Planning Commission Meeting Notes submitted by Judd Vickers – 11/10/2026

The Planning Commission considered two planned topics, and one additional discussion:

3Cs Church – The church is growing and presented a concept plan to build a new church on Race Street extended, in the area of the Little League field. The main entrance of the church is oriented away from the street and toward the parking areas behind the structure. Efforts are being made to improve the façade from the street. The church will return for preliminary and final plan review/approval.

ADUs (Accessory Dwelling Units) – Cambridge currently permits ADUs associated with an owner-occupied single-family home as a Special Exception which is considered by the Planning Commission, then reviewed and approved by the Board of Appeals. An ADU is a secondary dwelling unit on the same lot. By way of example, an ADU could be an apartment over a garage, or perhaps an "In-law suite" within an existing home. The Maryland Legislature passed HB1466/SB891 in the 2025 session that now requires local jurisdictions to permit ADUs by right as it relates to any single-family home. Staff and members of the Planning Commission have been working on a draft ordinance, based on a format suggested by the Maryland Realtor Association. An ADU will now be permitted by right as it is associated with an owner-occupied, single-family home. The City may, but is not required, to consider allowing an ADU as it relates to a duplex or townhouse, discussions are ongoing. The City is considering a 5-year owner-occupancy requirement to prevent investor driven conversions that might change the character of neighborhoods. The intent of an ADU is to provide for gentle impacts to a neighborhood that mildly increases density. For example, an ADU can provide housing for multi-generational families living together and perhaps provide a small, more affordable rental that is ancillary to the primary residence. Revised drafts will likely be presented at the next Planning Commission meeting on December 1st, with additional opportunity for public comment. Even though it will be permitted, a property owner will still be required to obtain approval and permits through

City staff. Enforcement will be important. Below are some illustrations of appropriate ADUs:



There was additional discussion related to the construction of Pickleball courts on the County property behind Somerset Avenue, near the existing tennis courts. Neighbors on Somerset are having issues related to parking in the area of Tubman Street where it meets the County property, often blocking driveways, increasing traffic and creating parking issues in a very small area. Speeding and traffic on Somerset have been an ongoing concern.

The next Planning Commission Meeting is scheduled for Tuesday, December 1st at City Council Chambers, beginning at 6pm. Post topics are a public hearing for ADUs and a text amendment related to CWDI. Also for discussion is a zoning overlay discussion related to Maces Lane.