



Planning Commission MEETING AGENDA

Thursday, September 19, 2024 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes

- a. Approval of the Draft Decision Summary from the July 18, 2024 meeting.
- b. Approval of the Draft Decision Summary from the August 15, 2024 meeting.

3. Old Business

4. New Business

- a. **Application Number:** 2024 - 1259
Applicant: Somerset Well Drilling Co., Inc.
Location: 28580 Mary's Court, Lot 20 (Talbot Commerce Park)
Tax Map 0025, Parcel 0046, Lot 20
Current Zoning District: A-1
Proposed Zoning District: BC
Request: Zoning Amendment request for the zoning reclassification of 8.348 acres of property located on the south side of Goldsborough Neck Road, also known as 28580 Mary's Court, Easton, Maryland, Tax Map 0025, Parcel 0046, Lot 20 from Agricultural zoning district (A-1) to Business Commercial zoning district (BC). The property was awarded Critical Area Growth Allocation by the Town and County to reclassify the property to Intensely Developed Area (IDA).

The Applicant is seeking to develop two (2) commercial buildings with associated facility improvements to the property. The proposed rezoning of the property to BC will allow the Applicant to

develop the property pursuant to the Development Plans.

- b. **Application Number:** 2024 - 1199
 Applicant: Rauch Inc.
 Location: 1180 S. Washington Street (YMCA of Chesapeake)
 Tax Map 0108, Grid 0000, Parcel 2677

 Zoning District: R-10A
 Request: **The request for Sketch Site Plan and architectural approval for the construction of a 6,119 square foot addition has been withdrawn from the September 19, 2024 Planning Commission agenda.**
- c. **Application Number:** 2024 - 1261
 Applicant: Rauch Inc.
 Location: 410 Needwood Avenue (Silo Square)
 Tax Map 0105, Grid 00EA, Parcel 2226

 Zoning District: BC
 Request: Conceptual approval for the demolition of the existing silos on the property, and construction of 28 single-family attached dwellings with associated stormwater management facilities. The Applicant is also seeking a waiver for bufferyard requirements.
- d. **Application Number:** 2024 - 1264
 Applicant: Lane Engineering, LLC
 Location: 106 Talbot Lane (Academy Art Museum)
 Tax Map 0105, Grid 00EA, Parcels 1948, 1949, 1950 & 1952

 Zoning District: R-7A
 Request: Sketch site plan and architectural approval for the renovation of the existing structure to be converted to an art museum annex with office space, art storage and associated stormwater management facilities. This request also includes a waiver for bufferyard and parking requirements, and a lot line revision to abandon the lot lines

between Parcel 1948, 1949, 1950 and 1952 to create a revised Parcel 1948.

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| e. | Application Number: | 2024 - 1260 |
| | Applicant: | Lane Engineering, LLC |
| | Location: | 350 N. Washington Street
Tax Map 0103, Grid 00EA, Parcel 513 & 514 |
| | Zoning District: | CB |
| | Request: | Sketch site plan approval for the development of a two-story 16 unit multifamily residential building with associated parking, stormwater management, and other site improvements. The Applicant is also seeking a property line adjustment to remove the property lines between Parcels 513 and 514 to create a revised Parcel 513. |

This application (SE-1246 / SE 24 - 08) is scheduled to appear on the September 17, 2024 Board of Zoning Appeals agenda to obtain a Special Exception pursuant to Section 28-1303.5 B of the Town of Easton Zoning Ordinance, use (1) 105 in Table 2.1 of Section 28-201 of the Ordinance for a Multifamily Apartment Complex* in the CB – Commercial Business zoning district.

5. Discussion Item

- a.** Potential Revisions to the Zoning and Subdivision Text Amendments - Seafood Processing.
- b.** Potential Revisions to the Zoning and Subdivision Text Amendments - March 2024 Follow Up.
- c.** Update on the Draft Inclusionary Zoning Ordinance.
- d.** Follow up discussion on the August 22, 2024 Urban3 Presentation.

6. Adjournment