

Municipal Planning and Zoning Commission

July 28, 2025

The regular meeting of the Municipal Planning and Zoning Commission for the City of Cumberland, Maryland, was held on Monday, July 28, 2025. Members present were Vic Rezendes, Joe George, Councilman, Jimmy Furstenberg. Ally Litten was present via phone. ABSENT: John Jacobs & Aaron Hendrickson.

Others attending the meeting were Kevin Thacker, Code Compliance Manager, Chelsea Rexrode, Codes Technician, Jeff Silka, City Administrator, and Ruth Davis-Rogers, Historic Preservation. There was Presenters Ethan Cohen & Jamie Kendrick.

PLEDGE OF ALLEGIANCE

- Pledge of Allegiance was held.

CHAIRMAN COMMENTS

- None

PUBLIC HEARING/ MEETINGS

I. Presentation of the City of Cumberland's Comprehensive Plan

Consultant, Ethan Cohen, spoke on behalf of their plan. This will be a 3-phase process: Discovery, Plan Development, and Review/Approval. There were multiple reviews done on previous plans from 2013, 2016, 2020, and 2024. They met with City/County Staff and local non-profit organizations. He offered the feedback that was given to them. Ethan also explained the changes that have happened since the 2013 Comprehensive Plan.

Consultant, Jamie Kendrick discussed the key takeaways for this community. The items we need to look at: Opportunity Areas, Key Projects, and Investment Zones. He discussed different sectors in the city. The consultants are hoping to have this completed at the end of the calendar year or at the beginning of 2026. The consultants plan to meet with the Commission again after Labor Day.

CITY PLANNERS REPORT

- None

CITIZEN COMMENTS

- None.

BRIEFINGS

- None.

An audio of tonight's meeting is available upon request.

ADJOURNMENT

Meeting was adjourned.

Respectfully,

Mr. Aaron Hendrickson, Secretary

Villages at Campobello (SPR25-000003)

Staff Review & Recommendations

August 25, 2025

Overview:

On August 8, 2025, applicant Allegany County Commissioners, acting on behalf of D.R. Horton, has submitted a major site plan for a proposed new 65-unit housing development at 616 Sedgwick St.—the site formerly known as “Allegany High School.” The proposed site is located within the R-U – Urban Residential Zone, and is a permitted use within that zone. A copy of the application form is attached to this staff report and a separate copy of the accompanying site plan has been included in the Planning Commission’s meeting packet for the August meeting.

Procedural Status:

Staff reviewed the proposed site plan for basic compliance with the applicable Zoning requirements on March 8, 2025. Staff determined that the site plan is ready for formal Planning Commission review at the August 25, 2025 meeting.

Staff Review:

Staff reviewed the proposed project for compliance with the applicable site plan and zoning district dimensional requirements. The project satisfies all applicable setback, building coverage, and building size requirements of the R-U Zone. Staff determined that the proposed use is permitted by-right within that zoning district.

Staff Recommendations:

Staff recommends that the Planning Commission apply the following conditions to any approval of the Site Plan:

1. Approval of this Site Plan by the City does not relieve the owner and applicant from the responsibility of compliance with all applicable local, state, and federal codes, ordinances, and regulations lawfully in effect at later stages of the approval and development process.
2. No application for a building or construction permit shall be submitted until the final stormwater management plans and associated documentation for the proposed development has been approved by the City of Cumberland. Stormwater management and maintenance easements for all required stormwater features shall be depicted on the final site plan that will be submitted with the building permit application and the easements shall be recorded by deed in the Allegany County land records prior to the filing of a building permit application for the site. If any material changes in the site plan must be made in order for the stormwater

management plan to be approved, then the applicant shall obtain approval of a revised site plan, prior to submission of a building or construction permit application.

