

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday January 5, 2023

Worcester County Government Center, Room 1102, One West Market St.
Snow Hill, Maryland 21863

I. Call to Order (1:00 p.m.)

II. Administrative Matters (1:00 p.m. est.)

- A. Review and Approval of Minutes – December 1, 2022
- B. Board of Zoning Appeals Agenda – January 12, 2023
- C. Technical Review Committee Agenda – January 11, 2023

III. Site Plan Review §ZS 1-325

- A. **Salt Life Park – Major site plan/land development plan review** (1:05 p.m. est.)
Proposed expansion of a manufactured home park including 34 lots and associated open space, located on the southerly side of Old Bridge Road (MD Route 707), approximately 435 feet east of Greenridge Lane Road, Tax Map 26, Parcels 191 and 193, District 10, R-4 General Residential District, Mark Odachowski, owner / R.D. Hand & Associates, Applicant & Planner
- B. **Salt Grass Point Farm LLC, –Major Site Plan Review**
Proposed construction of eight (8) buildings containing 75,018 square feet of mini storage and an associated office, with a proposed two (2) lot subdivision, located at the easterly side of Stephen Decatur Highway (MD Route 611), approximately 410 feet south of Snug Harbor Road, Tax Map 33, Parcels 136, District 10, C-2 General Commercial District, Salt Grass Farms, LLC., Owner and R.D. Hand & Associates, Applicant and Planner.

IV. Residential Planned Communities § ZS 1-315

- A. **Sea Oaks Village – Preliminary Plat**
Preliminary Plat review of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and active recreation courts. Located on the west side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road on Sea Oaks Lane, Tax Map 26, Parcel 274, Lot 3A, R-3 Multifamily Residential, Tax District 10, Sea Oaks, LLC, owner / Carpenter Engineering, LLC, engineer.
- B. **The Refuge at Windmill Creek – Step 1 Concept Plan Review**
Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision Located on the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts, The Refuge at Windmill Creek, LLC, owner/ Carpenter Engineering, LLC, engineer.

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday January 5, 2023

V. Beech Tree Place – Major Subdivision

Proposed 9 lot single family major subdivision located at the northeast corner of Stephen Decatur Highway and Snug Harbor Road, Tax Map 33, Parcel 298, Lot 22A, Tax District 10, R-2 Suburban Residential District, Magnolia Court, LLC, owner / Carpenter Engineering, LLC, engineer.

VI. Miscellaneous

VII. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – December 1, 2022**

Meeting Date: December 1, 2022

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Rick Wells, Vice Chair
Mary Knight, Secretary
Ken Church
Brooks Clayville
Marlene Ott
Betty Smith

Staff

Jennifer Keener, Director, DRP
Kristen M. Tremblay, Zoning Administrator
Stu White, DRP Specialist
Roscoe Leslie, County Attorney

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, November 3, 2022

As the first item of business, the Planning Commission reviewed the minutes of the November 3, 2022 meeting.

A motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously.

B. Board of Zoning Appeals Agenda, December 8, 2022

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for December 8, 2022. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

C. Technical Review Committee Agenda, December 14, 2022

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for December 14, 2022. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

III. § ZS 1-315 Residential Planned Communities

As the next item of business, the Planning Commission reviewed the previously approved Seaside Village RPC Step II and Step III Phase 2A site plan revisions. The current proposal seeks to finish the remainder of the development and is proposed to consist of 16 multi-

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – December 1, 2022**

family residential units. Located on the northerly side of Rt. 50 (Ocean Gateway), East of Golf Course Road, Tax Map Parcel 707, Tax District 10, R-3 Multi-Family Residential District, Seaside Venture, LLC, owner / George, Miles, & Burr LLC, engineer. Present for the review were Tim Kamas and Katja Kalinski. Ms. Kalinski introduced the project to the Planning Commission.

Architectural renderings of the project were presented for review. Mr. Barbierri stated that the design meets the intent of the Worcester County Design Guidelines and Standards.

Ms. Ott questioned what the intended use for the buildings would be. Mr. Kamas replied that they are intended as long-term rentals.

Following the discussion, a motion was made by Ms. Knight, seconded by Ms. Ott, and carried unanimously to approve the Step II proposal as presented. A motion was then made by Ms. Ott, seconded by Ms. Knight, and carried unanimously to approve the Step III proposal as presented.

IV. Miscellaneous

As the next item of business, Director Jennifer K. Keener, AICP announced that Deputy Director Gary Pusey has accepted a position in Wicomico County and that his last day at Worcester County Development Review and Permitting will be Friday, December 9.

Ms. Keener added that three (3) bids were received for the Worcester County Comprehensive Plan. Ms. Ott offered to review the bids.

V. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Knight. The Planning Commission meeting adjourned at 1:14 pm.

Mary Knight, Secretary

Stuart White, DRP Specialist

**NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS
AGENDA**

THURSDAY JANUARY 12, 2023

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

6:30 p.m.

Case No. 23-3, on the lands of Mark Solito, requesting a variance to the left side yard setback from 10 feet to 8 feet (to encroach 2 feet) & a rear yard variance from 25 feet to 19.5 feet (to encroach 5.5 feet) for a proposed 2nd story deck in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) & ZS 1-305 located at 11464 Maid at Arms Lane, Tax Map 26, Parcel 1, Lot 48, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 23-4, on the application of Hugh Cropper, IV, on the lands of Jane R. Corcoran Revocable Trust, requesting a special exception to allow a minor subdivision in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-215(c)(3) & ZS 1-311, located on the west side of Whitesburg road about 400 feet south of Old Beech Road, Tax Map 61, Parcel 4, Tax District 7, Worcester County, Maryland.

6:40 p.m.

Case No. 23-5, on the application of Hugh Cropper, IV, on the lands of Chateau 84 LLC, requesting a variance to the front yard setback off of a minor collector highway from 50 feet to 34 feet (to encroach 16 feet) for a proposed dwelling in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) & ZS 1-305, Located on the north side of Old Bridge Road about 100 feet east of Martha's Landing Drive, Tax Map 27, Parcel 241, Lot 9, Tax District 10, Worcester County, Maryland.

Administrative Matters

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, January 11, 2023 at 1:00 p.m.

**Worcester County Government Center, Room 1102, One West Market St. Snow Hill,
Maryland 21863**

- I. **Call to Order**

- II. **Sea Squared** – Major Site Plan Review
Proposed site development for 8 various sized contractor shop buildings, totaling 55,600 sq. ft.
Located at 11206 Five-L Drive, Tax Map 21, Parcel 261, Lot 7, Tax District 03, A-2 Agricultural
District, Sea Squared, LLC, owner / RD Hand and Associates, Inc., site planner.

- III. **Adjourn**

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: January 5, 2023

PURPOSE: Major Site Plan Review – Manufactured Home Park (a.k.a. Mobile Homes)

DEVELOPMENT: Salt Life Park (Expansion)

PROJECT: Proposed expansion of a manufactured home park including 34 lots and associated open space.

LOCATION: Located on the southerly side of Old Bridge Road (MD Route 707), approximately 435 feet east of Greenridge Lane Road, Tax Map 26, Parcels 191 and 193, District 10, Mark Odachowski, owner/ R.D. Hand & Associates; applicant & planner.

