



# TOWN OF OCEAN CITY

## *The White Marlin Capital of the World*

### PLANNING AND ZONING COMMISSION

#### AGENDA

Tuesday, March 19, 2024

Meetings are held in the Council Chambers on the 1<sup>st</sup> floor of City Hall,  
301 Baltimore Avenue, Ocean City, Maryland.

6:30 PM

I. APPROVAL OF MINUTES - Minutes of March 5, 2024

#### II. SITE PLANS

A. Site Plan for proposed change of use in an existing two-story structure to PHASE 1) change from retail use to 891 square feet of restaurant space on the 1<sup>st</sup> floor, and PHASE 2) proposed for winter 2024-25 and prior to expiration of permit - 803 square feet of future employee housing on the 2<sup>nd</sup> floor. The location is described as Lot 242, Section 1 of the Caine Harbor Mile Plat; further described as located on the northwest corner of Newport Bay Drive and Coastal Highway, and known locally as 11651 Coastal Highway, in the Town of Ocean City, Maryland.

**APPLICANT: JDACAI OCEAN CITY LLC - (PZ FILE #23-18100016)**

B. Site plan review of proposed BESS (Battery Energy Storage System), to be known as the Assawoman Battery Storage Substation, which has been allowed by Conditional Use in the R-2, Medium Density Residential zoning district. The BESS and related improvements, systems and appurtenances are part of public utilities and services. The site is described as Tax Map 0116, Parcel 1864A; Lot C-1 of Parcel 20 of the Mayor and City Council Resubdivision Plat; further described as located on the west side of Coastal Highway and the Worcester County Library and known locally as 112 100<sup>th</sup> Street, in the Town of Ocean City, Maryland.

**APPLICANT: DELMARVA POWER & LIGHT CO - (PZ FILE #23-18100003)**

C. Site Redevelopment Plan Review of a proposed 135-room hotel and 3,800 square feet of public restaurant (2,000 gross square feet enclosed space and 1,800 square feet of outdoor dining), with required parking onsite and described as Tax Map 0112, Parcel 5907, Lots 3 and 10, Block 79N; and Tax Map 0112, Parcel 5874, Lots 4 thru 9, Block 79N of the Sinepuxent Beach Company Plat (Total Land Area 59,200 square feet); all further described as located on the west side of Atlantic Avenue, east side of Baltimore Avenue, and north side of 26<sup>th</sup> Street and locally known as 2600 Baltimore Avenue. Additional required parking is provided offsite on Tax Map 0112, Parcel 5901, Lot 12, Block 79N of the Sinepuxent Beach Company Plat; further described as located on the southwest corner of 27<sup>th</sup> Street and Atlantic Avenue, and locally known as 2613 Atlantic Avenue; and also on Tax Map 0111, Parcel 5855, Lot 1, Block 75N, of the Sinepuxent Beach Company Plat; further described as located on the west side of Baltimore Avenue, the south side of 26<sup>th</sup> Street and the east side of Philadelphia Avenue and locally known as 2504 Philadelphia Avenue, in the Town of Ocean City, Maryland.

**APPLICANT: STUDIO 3877 FOR HARRISON GROUP HOTELS, DAVID TRACZ, DAVID SHOVE-BROWN, AND RYAN PETYAK, PRINCIPALS – (PZ FILE #24-18100002)**

#### STAFF/ATTORNEY COMMENTS /COMMISSIONER COMMENTS/PUBLIC COMMENTS ADJOURNMENT

**Applicants or their representatives** are required to be **present** at their PUBLIC HEARING/SITE PLAN/RESUBDIVISION/APPOINTMENT reviews.

#### **MAYOR**

RICHARD W. MEEHAN

#### **CITY COUNCIL**

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#### **CITY MANAGER**

TERENCE J. MCGEAN, PE

#### **CITY CLERK**

DIANA L. CHAVIS, CMC