
Planning Commission Work Session Notes

January 4, 2017

ATTENDEES:

Members

Pam Buckley
John Staley
Lauren Taylor
Peck Miller
Joel Brous
Palmer Gillis

Staff

Bill Neville
Blaine Smith
Kay Gordy
Will Esham

Discussion of Chapter Revisions

Chapter Eight – Downtown Development redline chapter revisions and updates to the charts and tables were distributed for review.

Commissioners considered the overview section of past planning efforts and suggested that the emphasis on creating historic districts should not be emphasized in the first section. Discussion continued on the topic of potential downtown design solutions, particularly the need for a central parking garage. Interim parking lot use of vacant parcels should be documented with future plans for redevelopment. Significant change may not occur without a parking garage and meeting the need for adequate lighting downtown. Examples were provided: City Place in West Palm Beach, and Parole/Sears site in Annapolis. A clear recommendation regarding a downtown parking lot was requested.

Commissioner Taylor added several examples of Public Art (page 8-7)

Staff encouraged a discussion on whether there was a need for an Infill Ordinance that adopted new design or performance standards for redevelopment. Expansion of the Chapter to include other redevelopment areas is proposed on page 8-8. Special Bayside regulations, possible architectural guidelines for compatibility, and incentives for amenities and employee housing were considered as enhancements of the existing zoning regulations. Commissioner Gillis suggested review of these tools under Chapter 9 Implementation.

Zoning Administrator Blaine Smith reviewed several major land use changes in the past and concluded that existing zoning categories will still serve Ocean City well

in the future, with fine tuning along the bayside areas, and new ways to encourage commercial uses to enhance the tax base.

Updates to Table 8-3 OCDC projects were incorporated from the current work plan, along with several other corrections from Glenn Irwin.

Peck Miller 1/18/17
Peck Miller, Secretary Date