3. No application for a building or construction permit shall be submitted until the soil erosion and sediment control plans for the proposed development has been approved by the Soil Conservation District. If any material changes in the site plan must be made in order for the soil erosion and sediment control plan to be approved, then the applicant shall obtain approval of a revised site plan, prior to submission of a building or construction permit application.
4. The applicant shall demonstrate compliance with all of the zoning requirements as part of his/her application for a building permit in accordance with the approved site plan:

Planning Commission Action:

- [] Approve the proposed Site Plan (SPR #76) with the findings and conditions contained in the staff report for the aforementioned project, dated March 2, 2015 and/or the following specific conditions, if any, deemed necessary by the Planning Commission:

- [] Deny the proposed Site Plan (SPR #76) based on the findings and conclusions determined by the Planning Commission as listed below:

Motion by: _____

Seconded by: _____

Vote:

In favor of motion: _____

Opposed: _____

Abstained: _____

Number of voting members present: _____

Signed:

Chair, Cumberland Planning Commission

Date: _____

Secretary, Cumberland Planning Commission

Date: _____



NOTES:
 RANCHERS - 40' X 60'
 VILLAS - 32' X 61'
 TOWNS - 20' X 35'
 MIN LOT AREA - 6000 SF
 SFD LOT - 2000 SF
 SFA LOTS - 20' X 35'
 LOT WIDTH - 50' SFD
 20' SFA
 SETBACKS
 FRONT - 25' FROM ROW
 SIDE - 8'
 REAR - 25'
DENSITY SUMMARY
 TOTAL UNITS = (73)
 RANCHERS = (22)
 VILLAS = (12)
 TOWNHOUSES = (39)