ZONING DESIGNATION: R-4 General Residential District

BACKGROUND: The proposed project went before the Technical Review Committee (TRC) on September 9, 2020 and submitted a revised set of plans on August 18, 2021 for review by the Planning Commission. The project was added to the September 2021 agenda but was pulled prior to the meeting in order to resolve Stormwater matters and as such, no new TRC comments were prepared by staff.

SIGNS: Signage will be addressed at the time of permitting; all signage shall be in accordance with the provisions of §ZS 1-324.

PARKING: Required parking for each manufactured home is two (2) spaces minimum. Two (2) spaces per home are indicated on the site plan. Please note that in the event short term rentals are desired, an additional parking space will need to be provided.

TRAFFIC CIRCULATION: Written confirmation from State Highway Administration has been received, in the form of Technical Review Committee (TRC) comments, indicating that access points on MD 707A are limited to one (1). The existing entrance is to be relocated as shown on the site plan.

All roads shall comply and be constructed in accordance with a County road specification for manufactured home parks in accordance with ZS 1-314(c)(11). Written approval will be necessary from the Department of Public Works, County Roads Division prior to review and approval by the Planning Commission. Additional information on the proposed construction of the internal roads will be necessary for the Department of

Public Works, County Roads Division to conduct their review. Additionally, geo-tech reports will be required during road construction and a bond will be necessary prior to permit issuance. Please contact County Roads for further details; contact information is available on the page with their specific comments.

PEDESTRIAN AND BICYCLE CONNECTIVITY: Bike racks have been provided at each amenity per the requirements of §ZS 1-320.

LANDSCAPING: A landscape plan has been provided in accordance with §ZS 1-322.

Per ZS 1-322(e)(6), all manufactured home parks located along collector roads, require screening. Please confirm the proposed landscaping will be dense enough to provide a complete visual barrier once the vegetation reaches maturity. In the event further plantings are needed to meeting the screening requirements, as defined in ZS 1-322(e)(1), please add additional plantings.

In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.

FOREST CONSERVATION LAW: This property may not be subject to the Forest Conservation Law. Written confirmation will be required from the Department of Environmental Programs, Natural Resources Division, relative to Forestry requirements prior to the Department granting signature approval.

CRITICAL AREA LAW: This property located in the Atlantic Coastal Bays critical Area (ABCA) program boundary designated Intensely Developed Area (IDA) and within the 100' buffer. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Critical Area requirements prior to the Department granting signature approval.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project is subject to the Worcester County Stormwater Ordinance. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Stormwater Management requirements prior to the Department granting signature approval

WATER SUPPLY AND WASTEWATER SERVICES: In accordance with §ZS 1-

325(e)(3)O. & P., written confirmation that all water and wastewater requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to signature approval.

*****OTHER MATTERS: Included in the Planning Commission's packet for this project is the December 28, 2022 Code Requirements letter. There are a number of items remaining that will need to be addressed by the applicants prior to a final signature approval being granted.**

GENERAL COMMENTS:

1. Per the deed dated January 24, 2020, Tax Map 26, Parcel 167, Lots 18 & 19, Tax Map 26, Parcel 396 and Tax Map 26, Parcel 164, Lots 10-17, were transferred separately and have been transferred separately throughout the history of the parcels. The existing rentals on Parcel 164 were viewed as a part of the existing park on Parcel 396. If the manufactured homes on Parcel 164 will not be considered a portion of this park, a separate rental license will be necessary for those dwellings.
2. Demolition permits will be required for the demolition of the existing dwellings on Parcel 193.
3. Please be advised that all boundary lines for the park and each individual lot must be monumental in accordance with Title 2 of the Subdivision Regulations, per ZS 1-314(c)(8).
4. Please do not forget to call (410-632-1200) for final inspections for recently placed manufactured homes in Salt Life Park to obtain a certificate of use and occupancy.

PLANNING COMMISSION CONSIDERATIONS:

1. The Planning Commission may require the existing portion of the park comply with all or part of the ZS1-314(c).

PREPARED BY: Stuart White, DRP Specialist

RECOMMENDATION: Staff recommends that the Planning Commission review the materials provided. As there are a number of remaining housekeeping items that will need to be addressed prior to final signature approval, particularly with respect to the Technical Review Committee's comments, the Planning Commission may wish to consider one (1) of two (2) options:

1. Review what has been presented, including the Technical Review Committee's (TRC) comments and approve the site plan contingent upon the resolution of the housekeeping items with staff.
2. **(OR)** Review all the materials provided and determine that a revised plan will need to be presented to the Planning Commission at a future meeting.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

December 28, 2022

R.D. Hand and Associates, Inc.
12302 Collins Road
Bishopville, MD 21813

Re: Salt Life Park – Proposed expansion of a manufactured home park including 34 lots and associated open space, located on the southerly side of Old Bridge Road (MD Route 707), approximately 435 feet east of Greenridge Lane Road, Tax Map 26, Parcels 191 and 193, District 10, R-4 General Residential District, Mark Odachowski, owner/ R.D. Hand & Associates; applicant & planner

Dear Mr. Hand:

This is to advise you that the Department has completed a review of the site plan, submitted on December 20, 2022, associated with the above referenced project. The plan has been reviewed in accordance with the pertinent sections of the 2009 Worcester County *Zoning and Subdivision Control Article*. The following code requirements have yet to be addressed:

1. Per the deed dated January 24, 2020, Tax Map 26, Parcel 167, Lots 18 & 19, Tax Map 26, Parcel 396 and Tax Map 26, Parcel 164, Lots 10-17, were transferred separately and have been transferred separately throughout the history of the parcels. The existing rentals on Parcel 164 were viewed as a part of the existing park on Parcel 396. If the manufactured homes on Parcel 164 will not be considered a portion of this park, a separate rental license will be necessary for those dwellings.
2. A boundary line adjustment will be necessary to separate the northerly section of Parcel 191 from the southerly section, currently containing the single-family dwelling.
3. Additionally, demolition permits will be required for the demolition of the existing dwellings on Parcel 193.
4. As a reminder, the Planning Commission may require the existing portion of the park comply with all or part of the ZS1-314(c).
5. Please identify the square and circle identified near the proposed pool.
6. Please be advised that all boundary lines for the park and each individual lot must be

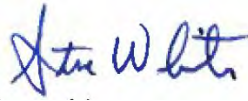
- monumental in accordance with Title 2 of the Subdivision Regulations, per ZS 1-314(c)(8).
7. In reference to screening, per ZS 1-322(e)(6) all manufactured home parks located along collector roads, require screening. Please confirm the proposed landscaping will be dense enough to provide a complete visual barrier once the vegetation reaches maturity. In the event further plantings are needed to meet the screening requirements as defined in ZS 1-322(e)(1), please add additional plantings to the site plan.
 8. All roads shall comply and be constructed in accordance with a County road specification for manufactured home parks in accordance with ZS 1-314(c)(11). Written approval will be necessary from the Department of Public Works, County Roads Division prior to review and approval by the Planning Commission. Additional information on the proposed construction of the internal roads will be necessary for the Department of Public Works, County Roads Division to conduct their review. Additionally, geo-tech reports will be required during road construction and a bond will be necessary prior to permit issuance. Please contact County Roads for further details; contact information is available on the page with their specific comments.
 9. In accordance with §ZS 1-325(e)(3)O. & P., written confirmation that all water and wastewater requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to signature approval.
 10. Written confirmation will also be required from the Dept. of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval. Any preliminary approvals associated with these requirements will need to be addressed as applicable prior to the scheduling of this project for Planning Commission review.
 11. Once all adjustments have been made, please submit the plans in an electronic format in accordance with §ZS 1-325(e)(1)F.

