



City of Cambridge

Department of Public Works
Planning and Zoning
1025 Washington St.
Cambridge, Maryland 21613
Telephone: 410-228-1955
Fax: 410-228-3814

Planning Commission Meeting

Tuesday, January 6th, 2026, at 6:00P.M.

The City of Cambridge Planning Commission will conduct an in-person meeting at 305 Gay Street. Cambridge, MD.

Planning Commission Members

1. Chair Mary Losty (Dorchester County)	2. William (Bill) Craig (Ward 1)
3. Chan' Tay Nelson (Ward 2)	4. Eugene (Gene) Lauer (Ward 3)
5. Robin Stanley (Ward 4)	6. George Brown (Ward 5)
7. Vice-Chair Matt Pluta (Mayor's Appointee)	City Attorney: Patrick Thomas

PLANNING COMMISSION MEETING - STREAMING

TOWN HALL STREAMS: <https://townhallstreams.com/towns/cambridgemd> Dial in: (848) 777-1500#

WEBEX: <https://cityofcambridgemd.webex.com/cityofcambridgemd/j.php?MTID=mcd3b08b13245333b115d925456570370> Meeting number: 2559 419 7877 Password: PnZ2025

PLANNING COMMISSION AGENDA

- | | | | |
|-----------------------|-----------------------------|----------------------------------|---------------------|
| 1.) Call to Order | 4.) Adoption of the Agenda | 7.) New Business. (Pub Hearing?) | 10.) Comm. Comments |
| 2.) Roll Call | 5.) Approval of the Minutes | 8.) Citizen Input | 11.) Chair Comments |
| 3.) Moment of Silence | 6.) Old Business | 9.) Staff Comments | 12.) Adjournment |

OLD BUSINESS

- 1.) N/A

NEW BUSINESS

- 1.) **PZSE 26-0001 Damion Folkes - 506 S. Regulator Drive** - Recommendation to the Board of Zoning Appeals (BZA) for an Intermediate Care Facility land use. The land use is classified as a Special Exception (SE) in the Residential Zoning District. **OPTIONAL PUBLIC HEARING**
- 2.) **PZCS/PS 26-0001 Gary Nusinov - Floriat LLC. 822 Chesapeake Drive.** The applicant is seeking both Conceptual Stage and Preliminary Stage approval for the Industrial site. **OPTIONAL PUBLIC HEARING**

The final agenda is subject to change and shall be approved at the meeting.



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1025 Washington St.
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January 6, 2026, Planning Commission Minutes

Meeting date: January 6, 2026; 6PM

Address: 305 Gay Street

Commission Members

1. Chair Mary Losty (Dorchester County)	2. William (Bill) Craig (Ward 1)
3. Chan' Tay Nelson (Ward 2)	4. Eugene (Gene) Lauer (Ward 3)
5. Robin Stanley (Ward 4)	6. George Brown (Ward 5)
7. Vice-Chair Matt Pluta (Mayor's Appointee)	City Attorney: Patrick Thomas

PLANNING COMMISSION MEETING - STREAMING

TOWN HALL STREAMS: <https://townhallstreams.com/towns/cambridgemd> Dial in: (848) 777-1500#

TEAMS: [Join the meeting now](#) Meeting ID: 239 820 133 374 90 Passcode: av3FP9js

Order of Business

1. Call to order 6:00 PM.

2. Roll call

PRESENT

Chair Losty
Commissioner Craig
Commissioner Brown
Vice-Chair Pluta
Commissioner Nelson
Commissioner Stanley

ABSENT

Commissioner Lauer

3. Moment of silence

4. Agenda

ACTION: Commissioner Craig made a motion to add a discussion item to the agenda to clarify a portion of the ordinance
2nd by Vice-Chair Pluta.

VOTE: The Commission voted 6-0 to add the proposed discussion at the end of the agenda.

5. Minutes

Motion to accept as presented

ACTION: Chair Losty made a motion to “accept the minutes”
2nd by Commissioner Nelson.

VOTE: The Commission voted 6-0 to "adopt the minutes as proposed."

6. Old business N/A

7. New business/public hearing

PZSP/ 25 - 02 – Patti Cannon (Chuck Kelly; Owner) – is requesting the approval of a Sign Program for the two signs in the Core Zoning District that were issued a Certificate of Appropriateness by the HPC. The Sign Program will permit:

- a. Installation of a new building mounted blade sign (beneath the sign for Craigs Drugs)
- b. Modification of an existing free-standing sign in Craig’s parking lot, to a tenant freestanding sign.

Staff presenter:

Planning Staff Dean Gunderson provided the staff report.

Applicant comments:

PZSP/ 25 - 02 – Patti Cannon (Chuck Kelly; Owner): The applicant Mrs. Cannon spoke; she wants clients to easily find them via the signs. She has no preference on modifications. However, she would still prefer the originally proposed second single-tenant free-standing sign.

Chuck Kelly (owner) : The owner, Mr. Kelly gave a general history about the building and his business relationships. He also discussed his desire to establish his business in the downtown area. When asked about his preference regarding the signage (Staff recommended one muti-tenant sign) he prefers two separate single-tenant signs.

Comments from the Commission:

Commissioner Brown: Asked if Planning Commission can approve the two signs that the applicant prefers (Staff recommended one multi-tenant sign) under the sign program.

