

Planning Commission Notes – March 2, 2021 – Submitted by Judd Vickers

The meeting of the Planning Commission was conducted via WebEx.

Support materials related to the meeting can be viewed at:

https://www.chooscambridge.com/AgendaCenter/ViewFile/Agenda/_03022021-900?packet=true

Old Business:

PZ 2021-001 Planning Commission voted to accept architectural review and sign plan with amendments for Tractor Supply, Advance Auto and Dorchester County Social Services, all located at Dorchester Square Shopping Center. *Tractor Supply and Dorchester County Social Services will be located side by side in the long-vacant former Metro Grocery building. Advance Auto is going to be freestanding in a newly constructed building.*

PZ 2018-010 Planning Commission voted to approve preliminary site plan (adopting comments made by City Engineer) for 411 Dorchester Ave. *Consortium of Eastern Shore Land Conservancy and Cross Street Partners have been working closely with the State of Maryland to redevelop and find tenants for Phillips Packing House, Factory F. Part of the redevelopment will provide a community kitchen for use by businesses such as Food Trucks for preparation. Parking will be re-developed and shared with building uses and adjacent Park and RailTrail.*

PZ 2021-006 Planning Commission voted to forward a request for a Special Exception to the Board of Appeals (with a positive recommendation) that 901/903 Pine Street be approved as a corner store. Conditions, outlined in detail in the Staff Report, will include exterior improvements to be completed prior to operation of the new store.

PZ 2020-010 Planning Commission voted to approve 1) revised lighting; and 2) reduction of landscaping in the residential portions of Heron Point and Waterford Estates. Staff and applicant to work through additional issues related to landscaping amenities in Heron Point, working with an arborist on buffer areas, and clubhouse and amenity area. *Heron Point and Waterford Estates are approved and platted subdivisions in the Jenkins Creek area, adjacent to the West Side Bypass, and located on both the north and south sides of MD343.*

Public Hearing:

TA 2021-009 Planning Commission voted unanimously to approve a Text Amendment to allow a Third Residential Unit at 421 Maryland Avenue. *This was a much-debated project with substantial public comment in 2017. The property was formerly two single family homes, joined together to create a large medical practice building a number of years ago. After the medical practice use ceased, an investor purchased the property and pursued 7 apartment units, which was denied. A compromise was reached in 2017 to allow for 2 residential rental units and 1*

commercial rental unit. The owner has been unable to rent the commercial unit and requested it be converted to residential. There was no public comment.

TA 2021-010 Planning Commission voted unanimously to approve a Text Amendment that 1) combines “Offices and Shops” with “Professional Offices” into the same definition; and 2) approves a revision to the Permitted Use table to allow use in the Corridor Mixed Use (CMU) zone (This is a correction of an error/omission). *There was no public comment.*

Discussion Item:

Discussion of a request from Chesapeake Communities (Hyatt property area) that the City Zoning Officer provide a letter related to development on the property. This is related discussions from earlier meetings related to multi-family expansion on parcels adjacent to the Hotel property.