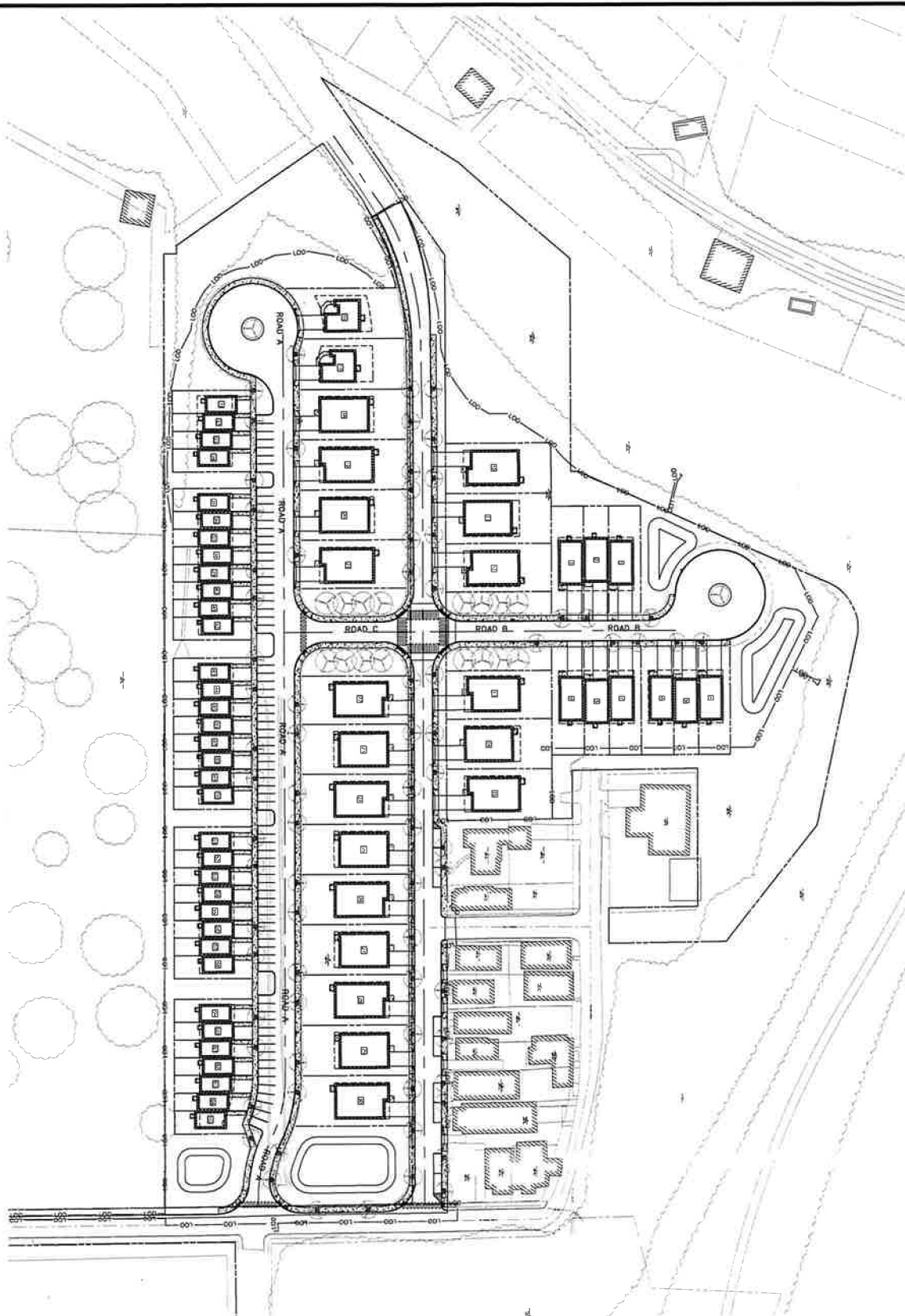


MORRIS & RITCHIE ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 10000 WOODBURN ROAD
 FARMERSVILLE, VA 20122
 (703) 994-0047
 MRA@GMAIL.COM

CONCEPTUAL LAYOUT - 6
 DATE: 07/20/24
 SCALE: 1"=50'
 GRAPHICAL SCALE: 1" = 50'

HAYSTACK VILLAGE ALLEGANY COUNTY, MD

NOTE:
 THE CONCEPT GRADING IS FOR PLANNING PURPOSES
 ONLY & IS SUBJECT TO FINAL ENGINEERING & DESIGN



CALL BEFORE YOU DIG!
NATURAL LAW REQUIRES
2 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 2 WORKING
DAYS IN DESIGN STAGE—STOP CALL
One Call Systems International
CALL
1-800-257-7777
MISS UTILITY
TICKET #25070341

VILLAGE CROSSING AT CAMPOBELLO
0380-24-301
NEW HOUSING DEVELOPMENT PROJECT

CONCEPT SITE PLAN



Scale	AS NOTED
Date	FEBRUARY 2025
Drawn By	SAS/CLK/AJO
Checked By	GLE
Project No.	0080-24-001
File No.	24301 CONCEPT

No.	Sheet Revisions	Date

Drawing No.

T

Legal Notice

Allegany County Commissioners, submitting on behalf of D.R. Horton, has made application to the Mayor and City Council for a Site Plan Review (SPR25-000003) to discuss the development of the old Allegany High School site to become a 65-unit housing project known as “The Villages of Campobello”.

The Municipal Planning and Zoning Commission of the City of Cumberland will meet and hold a public hearing on this Site Plan Review on Monday, August 25, 2025 at 4:30 PM in the Mayor and City Council Chambers at City Hall, 57 North Liberty Street, 2nd Floor, Cumberland, Maryland. The Planning Commission will hear public comment, discuss, and make a formal recommendation to the Mayor and City Council regarding this Site Plan Review. Interested persons should plan to attend this hearing.

A copy of the proposed Site Plan Review and the associated staff report are on file and available for public view at the City of Cumberland Department of Community Development during normal business hours (Monday-Friday, 8:00 AM – 4:00 PM). The Department is located 57 North Liberty Street, Cumberland, Maryland. Additional questions or comments should be directed to Kevin Thacker, City Planner, at kevin.thacker@cumberlandmd.gov or 301-759-6659.