Commissioner Stanley: Wanted to see illustration of sign modification recommendation (New blade sign installation).

Commissioner Craig: Inquired about the projection of the sign, under current code signs cannot project more than 18'(Under sign program sign can be more than 18").

Staff response:

Planning Staff Dean Gunderson's recommendation is that the applicant should decrease the blade sign in scale, the bottom of the placard should be aligned with the top of the storefront system, keeping it 8' above the sidewalk, and the placard be reduced in size to 18" by 24". For the modification of an existing single tenant free standing sign, he recommended that the applicant converts from a single-tenant free standing sign to a multi-tenant free standing sign, keeping 12 sq ft of signage per tenant.

Action specific to the item:

ACTION: Commissioner Brown made a motion to approve the two free-standing signs, and to reduce the blade sign size and adjust the blade sign's design as indicated by staff (approved by the applicant and building owner).

2nd by Commissioner Craig.

VOTE: The Commission voted 6-0 to approve.

Discussion regarding Ordinance:

Commissioner Craig: Stated, we received a request that a non-conforming lot had to get a variance for a building permit (at 611 Hubert Street). He said he believed the UDC might not require such a variance for a non-conforming lot of record.

Planning Staff Gunderson: Stated that there was a substantial change to non-conforming lot (previous structure removed, lot is now empty), so a variance is likely needed. This would allow the owner to clear any encumbrance to the title.

Commissioners Craig and Brown: Disagree for a need for a Variance in this circumstance.

Planning Director Herrmann: Thanked the commissioners for their comments, staff will take this under advisement.

Adjournment:

Meeting ended at 7:35pm.



CAMBRIDGE BOARD OF APPEALS - SPECIAL EXCEPTION

PLANNING COMMISSION RECOMMENDATION

PLANNING COMM. MEETING DATE:	Tuesday, January 6 th , 2026: 6:00 PM.
APPLICATION NO: BOA 26-0001 – Request by Damion Ffolkes for a Special Exception to Permit a Residential Care Home, a Type of Small Intermediate Care Institution at 506 South Regulator Drive.	
SPECIAL EXCEPTION:	<p>Nature of Request: The applicant, Damion Ffolkes wishes to open a Residential Care Home, a type of Intermediate Care Institution, at 506 South Regulator Drive in the Longboat Estates subdivision. The use will be located in a "single family home" and will contain between 3 and 6 residents.</p> <p>North Regulator Drive and South Regulator Drive form a large loop that establishes much of the subdivision. This loop is connected to Jenkins Creek Road at three locations: Mako Drive, F and S Drive, and North Regulator Drive. The community also contains a boat launch. This is located at the end of Albemarle Court and provides access to Jenkins Creek.</p>
CURRENT ZONING DISTRICT:	Residential
APPLICANT:	Damion Folkes
PROJECT MANAGER:	Brian D. Herrmann; Director City of Cambridge Planning and Zoning Department

BACKGROUND INFORMATION:

INTENT AND AUTHORIZATION

The applicant is seeking a **Special Exception** for this Land Use. The purpose of this review is to ensure that this function (or use) will not create an undue impact upon or be incompatible with other uses of land in the same zoning district. Such "uses" may be allowed to locate within given designated zoning districts under the controls, limitations and regulations of a **Special Exception**.

The **Board of Appeals** may authorize the establishment of a **Special Exception** as conveyed in the **Residential** zoning district for an **Intermediate Care Institution** as stated in Table 1 of Article 4 of this Ordinance.

That said, two items should be clarified.

1. This is not a **Group Home**, **Recovery Residence**, or **Halfway House**. Unlike these three uses, which are overseen by Federal Regulations, a Nursing Care Institution and **Intermediate Care Institution** (which a "**Residential Care Home**" is considered) must adhere to the local provisions. These are conveyed by the City's code and staff.

As conveyed, a **Residential Care Home** is a type of **Intermediate Care Institution** that "*provides care to individuals who, because of advanced age or physical or mental disability, require domiciliary care or personal care in a protective environment.*"

Whereas, an **Intermediate Care Institution** is an institution or home-based facility licensed pursuant to Md. Code Ann., Health-General § 19-318, *et seq.* "*providing accommodations for not less than two (2) unrelated persons who are dependent on the administrator, operator, or proprietor for nursing care, **OR** the subsistence of daily living in a safe, sanitary, and healthful environment, and more specifically:*

- a. *maintains conditions or facilities and equipment to provide domiciliary, personal, or nursing care;*
- b. *admits or retains the individuals for overnight care;*
- c. *shall be classified as a care home or nursing home pursuant to Md. Code Ann., Health-General § 19-307(b); and*
- d. *obtains a Certificate of Need where applicable under Md. Code Ann., Health-General § 19-120.*

2. It has been stated that many residents moved to the **Longboat Estates subdivision** because they thought that it was primarily restricted to single family living. However, the City's Unified Development Code allows an **Intermediate Care Institution** as a **Special Exception** in any neighborhood that is zoned **Residential**. This neighborhood is zoned **Residential**.

The Homeowners Association for the community can establish more restrictive rules and regulations than the City's Unified Development Code. However, if they are to do so, such a challenge would likely take place in Civil Court. In this case, the City is simply following its own rules, which permits a **Special Exception** for this use.

