

**PLANNING AND ZONING COMMISSION
MINUTES
May 6, 2008**

ATTENDEES:	<u>Members</u>	<u>Staff</u>
	Buckley	Smith
	Brous	Esham
	Singman	Houstonl
	Taylor	Nelson
	Staley	Fussell
	Shanahan	

I. CALL TO ORDER – 5:30 p.m.

II. APPOINTMENT

1. Hugh Cropper, IV, attorney for Tony Russo, requesting a two-year extension of time for site plan approval for the property formerly known as Chat Street, #6 North Division Street.

MOTION/Singman SECONDED/Staley IN FAVOR 6-0 to approve a 2-year extension of time for the site plan approval to April 30, 2010.

2. Informal discussion with Jack Mumford of Becker Morgan Group, Inc. to review a preliminary site plan, including building elevations, for a proposed 8-story project to be located on the south side of 44th Street and the west side of Coastal Highway extending west to the bayfront.

Commission reviewed the preliminary site plan and elevations for the proposed 8-story project. Applicant was advised to submit formal application for site plan review.

3. Amended site plan for Clarion Planned Overlay District for proposed addition of an outdoor swimming pool and sundeck.

MOTION/Taylor SECONDED/Singman IN FAVOR 6-0 to approve the proposed amendment as a minor change of the site plan and to be processed through normal permit procedures subject to the following condition:

1. Request a parking exception from the Board of Zoning Appeals to eliminate the dead end driveway aisles to maintain vehicular circulation or provide required parking in some other manner.

III. WORK SESSION

1. Discussion of residential development in commercial districts.

In preparation for the upcoming public hearing regarding residential development in commercial districts, Jesse Houston went through the history and put forth some ideas to be considered at the hearing on May 13th. The Comprehensive Plan contains many references and proposals with regard to encouraging and retaining commercial development, encouraging mixed use development and getting some commercial development on both sides of Coastal Highway to service residents of both sides to avoid cross traffic.

Total developable land in Ocean City is 2,257 acres; 602 acres or 26.7% is zoned for non-residential zoning districts. In 2003, the Commission recommended reducing permitted residential densities in commercial districts to encourage more mixed-use development, however, the recommendation was not implemented. Currently, the Zoning Code does not have a density control on commercial use. Parking, setbacks and height basically control commercial development in the Zoning Code. Existing commercial development in Town averages about .35 percent of the parcel where it is located.

In the past, the floor area ratio (F.A.R.) concept has been discussed. To address the issue of requiring commercial uses on commercially zoned properties and creating a commercial density control, Commission discussed whether they may want to consider recommending a minimum and maximum floor area ratio. Commission further discussed whether we want to require commercially zoned properties to be developed commercially and to limit the amount of residential development on these properties. It was noted that providing incentives may help to encourage commercial development. Public hearing will be held on May 13th to receive comments from the public.

IV. ADJOURNMENT - 7:00 p.m.

John Staley, Secretary

Date