Items to be addressed at the time of permitting include:

- A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided to accurately determine the bond amount;
- Any signage shall meet the requirements of §ZS 1-324 and shall be reviewed at permitting stage for compliance.

A copy of the staff report associated with this project is attached for your reference. Please do not hesitate to contact me at 410-632-1200 ext. 1139 with any questions or comments you may have concerning this matter.

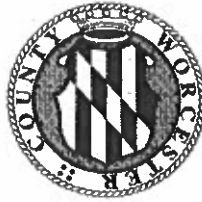
Sincerely,

A handwritten signature in blue ink, appearing to read "Stu White". The signature is fluid and cursive, with the first name "Stu" and last name "White" clearly distinguishable.

Stu White
DRP Specialist

Enclosure

cc: Mark Odachowski, owner
file



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

*Amendment
Plan to go to Commissioners*

To: Technical Review Committee (TRC) for September 9, 2020 Meeting

From: Environmental Programs Staff

Subject: Major Site Plan: Salt Life Park – TM 26 P 191 & 193

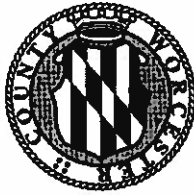
Date: September 2, 2020

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. There are outbuildings and an existing house on the property. They should be properly demolished and the well abandoned when property is developed and connected to public utilities.
2. An EDU chart would need to accompany the site plan. The plan would need to identify seventy-eight (78) EDUs needed for the 78 residential units proposed for the project. Identification of the sanitary service area(s) supplying public water and sewer were not provided on the site plan, and this should be included on future plans.
3. This property is not currently allocated sufficient water or sewer EDUs to supply the sanitary needs of the proposed construction. Additional capacity will need to be obtained. For major site plans, the project must have completed the TRC process before applying to the County Commissioners for EDU allocation. The project must have EDU allocation prior to the project applying for final site plan approval from the Planning Commission. An application should be submitted to Michelle Carmean in the Treasurer's Office for the required EDUs.
4. This property owner has an amendment to the *Master Water and Sewerage Plan* to add the portion of the property that is not in the Mystic Harbour sewer planning area.
5. Natural gas is available to this property.

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6. If landscaping irrigation is contemplated, backflow prevention will be required.
7. The Plumbing Code is the 2018 International Plumbing Code (IPC). The Gas Code is the 2018 International Fuel Gas Code.
8. Salt Life Park meets the definition of a "mobile home park" in COMAR 10.16.2.01-1.G and is subject all regulations set forth in COMAR 10.16.02. Before a request to approve an expansion to an existing mobile home park state Department of Health operating permit can be approved, a layout plan of the current mobile home park showing campsites needs to the be submitted to Environmental Programs for approval. This is a separate approval process from this local site plan review, and we can work with the owner's representatives to secure this information.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III *(JB)*

Subject: September 9, 2020 Technical Review Committee Meeting

Date: August 31, 2020

Salt Life Park – Proposed expansion of a manufactured home park including 34 lots and associated open space, Tax Map 26, Parcels 191 & 193.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ABCA) program boundary designated Intensely Developed Area (IDA) and within the 100' buffer. Please see the following comments:

1. Please add the following note with regards to Natural Resources Code Section NR 3-103 (c)(2): *In accordance with NR 3-103 (c)(2) being that more than 50% of the site is in the Critical Area, the owner elect to develop the entire property under the Critical Area regulations; therefore, the Forest Conservation law does not apply.*
2. Ensure all items required within a Critical Area site plan NR 3 -109 (d)(1) are provided.
3. Provide a Critical Area Report as defined in NR 3-109 (d)(2).
4. Provide documents that the site the site will meet the 10% pollution reduction requirements. The Department can provide you with a copy if needed.
5. ON sheet CA-1, Buffer establishment plantings are shown. Please note that the Red Maple must be at least a 2" caliper and the Eastern Red Cedar must be at least 6' in height. Also, according to the Worcester County Planting List, Crepe Myrtles are eligible to receive 100 points per tree planted.
6. This Project meets the requirement for the Maryland Critical Area Commission Project Notification parameters, therefore provide additional copies of the plan, Critical Area

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Report, 10% rule compliance details and all other important documents when submitted, will be forwarded to Commission Staff for review and comment.

7. Please submit the Critical Area review fee of \$ 561.75 for this Major Site Plan.

Stormwater Management & Erosion and Sediment Control:

Stormwater Management & Erosion and Sediment Control:

Concept Plan Approval has been approved for this project. Site development approval is required before this project can proceed to Planning Commission. Final Stormwater approval is required before this Division can provide signature plan approval.

General Provisions:


- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;
R. D. Hand & Associates, Inc.;
Jenelle Gerthoffer, NR Administrator;
David Bradford, NR Deputy Director.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee
From: David Mathers, Natural Resources Planner 
Subject: Forest Conservation & Stormwater Management Review
Date: September 3, 2020
Date of Meeting: September 9, 2020
Project: Salt Life Park
Location: Old Bridge Road, Tax Map 26; Parcels 191 & 193
Owner/Developer: Mark Odachowski
Applicant: R.D. Hand and Associates, Inc.

This project may not be subject to the Worcester County Forest Conservation Law. In accordance with Subtitle I Section 3-103(c)(2) of the Natural Resources Article of the Worcester County Code of Public Laws, this project, having at least fifty percent of the land area within the Atlantic Coastal Bays Critical Area, may be developed entirely under the Critical Area Law. A statement citing the Natural Resources Code should be placed on all new plans for this project.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. Site Design Plan approval must be received prior to this case going to the Planning Commission.

Citizens and Government Working Together

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012

8



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: March 11, 2020
TO: Applicant
FROM: Jenelle Gerthoffer, Natural Resources Administrator *JG*
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

.....

Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Natural Resources Administrator, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

September 1, 2020

Ms. Jessica Edwards
Department of Developing, Review, and Planning
Worcester County Government Center
One West Market Street, Room 1201
Snow Hill MD 21863

Dear Ms. Edwards:

Thank you for the opportunity to review the major site plan for the proposed Salt Life Park manufactured home park expansion, located on the southerly side of MD 707A, approximately 435 feet east of Greenridge Lane Road, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

This major site plan proposes a 34-lot expansion of an existing manufactured home park. As this is an expansion of an existing development, District 1 is requiring that the number of access points on MD 707A be limited to 1, and the existing 75 ft wide, dirt access to the west be closed off, leaving the 2nd park entrance to serve as the sole entrance on MD 707A. Once the existing 75ft access is closed, widening for a partial deceleration lane will be required at the 2nd park entrance. Sidewalk will be required along the property frontage, and the 2nd park entrance will need to be reconstructed to meet MDOT SHA Standards. A Commercial Access Permit is required for this project, which can be obtained through the District 1 Access Management Department (please see the attachment for Commercial Access Permit plan review requirements).

If you have any questions or require additional information please contact Mr. Daniel Wilson, District 1 Access Management Regional Engineer, at 410-677-4048, by using our toll free number (in Maryland only) at 1-800-825-4742 (x4048), or via email at dwilson12@mdot.maryland.gov. He will be happy to assist you.