REGULATIONS SPECIFIC TO THE DESIGNATION

1. Once a **Special Exception** has been approved, any building permit or zoning and occupancy permit hereafter submitted for the development or use of the property in accordance with the special exception shall conform with the approved **Special Exception** and no development or use shall be approved by the Zoning Official in the absence of such conformance
2. **Once established, the use shall be conducted in strict accordance with any condition or restriction imposed by the Board of Appeals and all other requirements of this Ordinance.** No use shall be enlarged, expanded, increased in intensity or relocated and no condition of the **Special Exception** or a new **Special Exception** shall be modified unless an application is made and approved for an amendment to the **Special Exception** or a new **Special Exception** is approved.
3. **Once a Special Exception use is approved, the use shall not be considered a nonconforming use, but shall be, without further action, considered a conforming one.**

STANDARDS FOR CONSIDRATION:

The **Board of Appeals** shall grant a **Special Exception** unless it finds, from a preponderance of evidence of

record, that the proposed use submitted for a **Special Exception** would have adverse impacts at its proposed particular location which would be above and beyond those inherently associated with the proposed use irrespective of its location with the zoning district.

In making its decision, the Board shall make findings with respect to each of the following standards:

1. The establishment, maintenance and operation of the **Special Exception** at its proposed location will not be detrimental to or endanger the public health, safety, or general welfare.

STAFF RESPONSE: *Staff agrees that the establishment, maintenance, and operation of the use at this location will not endanger public health, safety, or general welfare.*

2. The **Special Exception** at its proposed location shall be such that it will be harmonious in character as well as appropriate in appearance with and will not be injurious to the use and enjoyment of other property in the neighborhood for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

STAFF RESPONSE #1: *Staff agrees that this location is both harmonious in character and appropriate in appearance for the proposed use. In addition, the function will not be injurious to the use and enjoyment of other property in the neighborhood for the purposes already permitted.*

STAFF RESPONSE #2: *Staff does not have any evidence that property values within the neighborhood would be diminished or impaired by the proposed use. In fact, in similar situations in Cambridge, the overall property values of the neighborhood have climbed - often substantially. That said, we do recognize that many residents moved to the community because they thought that it was restricted to single family living. It is not.*

3. The establishment of the **Special Exception** at its proposed location will not impede the normal and orderly development and improvement of surrounding properties.

STAFF RESPONSE: *Staff agrees with this. As conveyed, other neighborhoods in similar situations have continued to thrive and mature.*

4. Adequate utilities, public water and sewer facilities, access streets, drainage and all necessary facilities have been or are being provided.

STAFF RESPONSE: *Yes. The only issue to arise is parking. Staff recommend that a restriction be placed on the site to ensure that residents will not have access to their own vehicle. Patrons of other facilities that are located in predominantly single-family neighborhoods within the City of Cambridge do not have access to their own vehicles. When they do, "on-street" parking is permitted.*

5. The **Special Exception** shall be such that pedestrian, bicycle, and vehicle traffic associated with such use at its proposed location will not be hazardous to or unduly conflict with the existing and anticipated traffic in the neighborhood.

STAFF RESPONSE: *Yes, staff agrees.*

6. The **Special Exception** shall in all other respects conform to the applicable regulations of the district in which it is located and to the special requirements that may be established for the specific use.

STAFF RESPONSE: Yes, staff agrees.

7. The proposed use at its proposed location conforms to the Comprehensive Plan.

STAFF RESPONSE: *One section of the current 2011 Comprehensive Plan - which is being rewritten and is almost completed - seems to affirm this proposal.*

a. Chapter 4: A Plan for City Growth and Land Conservation

❖ 4.8 Land Use Development Policies (bullets)

- Develop a strong and vibrant residential community in and around downtown. Substantially increase permitted residential densities. Substantively improve the housing options for the City's residents.

BURDEN OF PROOF:

The applicant for a **Special Exception** shall have the burden of proof, which shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact that are to be determined by the **Board of Appeals**.

CONDITIONS AND RESTRICTIONS

The **Board of Appeals**, in approving a **Special Exception**, may impose such conditions, safeguards, and restrictions upon the proposed use, as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to promote implementation of the Comprehensive Plan.

In granting a variance, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance.

In granting a variance, the Board may impose such reasonable conditions as will ensure that the use of the property will be compatible as practical with surrounding properties.

APPLICATION PROCEDURE

1. The Board shall not grant a **Special Exception** unless and until a written application is submitted indicating the section of this Ordinance under which the special exception is sought and stating the grounds on which it is requested.
2. Applications for a **special exception** shall be submitted to the Zoning Official. The application shall be completed and shall be accompanied by information which will be necessary to evaluate a given proposed category or use. The Zoning Official, upon receipt of a properly completed and documented application, shall refer the application along with pertinent evaluation material to the Board.
3. The **Board of Appeals** shall not grant a **Special Exception** unless and until the **Planning Commission** has reviewed the application and has first made a recommendation to the

Board.

4. An application for a **Special Exception** may be made by a property owner, lessee or contract purchaser. A lessee or contract purchaser must file with the application, a copy of the contract or some form of written statement which indicates endorsement of the application by the property owner.

