

**DECISIONS  
PLANNING COMMISSION  
OCTOBER 23, 2024**

**SUBDIVISION:**

- 1. Smith Creek, II, Lot 12, Ag Parcel (B), Preliminary / Final Plat, Welders Lane, Carpenter Engineering, First Election District.**

**APPROVED, conditioned on:**

1. Division of Water and Sewer Planning requirements being met;
2. Division of Development Plans Review requirements being met;
3. Critical Area Commission comments must be addressed, and Critical Area requirements must be met;
4. Approval of the Environmental Assessment (including Habitat Protection Plan) and Buffer Management plan;
5. The approved Final Forest Conservation Plan number being noted on the plat, along with the recordation reference for the Declaration of Restrictions;<sup>1</sup>
6. Note #17 should be updated to include the Habitat Protection Areas described in the Wildlife & Heritage Letter received on February 7, 2024;
7. The recordation reference of the FIDS Mitigation Easement Agreement should be noted on the plat;
8. The 15% lot coverage limitation in the Critical Area RCA district should be noted on the plat; and
9. Corrections should be made to bring the Preliminary-Final plat into compliance with §4.1.20 and §4.2.13.

- 2. Chesapeake Club Apartments, 224 Units, Preliminary Plat, MD Route 272, Frederick Ward Associates, Fifth Election District.**

**DISAPPROVED.**

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<sup>1</sup> FCP #864, CMN 5493/376

**RECOMMENDATIONS  
PLANNING COMMISSION  
OCTOBER 23, 2024**

**CAPITAL IMPROVEMENT PROGRAM – AMENDMENT**

- **Department of Community Services - Renovate Child Advocacy Center.**

**APPROVAL.**

**REZONING:**

**FILE: 2024-01** APPLICANT: Robert J. Hodge.

REQUEST: Request to rezone 7.07 acres from Suburban Transition, (ST) to Heavy Industrial, (M2).

PROPERTY LOCATION: SE/S Pulaski Hwy., North East, MD 21901, Election District: 5, Tax Map: 31A, Parcel: 863.

PROPERTY OWNER: Robert J. Hodge.

PRESENTLY ZONED: Suburban Transition, (ST).

**NO RECOMMENDATION WAS FORWARDED FROM THE PLANNING COMMISSION.**

**SPECIAL EXCEPTION – Postponed from the September Meeting.**

**FILE: 4308** - APPLICANT: Gabriella Scramlin.

FOR: Special Exception for an apartment conversion.

PROPERTY LOCATION: 322 E. Cecil Ave., North East, MD 21901, Election District 5; Tax Map: 31B, Parcel: 1415.

PROPERTY OWNER: RJP & JRP Holdings, LLC, Richard Polansky, Managing Member.

PRESENTLY ZONED: Urbanized Residential, (UR).

**APPROVAL, with all conditions of Section 77 of the Zoning Ordinance being met.**

**FILE: 4310** - APPLICANT: Issac Stoltzfus.

FOR: Special Exception to create a cemetery without a religious institution.

PROPERTY LOCATION: 224 Doctor Miller Road, North East, MD 21901, Election District 9; Tax Map: 12, Parcel: 16.

PROPERTY OWNER: Amos K. & Elizabeth Z. Lapp.

PRESENTLY ZONED: Rural Residential, (RR).

**APPROVAL, with all conditions of Section 93 of the Zoning Ordinance being met.**

**SPECIAL EXCEPTION:**

**FILE: 4314** - APPLICANT: Diane L. Barrow.

FOR: Special Exception renewal to operate a home occupation.

PROPERTY LOCATION: 72 Patterson Avenue, Perryville, MD 21903, Election District 7; Tax Map: 29H, Parcel: 190, Lot 1.

PROPERTY OWNER: Diane L. Barrow.

PRESENTLY ZONED: High Density Residential, (RM).

**APPROVAL, for five (5) years, with all conditions of the original approval upheld and no additional structures to be used as a gun store on the property as this is only permitted in accordance with Section 129 of the Zoning Ordinance.**