Sincerely,

James W. Meredith / for

James W. Meredith
District Engineer

*MARK TO meet w/ DAN
to discuss*

Attachment

Ms. Jessica Edwards

Page Two

**cc: Mr. Dallas Baker, D-1 Assistant District Engineer-Project Development, MDOT SHA
Mr. Jeff Fritts, D-1 Access Management Inspector, MDOT SHA
Mr. Rodney Hubble, Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA
Mr. Tony Turner, Assist. Resident Maintenance Engineer-Snow Hill Shop, MDOT SHA
Mr. Daniel Wilson, D-1 Access Management Regional Engineer, MDOT SHA**



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

Needed for Initial Plan Review Submittal

- Make sure all the requirements of the county/local jurisdiction have been fulfilled.
- The initial submittal should contain: four sets of plans, two sets of the Stormwater Management Report, and a CD containing the plans and supporting documentation in PDF format; mailed directly to Mr. James W. Meredith at 660 West Road, Salisbury, MD 21801, attention of Mr. Daniel Wilson.
- If you are unable to make a hard copy submission or would prefer to submit electronically, you can make an electronic project submittal by logging into:
<https://mdotsha.force.com/accesspermit/login?ec=302&inst=1B&startURL=%2Faccesspermit>.
- The MDOT SHA Plan submittal should include a **Cover Sheet**, an **Existing Conditions/Sediment Control/Demolition Plan Sheet** (with a sequence of construction), a **Site/Utility/Landscape Plan Sheet** (with color coding of all utilities in plan view, according to the Miss Utility color code and illustrations of all landscaping proposed in the MDOT SHA right of way), an **Entrance Plan Sheet**, a **Stormwater Management/Grading Plan Sheet**, a **Signing and Pavement Marking Sheet**, and a **Cross Sections Sheet**. The plan sheets aren't required to be sequenced in this order, but the information generally provided on these sheets needs to be depicted in the plan set in some format.
- Please keep in mind that you can view the project status and identify who conducted the review process via the SHA Access Management web page
<http://www.roads.maryland.gov/pages/amd.aspx>.
- Please consult the MDOT SHA Access Manual for Entrance and Design specifications, at:
<https://www.roads.maryland.gov/Index.aspx?PageId=393>.
- If you have any questions, please contact Daniel Wilson, Access Management Regional Engineer. See below for contact information.

Thanks,

Daniel Wilson
Maryland Department of Transportation
State Highway Administration
Regional Engineer
Access Management
District 1
660 West Road
Salisbury, MD 21801

Office: 410-677-4048
Cell: 410-251-9571
Email: dwilson12@mdot.maryland.gov



Worcester County
DEPARTMENT OF PUBLIC WORKS
6113 TIMMONS ROAD
SNOW HILL, MARYLAND 21863

JOHN H. TUSTIN, P.E.
DIRECTOR

JOHN S. ROSS, P.E.
DEPUTY DIRECTOR

TEL: 410-632-5623
FAX: 410-632-1753

MEMORANDUM

TO: Jennifer Kenner, Deputy Director DRP
FROM: Frank J. Adkins, Roads Superintendent (FA)
DATE: September 1, 2020
SUBJECT: TRC Meeting – September 9, 2020

DIVISIONS

MAINTENANCE
TEL: 410-632-3766
FAX: 410-632-1753

ROADS
TEL: 410-632-2244
FAX: 410-632-0020

SOLID WASTE
TEL: 410-632-3177
FAX: 410-632-3000

**FLEET
MANAGEMENT**
TEL: 410-632-5675
FAX: 410-632-1753

**WATER AND
WASTEWATER**
TEL: 410-641-5251
FAX: 410-641-5185

Section 1-325 Site Plan Review

A. Salt Grass Point Farms Mini Storage

1. No comments at this time - this project borders State Highway.

B. Salt Life Park

1. Reserve comments pending review of construction drawings.

cc: John H. Tustin, P.E.

FJA:ll
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**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
WATER & WASTEWATER DIVISION
INTEROFFICE MEMORANDUM**

TO: Jennifer K. Keener, Deputy Director
Development Review and Permitting
FROM: John S. Ross, P.E., Deputy Director
DATE: September 3, 2020
SUBJECT: TRC Meeting – September 9, 2020



Site Plan Review

- A. Salt Grass Point Farms Mini Storage – Proposed construction of seven buildings containing 75,919 square feet of mini storage and associated office, associated with a proposed two lot subdivision, located at on the easterly side of Stephen Decatur Highway (MD Route 611), approximately 410 feet south of Snug Harbor Road, Tax Map 33, Parcels 136, District 10, C-2 General Commercial District, Salt Grass Farms LLC., owner / R.D. Hand & Associates; applicant & planner;
 - 1. In the General Notes on the first drawings was a reference to Water, Sewer, Stormwater and S.E.S.C. Plans that were not provided. No comments can be provided without that information.
- B. Salt Life Park – Proposed expansion of a manufactured home park including 34 lots and associated open space, located on the southerly side of Old Bridge Road (MD Route 707), approximately 435 feet east of Greenridge Lane Road, Tax Map 26, Parcels 191 and 193, District 10, R-4 General Residential District, Mark Odachowski, owner/ R.D. Hand & Associates; applicant & planner
 - 1. Confirm needed EDUs assigned to the project
 - 2. Reserve further comments pending receipt of utility construction drawing(s)

cc: John H. Tustin, P.E. Director



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1003

SNOW HILL, MARYLAND 21863-1194

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Salt Life Park
LOCATION: Tax Map 26; Parcel 191 & 193
CONTACT: Mark Odachowski
MEETING DATE: September 9, 2020

TRC #: 2020484

COMMENTS BY: Matthew Owens
Chief Deputy Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project

Proposed expansion of a manufactured home park including 34 lots and associated open space.

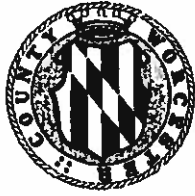
General Comments

1. A water supply for fire protection shall be identified indicating the following:
 - a. Water Source
 - b. Engineering study for reliability of water source
 - c. Size (in gallons) of water source
 - d. Replenishment of water supply
 - e. Diameter of in ground pipe
 - f. Number of hydrants
 - g. Location of hydrants
 - h. Roadway width and surface types
 - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.
4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.

5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, whichever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. All new single-family homes shall be protected by an automatic suppression system in accordance with NFPA 13D.
2. Plans shall be provided on the proposed water system to be provided for fire protection.
3. No further comments at this time.



