

Planning Commission Notes – August 6, 2019 Meeting – Submitted by Judd Vickers

Old Business:

TA 2019-001:

- HPC identified the building as being of historic significance at its June meeting.
- Currently, Mill Street is zoned NC3, which is the same zoning classification as Choptank, West End and Willis, which have much smaller lot and house sizes. CAN Members Greg Boss and Judd Vickers asked the PC to consider that perhaps NC3 is too dense for Mill Street and should potentially resemble zoning found on Oakley or Glenburn, which is NC2.
- A Mill Street neighbor noted that the proposed overlay wasn't precisely compliant with the existing code. She also produced research from a survey at the establishment of the historic district, noting that High, Mill, Glenburn, and Belvedere were cited as different than the remainder of the district. This supports the idea that the zoning appeared to be in error as it conflicted with those recommendations.
- The PC approved returning the overlay to the City Council for consideration. Public hearings will also be held allowing for additional public comment.
- The PC also declined several requests by the property owner's representative that would lessen the current proposed requirements that require restoration of the historic school structure as part of any project.
- It should be noted that the PC has invested a considerable amount of time and effort in this project over many years, which has been presented in several different forms. The overlay will provide a number of additional points at which neighbors can comment on the details of any proposal, including the density.

New Business: N/A

Public Hearing:

TA 2020-001: Corrects minimum lot sizes for single family and duplex units and remove the 50' setback from Rt. 50. (Minimum lot sizes removed pending further research)

TA 2020-002: Amends design standards to provide clearer direction and encourages incorporation of existing architectural elements found in our community. Deferred to September.