

**501 COURT LANE, PO BOX 107**

**CAMBRIDGE, MD 21613**

**410-228-3234**



**Planning Commission**

**06-01-2022 Meeting Minutes**

The Dorchester County Planning Commission conducted a meeting on Wednesday, June 1, 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; Jason Boothe, Environmental Planner; Steve Dodd, Consultant for P & Z

For cases representation:

Chairman Hanson called the meeting to order at 12:02 pm.

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

Chairman Hanson asked for a motion to approve the May 4, 2022 Planning Commission minutes as presented; Commissioner Hurley made a motion, it was seconded by Comm. Windsor; all approved.

1. **Planning and Zoning:**

* Solar Legislation Draft, continued discussion. The Commission met and finalized a draft to be sent to the County Council for recommendation.
* Suicide Bridge – Growth Allocation (follow up for parking lot only). Anthony Kupersmith, attorney for the applicant gave a short update on the parking lot modification. Critical Area approval for this was discussed. The commission members were in favor of the update and will add that to the findings of fact.

**B. Board of Appeals:**

* **BOA Case #2729 Boettger Property: Special Exception, 4941 Gregory Road, Cambridge, MD** (Zoned, AC-RC – Agricultural Conservation/Resource Conservation District, RCA 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 = 1,491 sf)
* **BOA Case #2730 Sparks Property: Special Exception, 4806 Petersburg Road, Hurlock, MD** (Zoned, AC – Agricultural Conservation District, RCA 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 = 3,266 sf)
* **BOA Case #2731 Crouthamel Property: Special Exception, 1025 Riverpoint Road, Cambridge, MD** (Zoned, RR – Rural Residential District, LDA Critical Area) Request Special Exception to allow the construction of an accessory structure prior to a primary structure.
* **BOA Case #2732 Coulbourn Property: Special Exception, 1518 Gary Creek Road, Cambridge, MD** (Zoned, RC – Resource Conservation District, RCA 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 = 1,530 sf)
* **BOA Case #2733 Howard Property: Special Exception, 6902 Whitely Road, Federalsburg, 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 = 2,750 sf)
  + After Ms. Webb’s presentation, a short discussion ensued regarding each of the above. Chairman Hanson expressed that the opinion of the Planning Commission was favorable to the request of each case, 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.

Chairman Hanson asked for a motion to adjourn the meeting. Commissioner Brohawn made a motion; it was seconded by Commissioner Giese, all approved. The meeting adjourned at 2:20 pm.

Respectfully submitted:

Susan E. Webb Reviewed (Chairman Robbie Hanson):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Acting-Director of Planning and Zoning Date: \_\_\_\_\_\_\_\_\_\_\_