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@co.worcester.md.us

Project: Salt Life Park

Date: 9/9/2020

Tax Map: 26

Parcel: 191 & 193

Section:

Lot:

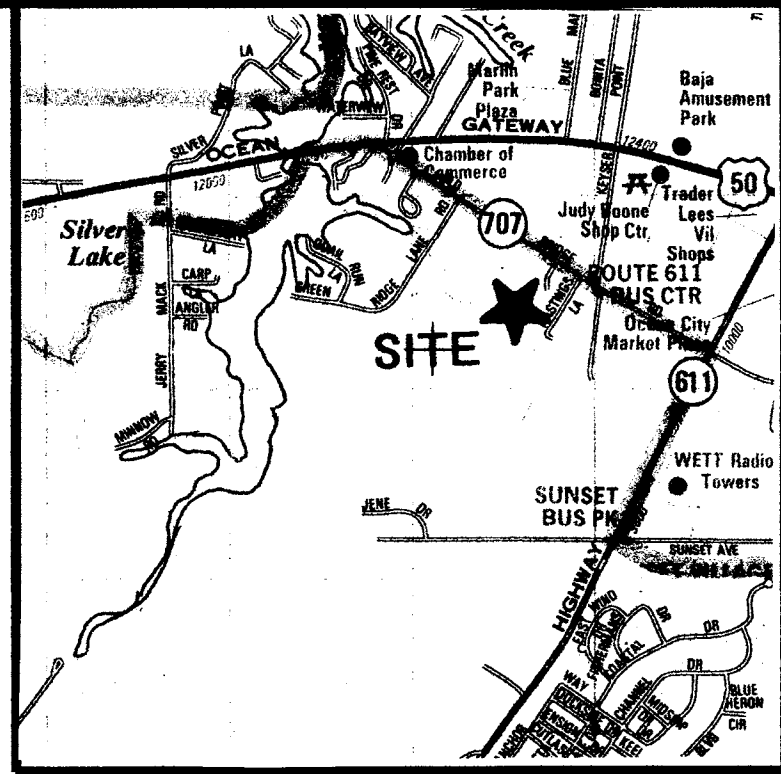
Site specific comments

1. Manufactured homes built after 7/1/2015 to be equipped with fire suppression system.
2. Any future amenities will require permits.

There is not enough information provided at this time to provide additional comments.

THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY RD HAND AND ASSOCIATES, INC.

SALT LIFE PARK



VICINITY MAP

SITE PLAN
SALT LIFE PARK
WEST OCEAN CITY, MARYLAND

Rd. HAND AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
12302 Collins Road Bishopville, MD. 21813 410-352-5623

DATE 8/29/2020
REV. DATE 8/18/2021
DRAW BY RDB
CHK'D BY
DRAWING
SCALE 1"=60'

SHEET

S-1

PARCEL DESCRIPTION

TAX MAP 26, PARCEL 191A AND PARCEL 193
TENTH ELECTION DISTRICT
WORCESTER COUNTY MARYLAND

PROPERTY OWNERS

SALT LIFE PARK LLC
9939 JERRY MACK ROAD
OCEAN CITY, MARYLAND 21842

EXISTING ZONING

R-4, GENERAL RESIDENTIAL

SITE AREA

± 0.40 ACRES NON-TIDAL WETLAND
± 0.18 ACRES ROAD WIDENING
± 14.25 ACRES UPLAND
± 14.65 ACRES GROSS LOT AREA
± 14.47 ACRES NET LOT AREA

PROPOSED USE

34 LOT EXPANSION OF MOBILE HOME PARK
26 UNITS EXISTING LOTS
60 UNITS TOTAL PARK
ALL SITES SHALL PROVIDE 2 ONSITE PARKING SPACES 10'X20'

50' MINIMUM LOT WIDTH
5,000 SF MINIMUM LOT AREA
SETBACKS = 20' FRONT
5' SIDE
5' REAR

DENSITY

±4.15 UNITS/ACRE = 60 UNITS/14.47 ACRES

OPEN SPACE REQUIRED

3.66 ACRES TOTAL OPEN SPACE (25% OF TOTAL SITE)
0.23 ACRES = 10,000 SF ACTIVE RECREATION (5,000 SF/ 25 SITES)

OPEN SPACE PROVIDED

±5.18 ACRES TOTAL OPEN SPACE (35% OF TOTAL SITE)
±0.69 ACRES = 30,000 SF ACTIVE RECREATION (15,000 SF/ 25 SITES)
OPEN SPACE TO CONSIST OF POOL/KIDDIE POOL, PLAYGROUND,
PICNIC AREA AND NATURAL AREAS

FLOOD ZONE

THIS SITE IS LOCATED IN FLOOD ZONE
A-E (ELEV. 5) AND ZONE X PER FEMA
COMMUNITY PANEL 24047C0160H DATED 7-16-15

CRITICAL AREA

THIS SITE IS LOCATED ENTIRELY WITHIN THE INTENSIVE
DEVELOPMENT AREA (IDA) OF THE ATLANTIC COASTAL BAYS
CRITICAL AREA IN ACCORDANCE WITH NR 3-103(C)(2),
BEING THAT MORE THAN 50% OF THE SITE IS IN THE
CRITICAL AREA, THE OWNERS ELECT TO DEVELOP THE
ENTIRE PROPERTY UNDER CRITICAL AREA REGULATIONS.
THE FOREST CONSERVATION LAW DOES NOT APPLY

WATER/WASTEWATER/ EDUS

WASTEWATER TREATMENT WILL BE PROVIDED BY THE
MYSTIC HARBOUR SERVICE AREA. WATER WILL BE PROVIDED
BY WEST OCEAN CITY SERVICE AREA

34 EDUS = 34 SITE EXPANSION OF MOBILE HOME PARK
26 EDUS = 26 EXISTING MOBILE HOME SITES
60 EDUS TOTAL REQUIRED

GENERAL NOTES

PARKING AREAS AND ACCESS DRIVES SHALL BE
CONSTRUCTED OF ASPHALT.

REFER TO WATER SEWER, STORMWATER
MANAGEMENT AND S.E.S.C PLANS FOR
LOCATIONS OF UTILITIES, GRADING AND
BUILDING FLOOR ELEVATIONS

EXISTING CONDITIONS, BOUNDARY AND
TOPOGRAPHIC MAPPING BY FRANK G. LYNCH JR.
AND ASSOCIATES, INC
REFER TO ARCHITECTURAL PLANS FOR
BUILDING HEIGHT, TYPE OF CONSTRUCTION
ETC.

ALL PARKING BUMPERS SHALL BE CONSTRUCTED
AND INSTALLED IN ACCORDANCE WITH 25 1-320(f)(5).

UNITS, DRIVES, LANDSCAPING, AMENITIES AND
COMMON AREAS WILL BE MAINTAINED BY A
MANAGEMENT COMPANY.

POOL, POOL HOUSE, DECK AND FENCED AREA DESIGN
IS SCHEMATIC. REFER TO POOL CONTRACTOR FOR
APPROVED PERMIT/CONSTRUCTION DRAWINGS

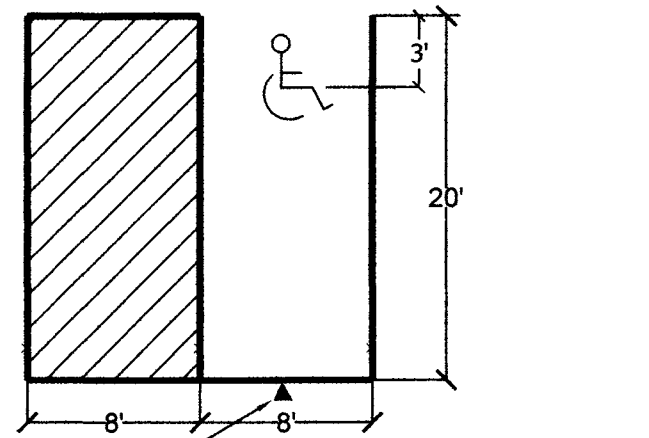
DUMPSTER ENCLOSURE WILL BE SCREENED ON
3 SIDES WITH 6' STOCKADE FENCE.