Advertise Times-News: August 11, 2025

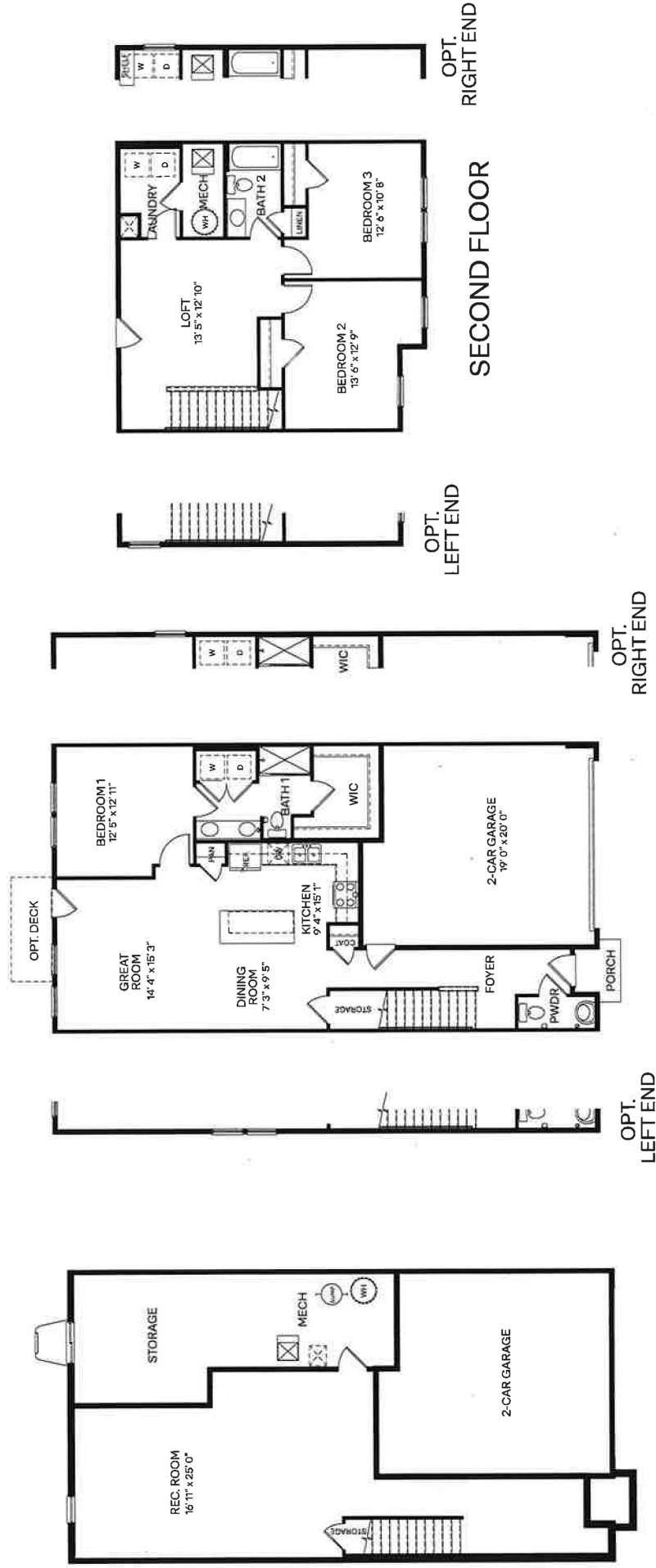
August 18, 2025





BRENTWOOD

Basement, 3 Bedrooms + Loft, 2.5 Bathrooms, 2-Car Garage, 1,826 Sq. Ft.