TERMINATION OR REVOCATION:

1. Unless a time limit is specified for a **Special Exception**, it shall be valid for an indefinite period of time, except if the use or activity should cease for any reason for a continuous period of one year, the **Special Exception** shall automatically terminate without notice. The approval of a new **Special Exception** shall be required prior to any subsequent reinstatement of the use.
2. A **Special Exception** shall be revocable on the order of the **Board of Appeals** at any time because of the failure of the owner or operator of the use covered by the exception to observe all requirements of law with respect to the maintenance and conduct of the use and all conditions in connection with the exception that were designated in issuing the same.

Before revoking any **Special Exception**, the **Board of Appeals** shall give the holder thereof at least ten days written notice of violation. If within ten days, the exception holder so requests, the **Board of Appeals** shall hold a hearing on the revocation of the exception, giving the applicant written notice of the hearing date.

3. The foregoing provisions shall not be deemed to preclude the use of any other remedy prescribed by law or by this Ordinance with respect to violations.

SUPPORTING DIAGRAMS, ILLUSTRATIONS & TABLES:

The applicant has yet to supply any diagrams, illustrations, or tables.

STAFF RECOMMENDATION:

The applicant has made a convincing argument for the Special Exception, specifically:

1. *The establishment and operation of the **Special Exception** at its proposed location will not be detrimental to safety or general welfare.*
2. *The **Special Exception** at its proposed location will be harmonious in character and appropriate in appearance with its surroundings. It will not disrupt the use and enjoyment of other property in the neighborhood for those uses that are already permitted.*
3. *Staff lacks evidence that the **Special Exception** will substantially diminish or impair property values within the community. In other neighborhoods where these uses have been sited within the City of Cambridge, the overall property values of the community have continued to climb - often substantially.*

That said, two items should be clarified.

- A. This is not a **Group Home, Recovery Residence, or Halfway House**. Unlike these three uses, which are overseen by Federal Regulations, a Nursing Care Institution and **Intermediate Care Institution** (which a "**Residential Care Home**" is considered) must adhere to the local provisions. These are conveyed by the City's code and staff.

As conveyed, a **Residential Care Home** is a type of **Intermediate Care Institution** that "provides care to individuals who, because of advanced age or physical or mental disability, require domiciliary care or personal care in a protective environment."

Whereas, an **Intermediate Care Institution** is an institution or home-based facility licensed pursuant to Md. Code Ann., Health-General § 19-318, et seq. "providing accommodations for not less than two (2) unrelated persons who are dependent on the administrator, operator, or proprietor for nursing care, **OR the subsistence of daily living in a safe, sanitary, and healthful environment, and more specifically:**

1. maintains conditions or facilities and equipment to provide domiciliary, personal, or nursing care;
2. admits or retains the individuals for overnight care;
3. shall be classified as a care home or nursing home pursuant to Md. Code Ann., Health-General § 19-307(b); and
4. obtains a Certificate of Need where applicable under Md. Code Ann., Health-General § 19-120.

- B. It has been stated that many residents moved to the Longboat Estates subdivision because they thought that it was primarily restricted to single family living. However, the City's Unified Development Code allows an **Intermediate Care Institution** as a **Special Exception** in any neighborhood that is zoned **Residential**. This neighborhood is zoned **Residential**.

The Homeowners Association for the community can establish more restrictive rules and regulations than the City's **Unified Development Code**. However, if they are to do so, such a challenge would likely take place in **Civil Court**. In this case, the City is simply following its own rules, which permit a **Special Exception** for this use.

4. Staff feels as though the establishment of the **Special Exception** at its proposed location will in no way impede the normal and orderly development and improvement of surrounding properties. In fact, adequate utilities, public water and sewer facilities, access streets, drainage and all necessary facilities have been or are being provided.
5. Staff feels as though the **Special Exception** will in no way cause pedestrian, bicycle, or vehicle traffic that somehow conflicts with regular neighborhood traffic.
6. The **Special Exception** shall in all other respects conform to the applicable regulations of the district in which it is located and to the special requirements that may be established for the specific use.
7. The proposed use at its proposed location conforms to the Comprehensive Plan. Specifically,

b. Chapter 4: A Plan for City Growth and Land Conservation

❖ 4.8 *Land Use Development Policies (bullets)*

- *Develop a strong and vibrant residential community in and around downtown. Substantially increase permitted residential densities. Substantively improve the housing options for the City's residents.*

Staff believes that the applicant can supply additional details regarding the use. They should do so.

An analysis of the proposal (using the above criteria) conveys that it should be amenable to the City's standards for a **Special Exception**.

Assuming that the applicant can meet all of the required criteria, Staff recommends that the proposal be approved by the **Planning Commission** and ultimately the **Board of Appeals**.

CONDITION: Prior to receiving a **Zoning Verification Certificate** the applicant must show proof that **506 S. Regulator Drive** has been accredited and licensed for occupancy as an **Intermediate Care Facility** by the **State of Maryland**.



City of Cambridge

PLANNING AND ZONING

1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
TELEPHONE: 410-228-1955
FAX: 410-228-1474
MD RELAY (V/TTY) 7-1-1 or 1-800-735-2258

November 13, 2025

RE: 506 South Regulator Drive, Cambridge MD 21613

To Whom it May Concern;

This letter is to inform you that the property located at the aforementioned address is eligible for a Special Exemption under the City of Cambridge's Unified Development Code to accommodate an Intermediate Care Facility.