THERE WILL BE NO PAVING WITHIN 4' OF ANY
TREE TRUNK.

ALL LIGHTING, INCLUDING EXTERIOR LIGHTS SIGNS,
FLOOD LIGHTS, PARKING LOT LIGHTING, STREET
LIGHTS AND LIGHTING NECESSARY FOR THE SAFETY
AND PROTECTION OF PROPERTY, SHALL BE DIRECTED,
CONTROLLED AND FOCUSED WITHIN THE SITE'S
PROPERTY LINES TO MINIMIZE GLARE AND
ILLUMINATION OF NEIGHBORING PROPERTIES AND
SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM
ADJOINING LOTS OR ROADS.

ALL MINIMUM YARD SETBACKS ARE MEASURED FROM
FINISHED WALL SURFACE, NOT THE FOUNDATION.

BIKE RACK SHALL CONSIST OF 5 SPACES (2' X 6') AND
SHALL BE SECURELY FASTENED TO THE GROUND. THE
DESIGN SHALL ALLOW U SHAPED LOCKS THAT PERMIT
ONE WHEEL AND THE FRAME TO BE FASTENED TO THE
RACK SIMULTANEOUSLY



HANDICAPPED PARKING DETAIL

NOT TO SCALE

HANDICAP SPACE, ACCESS ISLAND AND ADJACENT
SIDEWALK WILL BE AT SAME GRADE. SLOPE, GRADE
AND CONSTRUCTION MATERIAL SHALL MEET CURRENT
ADA REQUIREMENTS.

LEGEND

- NON TIDAL WETLAND
- NON TIDAL WETLAND 25' BUFFER
- TREE LINE TO REMAIN
- TRAFFIC FLOW
- FLOOD ZONE
- BLUE LINE STREAM

LIGHTING LEGEND

- 13 WATT LED ON 36" BOLLARD
- 100 WATT LED LIGHT ON 14' POLE

MARK REED ODACHOWSKI
TAX MAP 26, PARCEL 191
ZONED R-2
USE : RESIDENCE

SD HOFFMAN FAMILY LLC.
TAX MAP 26, PARCEL 202
ZONED R-2
USE : AMUSEMENTS

ALBERT AND SHAREN HASTINGS
TAX MAP 26, PARCEL 387
ZONED R-4
USE : RESIDENCE

JONATHAN & WAYNE ODACHOWSKI
TAX MAP 26, PARCEL 387
ZONED R-4
USE : RESIDENCE

JENNIFER & LEE LILLEY
TAX MAP 26, PARCEL 387
ZONED R-4
USE : RESIDENCE

RALPH HASTINGS & PENELOPE MORROW
TAX MAP 26, PARCEL 387
ZONED R-4
USE : RESIDENCE

OWNER APPROVAL NOTE:

AS THE PROPERTY OWNER / DEVELOPER, I AM IN FULL AGREEMENT WITH THIS SITE PLAN
SUBMITTED HEREWITH, AND I AM RESPONSIBLE FOR THE COMPLETION OF THE IMPROVEMENTS
AS SHOWN ON THE APPROVED SITE PLAN, AND I UNDERSTAND THAT I CAN NOT ALLOW THE PROPERTY
OR BUILDINGS TO BE OCCUPIED UNTIL THE CERTIFICATE OF USE AND OCCUPANCY HAS BEEN ISSUED
BY THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING.

DATE

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: January 5, 2023

PURPOSE: Major Site Plan Review (Reapproval request for Expired Site Plan)

DEVELOPMENT: Salt Grass Point Farms Mini Storage

PROJECT: Proposed construction of eight (8) buildings containing a total of 75,018 square feet of mini storage and including a 900 square foot associated office on two (2) lots. A subdivision is required. The total square footage for all structures combined is 75,918.

LOCATION: Located on the E/S of Stephen Decatur Highway (MD Route 611), approximately 410 feet south of Snug Harbor Road, Tax Map 33, Parcel 136, District 10, Salt Grass Farms, LLC, owner / R.D. Hand and Associates, applicant and planner.

ZONING DESIGNATION: C-2 General Commercial District

BACKGROUND: The proposed project went before the Technical Review Committee (TRC) on September 9, 2020 and submitted a revised set of plans on January 19, 2021 for review by the Planning Commission. Another revised set was received electronically on January 29, 2021 which incorporated minor changes that had been discussed with the applicant by staff. The submittal was reviewed and approved by the Planning Commission on February 4, 2021 and is set to expire on February 4, 2023. A request for extension was received by the Department less than 60 days from expiration as required by § ZS 1-325 (g)(5). Therefore, the applicant is seeking re-approval.

BOARD OF ZONING APPEALS – VARIANCE: On January 14, 2021, the Board of Zoning Appeals heard Case No. 21-5 in which Salt Grass Point Farms, LLC. requested a variance to the front yard setback from 50 feet off a minor collector to 45 feet (an encroachment of 5 feet – of which 3 feet would be permitted by the ordinance as the proposed encroachment consists of architectural features). The Board of Zoning Appeals granted the variance.

***Further, a subdivision of (2) lots is required in order to develop the proposal.** Once complete, the subdivision will create Parcel 136 Lot 1 and Parcel 136 Lot 2.

PROPOSED BUILDINGS: Eight (8) structures are proposed:

1. Building 1-A is comprised of 240 insulated storage units and one (1) office on Lot 1.
2. Building 1-B is comprised of 40 non-insulated storage units on Lot 1.
3. Building 1-C is comprised of 21 non-insulated storage units on Lot 1.

4. Building 2-D is comprised of 44 non-insulated storage units on Lot 2.
5. Building 2-E is comprised of 60 non-insulated storage units on Lot 2.
6. Building 2-F is comprised of 56 non-insulated storage units on Lot 2.
7. Building 2-G is comprised of 74 non-insulated storage units on Lot 2.
8. Building 2-H is comprised of 36 non-insulated storage units on Lot 2.

The mini storage may be accessed by users primarily from the outside, however there are units that may be accessed from the inside within Building 1-A.

PARKING: A parking tabulation has been provided on the site plans and staff has confirmed the accuracy of the calculation. A total of seven (7) spaces are required as a minimum per lot, which has been the number provided (all meeting code requirements for dimensions).

The proposed surface treatment for the parking areas and travel ways is asphalt. Parking spaces are intended to be demarcated with painted stripes and supplied with concrete parking bumpers.

LOADING ZONES: No loading zone has been provided in accordance with §ZS 1-321, as the development is designed to allow for the receipt or distribution of materials or merchandise by the inherent nature of the proposed land use.

TRAFFIC CIRCULATION: The site may be accessed from either direction off of MD Route 611 (Stephen Decatur Highway) through a proposed entrance. Once on the site, users will need to stop to enter a gated area before driving into the facility.

REFUSE REMOVAL: A dumpster pad is shown on the site plan on each lot on the southern property line, to the south and east of the proposed storage buildings and is proposed to be Americans with Disabilities Act compliant. Visual shielding is proposed consisting of six (6) foot tall stockade fences around three (3) sides. It is not anticipated that the dumpster locations will be visible from Route 611.

PEDESTRIAN AND BICYCLE CONNECTIVITY: A bike rack is provided per the requirements of §ZS 1-320 for the office located in building 1-A.

