Planning & Zoning Notes – 10/3/17

Judd Vickers

New Business:

* PZ 2018-005 Concept plan discussed for a Church at the corner of Greenwood and Cosby Avenue. Changes to landscape, driveway and building location on parcel suggested.
* PZ 2018-006 Commission deferred a Special Exception request to place a “food cart” on a vacant lot at 647 Washington Street. Food cart/trailer would be permitted as seasonal sales (6 months of the year) and operate 7 days per week, March – Sept, 9am to 8pm. Deferred pending health department requirements and how to address restroom (or lack thereof) issue on the site.
* PZ 2018-007 Concept plan presented and discussed for an AutoZone store to be built on the site currently occupied by Pizza Palace, which would be demolished. Commission took a positive, but strong stand that AutoZone should improve architectural appearance above and beyond the “corporate” standard. Representative supportive of requested changes and upgrades to exterior appearance. Parking configuration and circulation to be changed.
* PZ 2018-013 Commission recommended and referred to the Board of Appeals a Special Exception for a Solar Use on the 319 acre Egypt Road site, together with approval for a substation off Bayly Road and the connecting electric line. The property is currently comprised of 675 +/- subdivided single family lots (without subdivision infrastructure). Utility scale solar array would generate 50 +/- megawatts. Commission remains concerned on screening and request by applicant to eliminate the berm requirements. Applicant to return with landscaping/buffer plan for approval. Public Service Commission hearing on October 12.

Discussion Items:

* Dollar General – Wants to construct a store on 1 acre of a 15 acre commercial zoned parcel located near the intersection of Maple Dam Road and Rt. 16 (Cambridge Beltway). Commission encouraged applicant to return with a plan for the entire commercial zoned parcel, access, etc before approval would be considered.
* City to review/adopt septic tier map, working in conjunction with Tracey Gordy with the MD Dept. of Planning.
* Training available for public bodies re closed sessions. Not typically and issue with the Planning Commission, however 2 members will take training.
* Drug Rehab facilities are currently not defined in the UDC and have often been accommodated within a medical office classification. Commission agreed that a definition should be adopted with use guidelines.
* Commission approved flagpole height @ Cambridge Marketplace to be raised from 35’ to 40’.