Once the property owner (Dimples Manor) secures the appropriate accreditation/licensure from the State of Maryland to operate this Intermediate Care Facility at the aforementioned address it is eligible to receive the appropriate land use certification.

If you have any additional questions, feel free to give me a call.

Brian Herrmann., Planning Director
Planning and Zoning, Housing and Economic Development, D.P.W.
1025 Washington Street
Cambridge, Maryland, 21613
410-228-1955
bherrmann@choosecambridge.com

CITY OF CAMBRIDGE
BUILDING SAFETY - PERMITS
1025 WASHINGTON STREET
CAMBRIDGE, MD 21613

Receipt of Payment

Payment Date: 11/7/25
Payment Amount: \$ 200.00
Payment Method: Cash Check CC
Purpose: Special ~~Exemption~~ Exemption Process
Name: Damion Ffolkes
Address: 506 South Regulator Drive
Cambridge, MD 21613
Payee Signature: [Signature]
City Staff Signature: Jana Foltz



CITY OF CAMBRIDGE PLANNING COMMISSION

STAFF REPORT Planning and Zoning Department

MEETING DATE:	Tuesday, January 6 th , 2026: 6:00 PM.						
APPLICATION NO: PZCS/PS 26-0001 – Gary Nusinov - Floriat LLC. 822 Chesapeake Drive. Category 1 Site Plan - Concept Stage & Preliminary Stage Review for a Cannabis Grow & Processing Facility that is a Conditional Use in the Industrial Zone.							
PROPOSED CONCEPT STAGE AND PRELIMINARY STAGE REVIEW	Nature of Request: Applicant has requested both Conceptual Stage and Preliminary Stage review for a Cannabis Grow and Processing Facility that is a Conditional Use in the Industrial Zoning District.						
	1. Conceptual Stage review requires that verifiable notice be provided to all owners of property that either adjoin or are located immediately across the street from the subject property. Such notice shall be provided no less than seven days prior to the meeting and state the date, time, place, subject matter, and name of the applicant.						
	TABLE 4 YARD AND BULK REQUIREMENTS						
	INDUSTRIAL (I)	MINIMUM YARD REQUIREMENTS			MAXIMUM BULK STANDARDS		
	Warehousing, Salvage, Manufacturing, Industrial, and Other Uses.	Front Min.	Side Min.	Rear (feet)	Height (feet)	Building coverage	Impervious Surface Cov.
		50 ft.	15 ft. b/c abuts IND land.	50 ft.	70 ft.	65%	75%
APPLICABLE NOTES AND COMMENTS							
1. Accessory buildings shall be included in the calculations for maximum bldg. coverage. 2. All Industrial building designs shall conform to Section 6.4.2. (B) , and shall require landscaping within the required setback, regardless of where any parking lot is placed. No less than 50% of the landscaping shall be evergreen plantings. 3. An Industrial lots setback shall be reduced to a 15-foot side yard and a 30-foot rear yard when such property lines are abutting other Industrial zoned property. 4. Industrial zoned buildings shall promote a visual form that is compatible with neighboring structures. This shall focus on the urban design of the site, ensuring that the building’s architectural character, its disposition (setback on the lot), frontage elements, and configuration (recess line or bulk angle) are appropriate and relate to the scale, design, and overall architecture of the surrounding structure or structures.							
APPLICANT:	Gary Nusinov - Floriat LLC.						
PROJECT MANAGER:	Brian D. Herrmann; Director City of Cambridge Planning and Zoning Department						

BACKGROUND INFORMATION:

The applicant intends to open a Medical Cannabis Grow and Processing Facility at 822 Chesapeake Drive. The proposed parcel is approximately 6.29 acres, zoned Industrial, and located within the

Chesapeake Industrial Park.

The primary use located outside and around the principal building will be Cannabis Growth. This shall be viewed like a crop, as opposed to a building or use that requires a specific setback.

SETBACKS:

The property located to either side of the parcel is zoned Industrial. A side setback may be reduced from 50 ft. to 15 ft. when the property that is located to either side is zoned similarly.

The property located across the street and in front of the parcel is zoned Industrial. The front setback shall be maintained at 50 feet.

The property located to the rear of the parcel is zoned General Commercial. As a result, the rear setback may not be reduced. It shall stay at 50 feet.

FENCING:

Cannabis Growth has specific regulations regarding fencing. The City's code - which was written prior to the State of Maryland permitting Cannabis Growth as a Use - allows an eight-foot-high fence for various industrial uses. In the past the City has allowed for an eight-foot-high fence with "straight" as opposed to "rolled" barbed wire on top for this use. The City is willing to do the same here.

Such a fence would be permitted in the front, side, and rear yards of the property. However, no fencing shall be allowed around the front entrance or parking area of the building. An eight-foot-high fence with "straight" barbed wire may extend from Chesapeake Drive to an area between three and five feet to the north of the front façade of the main building. This stretch of fence shall also be located at least ten feet to the west of the façade. This encloses the portion of the front yard that will be used for the growing of cannabis, while ensuring that the area directly in front of the building, as well as the area surrounding the parking lot are not fenced. Fencing shall continue from the eastern side of the main building (at the rear) all the way to the eastern property line.

For every foot above four feet in height, such a fence must be located one foot off the property line. This should provide space for the applicant to add a vegetative buffer, specifically along the front of the property. Please see the applicant’s proposal.

