

DORCHESTER COUNTY
DEPARTMENT OF PLANNING & ZONING
501 COURT LANE, PO BOX 107
CAMBRIDGE, MD 21613
410-228-3234
Planning Commission
Agenda and Summary
July 5, 2023

The Dorchester County Planning Commission will conduct a meeting on Wednesday, July 5, 2023 at 12:00 pm in the County Office Building Room 110, at 501 Court Lane, Cambridge MD 21613.

The proposed agenda is as follows:

- 1- **Call to Order**
- 2- **Introductions by Chairman**
- 3- **New Business:**

A. Planning and Zoning:

- Preliminary Site Plan Review – Royal Farms, Route 50 & Mount Holly Road.

B. Board of Appeals:

- **BOA Case #2762 Chaberton: Special Exception, Tax ID 14-002790 Ocean Gateway, Cambridge, MD** (Zoned, AC – Agricultural Conservation District) Special Exception to allow construction of a Community Scale Solar system.
- **BOA Case #2763 Reddon: Special Exception, 5311 River RD, Cambridge, MD** (Zoned, AC – Agricultural Conservation District) Special Exception to allow replacement of a manufactured home with a 3/12 roof pitch, which is contrary to code; code requirement for manufactured homes is 4/12 pitch.
- **BOA Case #2764 James: Variance, 4903 Longview RD, Woolford, MD** (Zoned, RR – Rural Residential District) Variance to construct pool within the 100 foot buffer.
- **BOA Case #2765 Perdue: Variance, 5453 Mount Holly RD, Church Creek, MD** (Zoned, AC – Agricultural Conservation District) Variance to allow a reduction in the side yard setback, currently 100 feet, asking for variance of 75 feet; and reduction in front yard setback, currently 100 feet, asking for variance of 75 feet.
- **BOA Case #2766 Ortega: Variance, 5403 Eldorado-Sharptown RD, Rhodesdale, MD** (Zoned, AC-RCA – Agricultural Conservation - Resource Conservation Area District) Variance to allow accessory structures to be built within the buffer.
- **BOA Case #2767 Thompson: Special Exception, 5052 River RD, Hurlock, MD** (Zoned, AC – Agricultural Conservation District) Special Exception to allow construction of an accessory structures greater than the footprint of the principal residential structure or as allowed by code. Overage requested 1,152 sf.
- **BOA Case #2768 Johnson: Special Exception, 6143 Galestown-Delaware Line RD, Seaford, DE (Dorchester County)** (Zoned, AC – Agricultural Conservation District) Special Exception to allow construction of an accessory structures greater than the footprint of the principal residential structure or as allowed by code. Overage requested 64 sf.
- **BOA Case #2769 Church of Jesus Christ: Special Exception, 3030 Cedar DR, Cambridge, MD** (Zoned, RC – Resource Conservation District) Special Exception to allow use of museum and educational facility.

C. Other Business: Election of Officers

If you have any questions regarding this agenda please call Susan Webb, Director at 410-228-9636.