

**Town of Perryville  
Public Hearing Meeting Minutes**

**May 6, 2014**

ATTENDANCE: Mayor: James Eberhardt, Commissioners: Barbara Brown, Michelle Linkey, Alan Fox, Ray Ryan, Town Administrator: Denise Breder and Police Lieutenant: Al Miller, Mary Ann Skilling, Planning Director.

**The Town of Perryville Public Hearing was called to order at 6:30 p.m. by Mayor Eberhardt, the Town Meeting is to immediately follow.**

Ms. Breder stated that this is a Public Hearing is to address the proposed amendment to the Zoning Ordinance to provide for Highway Corridor Unified Development as a special exception use in the Highway Corridor Overlay District of the Highway Commercial C-2 District. It defines certain terms and creates regulations and conditions to govern the application process, review, approval, development and use of land as a Highway Corridor Unified Development; and generally related to Highway Corridor Unified Development in the Town of Perryville.

Ms. Skilling stated that this Ordinance would provide the opportunity for some Commercial sites on US 40 that would currently not meet the requirements that are in our regulations for a 300 foot road right-of-way. This would allow individuals to apply for a Special Exception under the Highway Corridor Unified Development regulations and potentially subdivide creating smaller lots that must still meet the requirements of the Highway Corridor Overlay Zone, requiring signage and commercial C-2 Zoning District regulations.

Ms. Skilling noted that an individual would have to apply as a Special Exception use and come before the Planning and Zoning Department for them to make recommendations to the Board of Appeals and must meet certain criteria and requirements for consideration.

There were no questions from the board members.

Joseph Snee, 11 South Main Street, Bel Air, MD, an attorney, along with Mr. Ketan Patel, owner of the Relax Inn, located at 5271 Pulaski Highway, Ty Davenport, representing Dollar General, and Tory Pierce representing Frederick, Ward and Associates, a civil engineering firm. Mr. Snee stated that they have approached the Town of Perryville with respect to Mr. Patel's property. The property does meet the 300 foot requirement; however, Dollar General would like to subdivide one lot off of that entire parcel, creating 3 lots and Dollar General would like to re-develop one of those lots for a Dollar General Store, under the existing rules this would not meet the requirements. If the Mayor and Commissioners agree to adopt this Ordinance then we would proceed with a Special Exception application to the Planning Commission for recommendations to the Board of Appeals. He wants to thank the Mayor and Commissioners and staff for the support of this bill.

**Motion** was made by Commissioner Fox and seconded by Commissioner Linkey to

adjourn the Public Hearing at 6:42 p.m. **All in Favor: Motion Carried.**

Respectfully submitted,

Jackie Sample,  
Town Clerk