Fencing = See Red Line



6.2 LANDSCAPING

6.2.1 LANDSCAPE REQUIREMENTS

A. Landscape Plan

A landscape plan shall be submitted for approval by the **Planning Commission as part of every Category 1 site plan** and may be required by the Zoning Official for review of a Category 2 site plan. This is more substantive regarding the items conveyed than a true "landscape plan."

B. Content of Landscape Plan

A landscape plan shall include dimensions and distances and clearly delineate all buildings and existing and proposed parking spaces or other vehicle areas, access aisles, driveways, and the location, size, species, and description of all landscaping materials to be used.

C. Minimum Screening Requirements:

2. **All service structures, which include dumpsters...providing service to a building or site, shall be fully screened with landscaping and / or a fence or wall.**

D. Perimeter Parking Lot Landscaping:

All off-street parking lots, whether or not located on the same lot as the use to which it is accessory, containing ten or more parking spaces, shall meet the following perimeter landscaping requirements.

1. A landscaping strip with a minimum width of ten feet shall be located between the parking lot and the adjoining lot lines. **PLANTINGS ARE PRESENT**
2. A minimum of one shade tree for every 40 feet of lot perimeter shall be planted in the landscaping strip. Deciduous shade trees with ground cover or with low shrubs shall be used as the primary landscape materials. **PLANTINGS ARE PRESENT**
3. On the landscaping strip adjacent to a right-of-way, a compact evergreen hedge, an ornamental wall, or a wooden fence of not less than four feet or greater than six feet in height is required. **PLANTINGS ARE MOSTLY PRESENT**
4. Per § 6.2.2 of this Ordinance, within the Downtown/Waterfront Development district, the Planning Commission may modify the perimeter parking requirements. **NOT APPLICABLE**

E. Internal Landscaping of Parking Lot

NOT APPLICABLE. Lot does not have 25 parking spaces.

F. Building Wall Yard Planting:

A planting area shall be established **along any building wall** facing an adjacent off-street parking lot (**currently to the side**) or Right of Way (**currently in the front**).

Shade trees, ornamental trees, and shrubs shall be planted in this planting area to aesthetically enhance the appearance of buildings and provide shade according to the following minimum standard:

- one shade tree for every 50 feet of wall yard length and
- one ornamental tree for every 30 feet of wall yard length

1. TWO SHADE TREES AND A HEDGE ROW ARE LOCATED ALONG THE FRONT BUILDING WALL THAT FRONTS CHESAPEAKE DRIVE.
2. THE SIDEWALK DOES NOT ALLOW FOR ANY PLANTINGS ADJACENT TO THE BUILDING WHERE IT IS FRONTED BY AN OFF-STREET PARKING LOT.

6.3 PARKING AND LOADING

6.3.2 Off Street Parking Required

A. Schedule of Required Parking

1. Except as provided in § 6.3.3, in all districts, space for parking vehicles shall be provided in accordance with the Schedule of Minimum Off-Street Parking Requirements by Land Use set forth in Table 4 of this Ordinance.
3. In the review and approval of site plans and subdivision plats, in an effort to minimize the amount of impervious surface coverage in keeping with § 5.1.1(C) and implement the purposes of this Ordinance, the Planning Commission may require that all or some portion of parking surface area and on-site driveway surfaces be constructed of a pervious surface approved by the City.

6.3.4 MINIMUM BICYCLE PARKING REQUIREMENTS BY LAND USE

A. Schedule of Required Parking

Bicycle parking shall be provided in accordance with the following schedule. In all districts, either space for parking and/or storage of bicycles shall be provided or the applicant shall demonstrate that adequate bicycle parking is provided for.

APPLICABLE – OTHER COMMERCIAL, INDUSTRIAL: 2, or 1 per 50 EMPLOYEES.

TABLE 6A MAXIMUM PARKING

A. Commercial Uses

APPLICABLE – NURSERY FOR PLANTS, GREENHOUSES

MAXIMUM PARKING SHALL BE 1 SPACE PER STAFF PLUS SPACES IN NUMBER AS DETERMINED BY THE APPROVING AUTHORITY (PLANNING COMMISSION) THAT SERVES THE VISITING PUBLIC.

6.3.3 MODIFICATION OF PARKING REQUIREMENT

A. Due to Zoning District

The maximum parking requirement set forth in § 6.3.2 shall be modified according to the following:

4. In other zoning districts, the maximum parking requirement of § 6.3.2 shall be adhered to, except that under no circumstance may the numerical standards be exceeded by more than 20 %.

If additional on-site parking is requested, the application shall demonstrate that the impacts of the additional parking spaces are mitigated by the use of:

1. pervious or porous pavers,
2. additional landscaping material, and / or
3. environmentally sensitive stormwater practices.

IF ADDITIONAL PARKING SPACES ARE REQUESTED THE ABOVE TEXT SHALL APPLY.

SUPPORTING DIAGRAMS, ILLUSTRATIONS & TABLES:

The applicant has supplied documents related to fencing and the interior of the building.

STAFF RECOMMENDATION:

The applicant has provided sufficient information for both a "Conceptual" and "Preliminary" review by the Planning Commission. They are on a strict timeline and claim that this is necessary. Therefore, Staff recommends that the Planning Commission ensure that the applicant understands the expectations that they are placing on themselves prior to allowing them to proceed. If all are in agreement, then Staff supports allowing the applicant to move forward.