Sidewalks as required by the County Code have been delineated along Rt. 611 for the entire property boundary and leading to the proposed office located in building 1-A.

LIGHTING: Lighting consists of full cut-off LED wall packs and a series of pole mounted LED Autobahn Series ATB2's throughout the site. Light locations are depicted on the site plan and created lighting is not anticipated to spill off-site.

LANDSCAPING: A landscape plan has been provided in accordance with §ZS 1-322 and Section 17 of the *Design Guidelines and Standards for Commercial Uses*. Landscaping is proposed along all boundaries of the site as well as a proposed berm along the front of the property. A complete and automated irrigation system is also included on the site plan.

A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will also be required to be provided at permit stage to accurately determine the bond amount.

FENCING: A six (6') foot high chain link perimeter fence without barbs/barbed wire is proposed on the site plan.

SIGNS: A sign indicating '611 Self Storage' is depicted on the architectural drawings on Building 1-A in addition to a monument sign proposed at the entrance. All parties should be aware that approval of the architectural plans in no way represents that the proposed sign complies with Section ZS 1-324 of the Zoning Code. A permit application and detailed schematics of the proposed sign will be required for review and approval prior to the issuance of a building permit.

FOREST CONSERVATION LAW: This property is subject to the Forest Conservation Law. Written confirmation from the Department of Environmental Programs will be required prior to signature approval to verify that all requirements have been met.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: Confirmation of final approval will be required prior to the Department granting signature approval for the site plan.

WATER SUPPLY AND WASTEWATER SERVICES: Staff will require written confirmation from the Department of Environmental Programs that their requirements have been met prior to signature approval.

ADDITIONAL POINTS TO CONSIDER: [*Graveyard*] – As the Planning Commission may see on the site plan, there is an existing graveyard in the eastern side of the property. While staff previously had concerns that family members may not have access, after speaking with the applicants, they conveyed that they intend to have a separate secure gate to the graveyard with an open invitation to family members to access through the driveway including the code to the entrance.

ARCHITECTURAL JUSTIFICATION: As a major site plan over 10,000 square feet, this project is subject to the *Design Guidelines and Standards for Commercial Uses*. The proposal is located within the area designated as an Agricultural and Seaside blend architectural tradition based upon the staff policy. The surrounding neighborhood consists of the Bethany United Methodist Church, Sun Signs, Inc., and Assateague Pointe Community sales center.

The proposed facility has attempted to meet the standards required in the Design Guidelines, however a small number of waivers will be required which are detailed in the 'Planning Commissioner's Considerations.' Under Section 2(b), the Planning Commission is able to grant a waiver to the requirements contained within where it finds that the proposed alternative building or site design features generally achieve the overall objectives of the guidelines or standards that apply to the waiver being requested.

***The Planning Commission is encouraged to discuss current color choices with the applicant as these might have changed since the last approval.**

OWNER: Salt Grass Point Farms, LLC

ENGINEER: R.D. Hand and Associates, Inc.

ARCHITECT: R.D. Hand and Associates, Inc.

PREPARED BY: Stuart White, DRP Specialist and Kristen M. Tremblay, Zoning Administrator

PLANNING COMMISSION CONSIDERATIONS – DESIGN GUIDELINES SALT GRASS POINT FARMS MINI STORAGE

During the review of the Design Guidelines, it was found that a number of waivers will be required and are depicted below. The proposed land use: mini-storage, does not typically have advanced architectural profiles and staff is of the belief that a strong effort was made to comply with the guidelines.

Design Guidelines: Waivers Requested

| | |
|---|---|
| Sec 6(b)(1) | General Site and Building Compatibility |
| Sec 8(b)(1),(2),(4),&(5) | Roofs |
| Sec 10(b)(1)(B,C,D,E,F,H,J,M)&(b)(2)(A) | Facades |
| Sec 13(b)(1),(2),(3) | Details |
| Sec 19(b)(1),(2),(3) | Community Features and Spaces |

Section 6: General Site and Building Compatibility. Staff found that the proposal is generally inconsistent with the surrounding natural features, however adjacent parcels are comprised of commercial/institutional land uses, wetlands, and forest and this standard would be difficult for any proposal to meet.

Section 8: Roofs. Flat roofs have been proposed for the mini-storage buildings **with the exception of building 1—A**, which is the building located at the primary public entrance, most visible from Rt. 611. While not prohibited, flat roofs are typical of mini-storage facilities.

- The appearance of flat roofs is prohibited in areas other than Town Center tradition. In this instance, the architectural style of the area has not been met and a waiver will be required.

Section 10. Facades. In this proposal, the Planning Commission should be aware that there is a significant difference between the public facing facades and the remainder of the facades within the facility. Great attention has been paid to the public facing areas, however the remaining sides are reminiscent of a traditional mini-storage. Had the standards been applied to only the public facing facades, many could have been met without requesting a waiver. However, the Planning Commission may wish to treat each element separately.

- The following waivers for this section are being requested:
 - No interruption in in the width of the façade greater than 60 feet in width (public façade accomplishes this standard while the other sides do not);
 - Facades greater than 60 feet in width should have a wall plane projection or recess with a depth of 2 feet or 3% of the façade whichever is greater (a 2-foot projection is proposed, but should be 6 feet) and with a width of at least 12 feet or 20% of

the façade whichever is greater (a 30-foot extension is proposed, but should be 40 feet);

- Buildings greater than 200 feet in length must be broken into modules (No module is proposed; however, a visual attempt has been created on building 1-A);
- Each module must be treated as a separate façade (no module is proposed);
- Facades shall include at least 2 continuous details of 12 inches or less (not proposed);
- A minimum of one (1) significant detail needs to be repeated at least 3 times (along the public facing façade, this was accomplished, however was not proposed for the remaining sides);
- Transparent features need to be included over a minimum of 25% of the surface;
- The proposal must have a clearly identifiable base, body, and cap (the proposal consists of a base and body only);
- Side and rear facades do not generally exhibit the similar level as the public façade;
- The façades less than 75 feet from all property lines are not treated as a public façade (only on sections viewable from Route 611).

Section 13. Details. A repeating pattern of two (2) items including color, texture, material or architectural bay is required every 30 feet. In this proposal, a repeating pattern on the public facing facades has been provided, but is absent in the remaining sides of the facility.

- Fenestration of faux windows was provided on the public facing facades but not the remainder of the facility.
- The doors proposed either are in a similar style to the window as shown in the office entry door, but the doors to main structure are of a different style.

Section 19. Community Features and Spaces. No community features or spaces are provided. Waivers for all standards in this section are being requested. This includes the contribution to the improvement of public spaces, a requirement that a feature be at least 800 feet square, and having additional community spaces for each additional customer entrance.