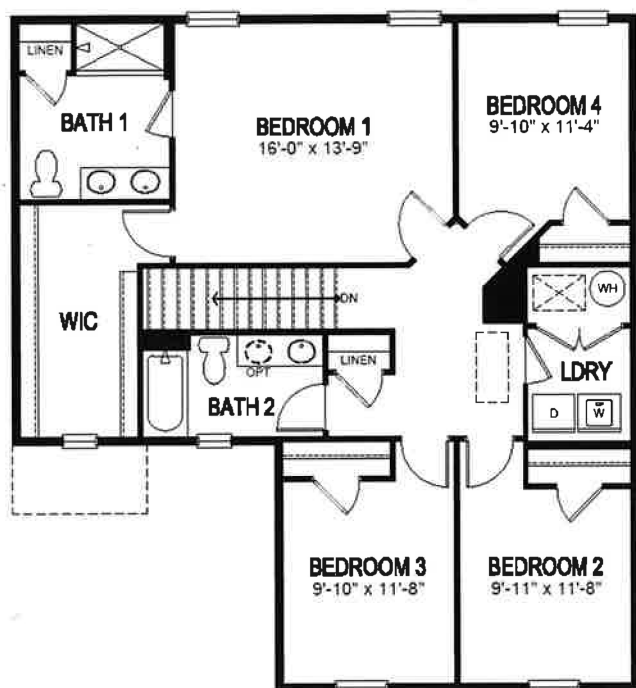
Elevation A1



Elevation B1



Elevation B3



SECOND FLOOR



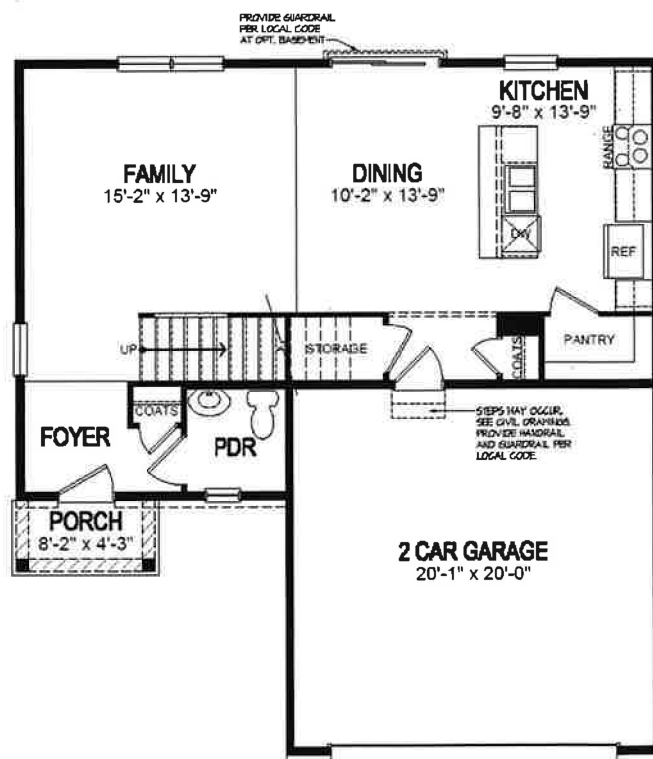
SHOWER



SHOWER/TUB COMBO



TUB



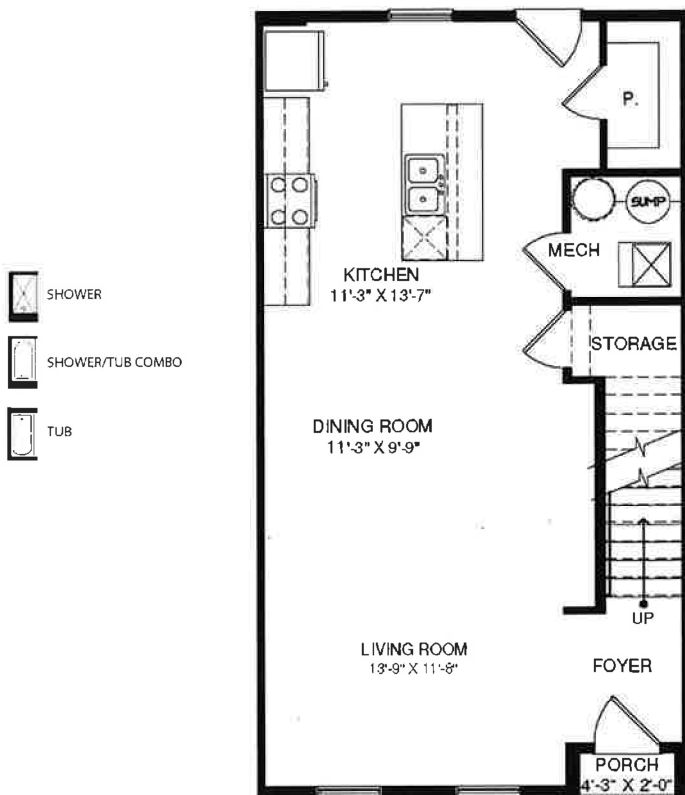
FIRST FLOOR

D.R. Horton is a Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.