1. Site Data Summary Chart: Tax map and parcel number, Planning Commission case numbers and prior approvals, Board of Appeals case numbers and prior approvals, zoning classification (including Critical Area designation if applicable), proposed zoning, allowable density, proposed density, total site area, flood zone, wetlands (State and Federal), number of proposed lots, number of proposed units and types, availability of utilities, zoning setback requirements, zoning lot size requirements, maximum building height allowed by zoning, open space required by zoning, and proposed open space, use of open space, parking required by zoning and proposed parking. Provide breakdown for each phase or land use as appropriate.

SITE DATA SUMMARY CHART

Property Address: 822 Chesapeake Drive, Cambridge, Maryland

Proposed Use: State of Maryland Licensed Cannabis Cultivation Facility with Option of Processing License Co-location. Operating hours 7am-7pm with limited exceptions.

Item	Description
Tax Map & Parcel Number	Map: 0308 Grid: 0016 Parcel: 5702
Planning Commission Case Numbers / Prior Approvals	None identified / TBD
Board of Appeals Case Numbers / Prior Approvals	None identified / TBD
Current Zoning Classification	Industrial
Critical Area Designation	0% in Critical Area
Proposed Zoning	No zoning change proposed; new approved use
Allowable Density	Not applicable (non-residential use)
Proposed Density	Not applicable
Total Site Area	6.29 ACRES

Flood Zone	Flood Zone X: Area of Minimal Flood Hazard
Wetlands (State)	None found / Not Applicable
Wetlands (Federal)	None found / Not Applicable
Number of Proposed Lots	1 (existing lot)
Number of Proposed Units & Types	1 cannabis cultivation and processing facility
Availability of Utilities	Existing utilities available: water, sewer, electric, gas and communications
Zoning Setback Requirements	TBD - Fence setback 30-50 Ft
Zoning Lot Size Requirements	N/A
Maximum Building Height Allowed	TBD – Per zoning ordinance - N/A
Existing Building Height	25 ft
Open Space Required by Zoning	N/A
Proposed Open Space	N/A
Use of Open Space	N/A
Parking Required by Zoning	Parking meets the requirement for zoning.
Proposed Parking	Parking meets the requirement for zoning. There are a minimum of 25 parking spaces for a 15,700 square foot building to accommodate year 1 staff of 15 individuals. Additional existing asphalt can be lined for

designated parking as well. Includes 2 spot loading ramp and tractor trailer turn-around.

Phasing

Single-phase development

2. Land Use Overview: Provide narrative of existing site conditions and provide legible copy of soil map with outline of property sketched on it. Describe existing context and highlight any issues regarding marginal site conditions including topography, hydric soils, existing drainage patterns, standing water, culverts, ditches, wetlands or sensitive areas.

Our proposed use and workforce is consistent with the permitted uses of the property and as such, at this stage we do not anticipate that any major changes are required. Floriat does not anticipate any significant earthwork during this phase of our construction or operations due to the existing flat topography of the parcel. The open field area of the property will be used for cannabis nursery and outdoor cultivation operations. Water flow, and soil makeup and drainage will not be changed.

3. Traffic Access Overview: Provide narrative of existing roads, lanes, width, material, condition, curb, sidewalk, and offsite improvements needed to accommodate the project. If project is known to require an SHA traffic study, provide summary information and study schedule.

Vehicle access to the property is from Chesapeake Drive, which are single lanes of traffic with no sidewalk, though does contain a vegetated easement. This access will not be altered at this time. There will be no significant change to traffic on Chesapeake Drive either during proposed construction activities or during normal operations. The existing parking lot is sufficient for our anticipated workforce and visitors when the license becomes operational. No road improvements are needed at this time.

4. Utility Demands and Services Overview: Provide narrative on conditions and capacity of sanitary sewer, public water, gas, and electric, and describe any offsite improvements needed.

The existing utility capacity and services are sufficient for our operations. Onsite availability of 2000 amps of power is sufficient for this phase of our project. Water and gas supply is sufficient for this phase of our project. A nutrient management plan as required by COMAR will be submitted to the state prior to licensing. In that the building was used historically for manufacturing, our scope is similar to these past uses. No offsite utility improvements are needed at this time.

5. Stormwater Management Overview: Provide narrative on types of best management practices to be used, proposed conveyance and management techniques and a summary of any offsite improvements needed.

We will not be immediately adding any significant impervious surfaces beyond what is existing and believe that existing stormwater retention and management infrastructure is sufficient for our use without additional improvements or mitigation required.

Article IV Stormwater Management

Sec. 7-233. - Definitions.

Agricultural land management practices means those methods and procedures used in the cultivation of land in order to further crop and livestock production and conservation of related soil and water resources.

Sec. 7-252. - Exemptions.

The following development activities are exempt from the provisions of this article and the requirements of providing stormwater management:

- (1) Agricultural land management activities;
- (2) Additions or modifications to existing single family detached residential structures if they comply with subsection (3);
- (3) Any developments that do not disturb over 5,000 square feet of land area; and
- (4) Land development activities that the administration determines will be regulated under specific state laws, which provide for managing stormwater runoff.

6. Construction Phasing Overview: Provide narrative of time of construction and estimate the number of anticipated building permits per year.

