PLANNING AND ZONING COMMISSION
MINUTES
August 7, 2018

ATTENDEES:

Members
Pam Buckley
(Peck Miller – absent)
Joel Brous
Lauren Taylor
Chris Shanahan
(‘Palmer Gillis – absent)
Joe Wilson

Staff
Frank Hall
Kay Gordy
Will Esham, III

6:30 PM

I. APPROVAL OF MINUTES – Minutes of July 3, 2018

MOTION/Wilson SECOND/Shanahan to approve the minutes as submitted. Vote was (5-0-2), Commissioners Peck Miller and Palmer Gillis absent.

II. SITE PLAN –

Revised Site Plan for De Lazy Lizard Restaurant & Bar with all associated parking lots for required parking. The site labeled as “A” of this application is described as Parcels 3954, 3955, 3956 and 3957, Lots 4, 5, 6 and part of Lots 3, 7, 8, 9, 10, 81, 82, 83, 84, Block 40N of the Sinepuxent Beach Company Plat; further described as located on the northwest corner of 1st Street and St. Louis Avenue and locally known as the master address for De Lazy Lizard Restaurant and Bar, 308-1st Street, with onsite parking lots known as 107 Bayview Lane, and 101 and 103 St. Louis Avenue. The associated parking lot site labeled as “B’ is described as Parcel 3998, part of Lots 21, 22, 43, 44, and 45, Block 27N of the H & P subdivision plat; further described as located on the southwest corner of 1st Street and Philadelphia Avenue, and locally known as 23 Philadelphia Avenue. The associated parking lot site labeled as “C” is described as Parcels 3991 and 3992, Lots 47 and 48A, Block 27N of the H & P subdivision plat, further described as located on the southwest corner of 1st Street and Dayton Lane, and locally known as 209 and 211-1st Street. The associated parking lot site labeled as “D” is described as Parcel 3969, Lots 34, 35, and 36, Block 39 of the Sinepuxent Beach Company Plat; further described as located on the southwest corner of 1st Street and St. Louis Avenue, and locally known as 301-1st Street, in the Town of Ocean City, Maryland.

APPLICANT: DE LAZY LIZARD RESTAURANT & BAR, C/O STEPHEN CARULLO
(FILE #18-18100007)

Frank Hall, Zoning Administrator, introduced the application, briefing that Commission that this is a comprehensive site plan that shows all parking areas associated with the restaurant. The following is the body of the staff report prepared by Mr. Hall with appropriate staff recommendations:

Applicant: Stephen Carullo (De Lazy Lizard)

Request: The applicant is requesting site plan approval for the existing restaurant with one (1) on-site and three (3) off-site parking lots.
Location: Restaurant & Bar Main Address: 308 1st Street
Parking Lot A (On-Site): 107 Bayview Lane & 101 & 103 St. Louis
Parking Lot B: 23 Philadelphia Ave
Parking Lot C: 209 & 211 1st Street
Parking Lot D: 301 1st Street

Zoning: Downtown Marine (DM)

Relevant Code References
Ocean City Code (Chapter 110 - Zoning Regulations):
   Section 110-181 Site Plan Review
   Section 110-481 Downtown Marina (DM)
   Section 110-931 Off-Street Parking

Project Description
The applicant desires to receive site plan approval following the extended Delmarva Power operations at 1st Street which lasted two years longer than expected.

Parking Requirements
Restaurant Enclosed Area – 7,174sf at 1 space per 100 sf: **72 spaces**
Open Dining – 5,960sf – None required per Section 110-932(b)(20)a which states:
   “The area of outdoor dining (unenclosed) is exempt from parking requirements up to and area equal to the enclosed gross floor area and thereafter is required one space per 200 square feet of unenclosed outdoor dining area in excess of the enclosed gross floor area.”

Sea Rocket – 150 Passenger Capacity – 1 space per 5: **30 Spaces**

Total Parking Required: **102 Spaces**

Parking Provided
Parking Lot A (On-Site): 107 Bayview Lane & 101 & 103 St. Louis: **23 Spaces (26)**
Parking Lot B: 23 Philadelphia Ave: **24 Spaces**
Parking Lot C: 209 & 211 1st Street: **27 Spaces**
Parking Lot D: 301 1st Street: **39 Spaces**

Total Provided – **116 Spaces**

Comprehensive Plan
Economic Development – Ocean City’s economy depends on hotel accommodations, retail sales and the activity generated by **restaurants, nightclubs** and amusements. These industries are both a source of jobs and income based on the taxes they generate (2-10).
Staff Recommendation: Planning & Community Development staff suggests the following conditions of approval should the Planning & Zoning Commission approve the site plan for De Lazy Lizard (Mr. Stephen Carullo).

1. The parking lots designated as Lots A, B, C, & D on the site plan remain obligated to De Lazy Lizard.

2. Any change to the indoor seating capacity or ratio of outdoor seating to the indoor seating may require additional parking.

3. The existing parking lot lighting not cause excessive glare or spillage onto residential neighborhoods and the foot-candle value not exceed 0.5 at the property line of the parking lots.

4. Three-foot high vinyl picket style fencing be installed along street sides of the parking lots per the Downtown Design Guidelines.

5. The wood fence separating the residential properties on the east side of St. Louis Avenue and south of 1st Street be replaced with a six foot high vinyl fence.

6. Per the Department of Engineering:
   a. Permits be obtained to improve each of the parking lots.
   b. Bonding be in place for installation of required landscaping.

MOTION/Brous    SECOND/Taylor to approve the revised site plan as presented with the added condition that the deed restrictions for Lots A, B, C, and D be in place and recorded by the end of 2018. Vote was (5-0-2), Commissioners Peck Miller and Palmer Gillis absent.

With no further business, the meeting was adjourned.

ADJOURNMENT – 6:50 pm

Peck Miller  8-21-18
Peck Miller, Secretary  DATE