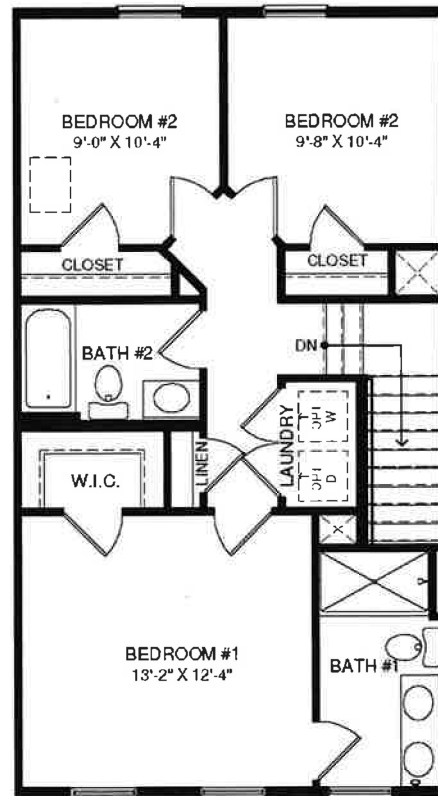


JEFFERSON - H1

JEFFERSON - K1



FIRST FLOOR



SECOND FLOOR

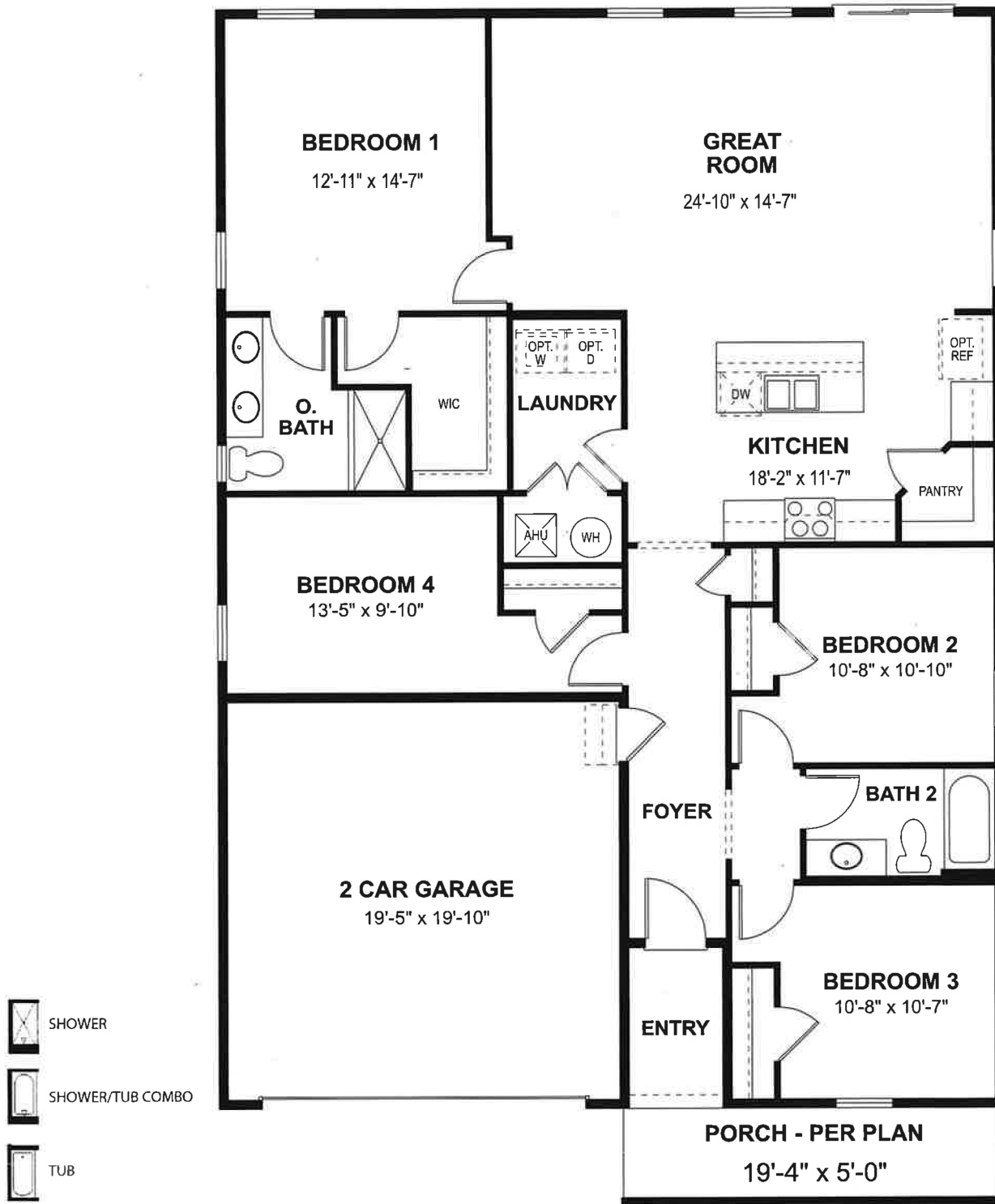
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Elevation A



Elevation C3



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