Our lease starts January 1st, 2026. We have lined up our vendors to complete construction as soon as approvals to move forward are achieved. We anticipate a short construction period and will not be making any significant modifications to the property beyond the perimeter fence and gate that we are proposing. We estimate three months from start until all final finishes and project completion. This includes the permitting time as each of the trades will be a few weeks at most. With this project we assume 3-4 permits are needed.

7. Provide narrative of recreational needs and opportunities if the project is residential.

Not Applicable although we will allow the employees to use non-production outdoor space for recreation.

Additional Information:

Safety: Internal and External

Floriat LLC will abide by all standards and procedures as outlined in COMAR for licensed cannabis cultivation and processing facilities. This is to include perimeter surveillance, video surveillance and standard security and fire protection.

There are no known historic sites on this property.

Floriat LLC will submit a nutrient management plan to ensure protection of natural environmental features and processes.

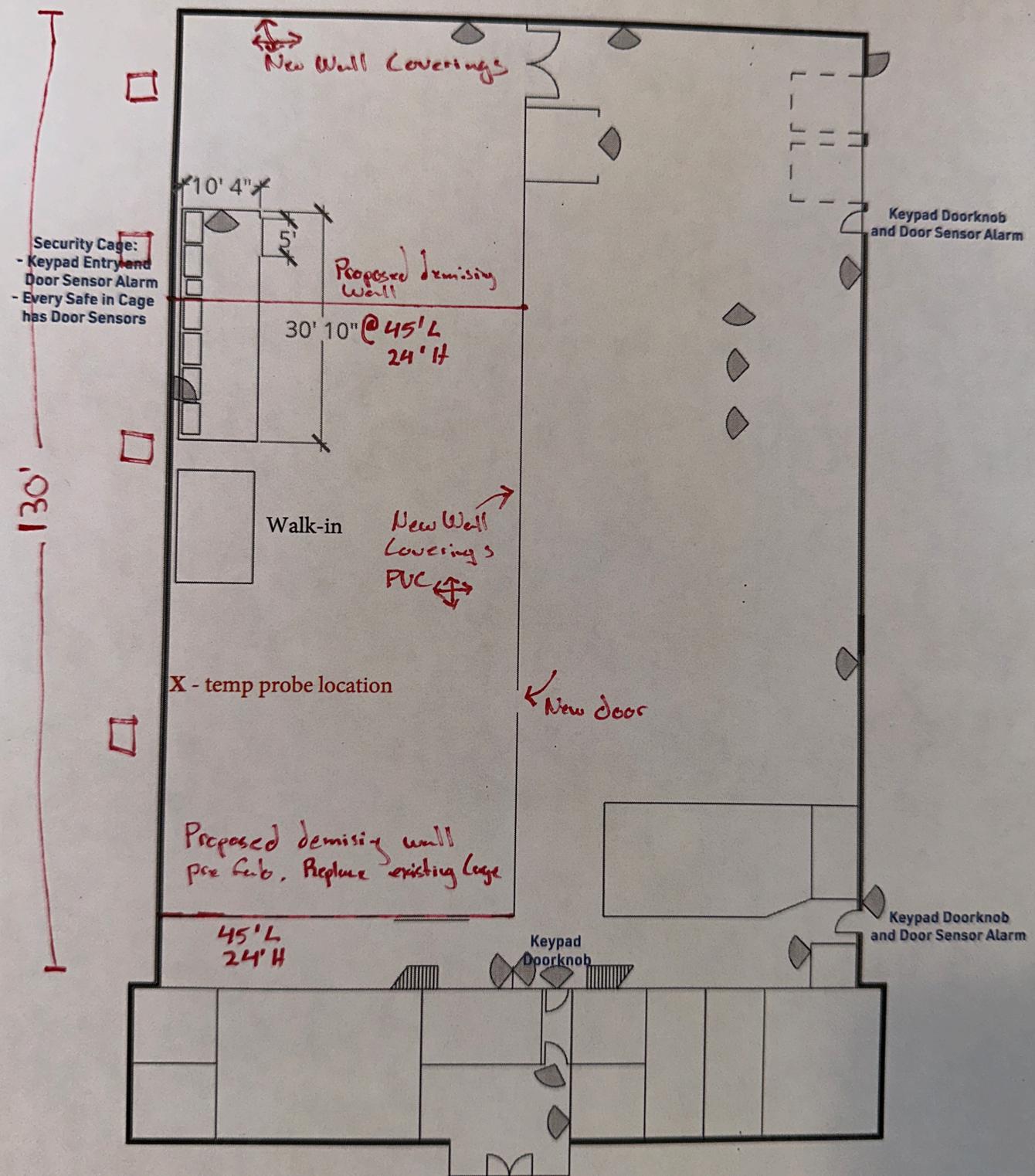
No additional street lighting will be installed.

In order to be a good neighbor and presence in the community Floriat will require and facilitate each employee engaging in two annual days of paid volunteer work within the greater community.

No Structural Supporting walls changed.

Cannabis Growing/Processing Facility

↑
N
1"=20'



Existing Electrical to be converted to correct sockets/circuits

Temp HVAC & New Circuits □ - Portable Units

demising walls pre-engineered.
Vinyl, Gypsum, Foam, Gypsum, Vinyl