RECOMMENDATION:

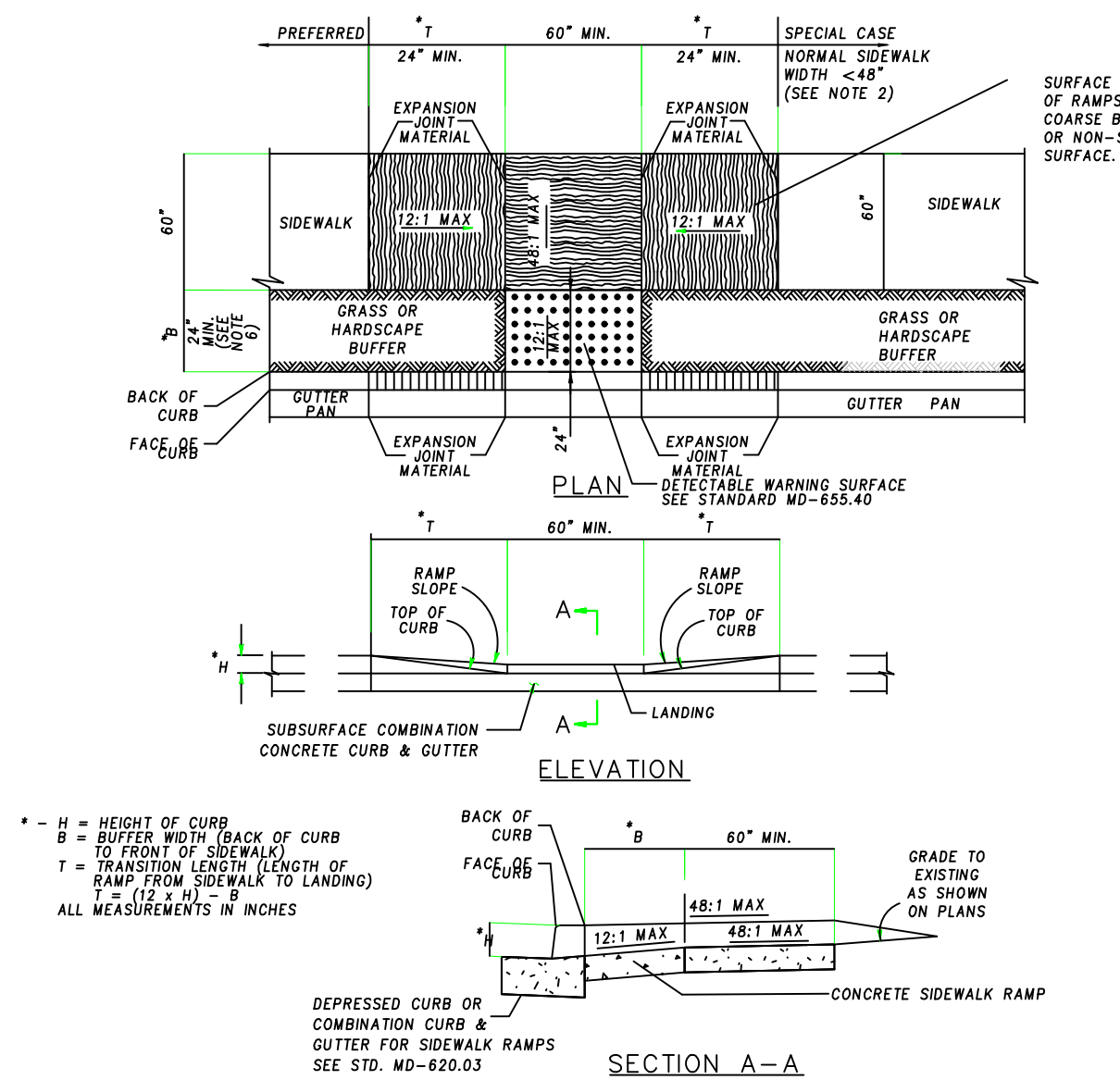
It is recommended that the Planning Commission review the materials provided and determine if the waivers requested are appropriate for the proposed mini-storage facility.

Salt Grass Point Farm, LLC

611 Self-Storage Project



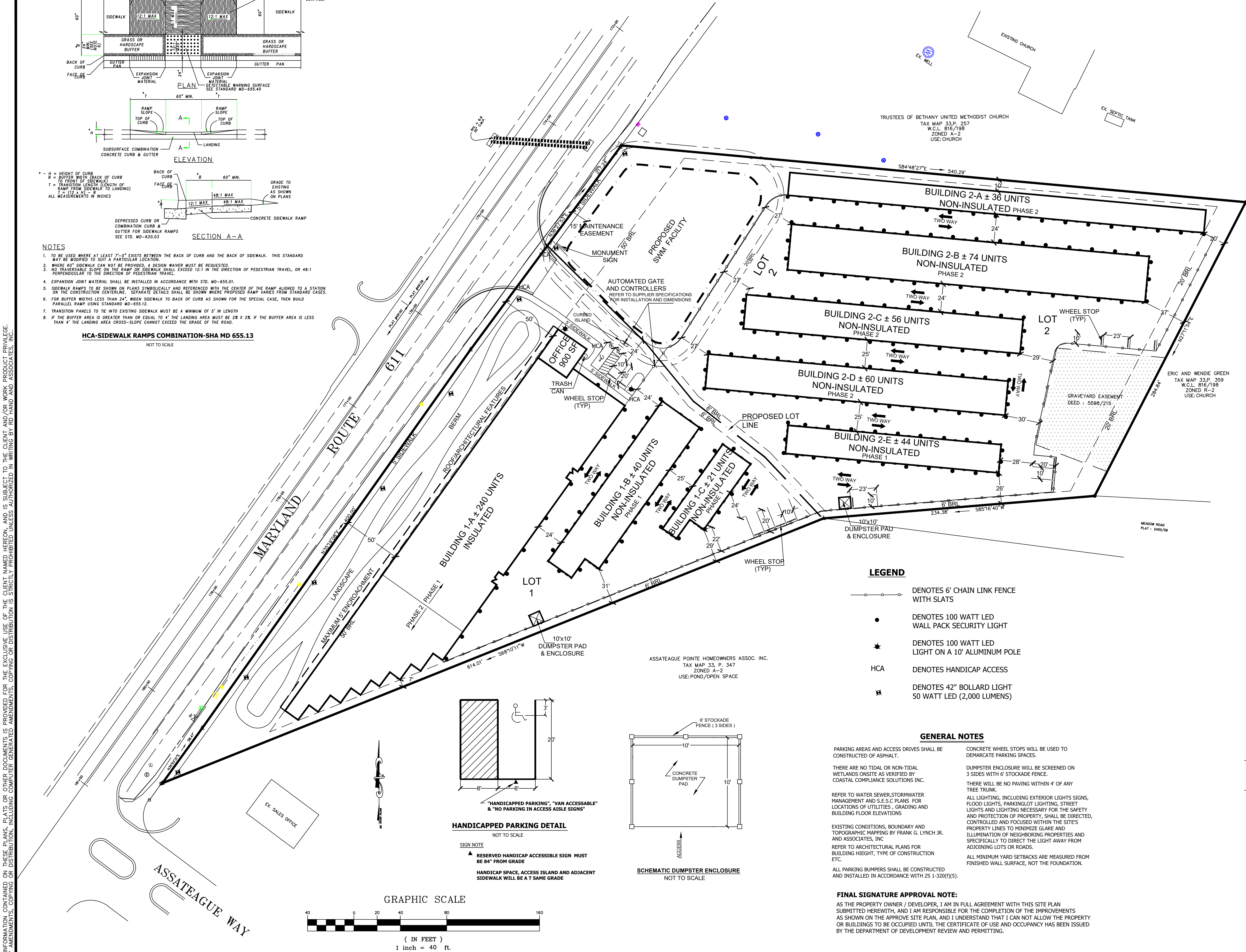
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- NOTES**
1. TO BE USED WHERE AT LEAST 2'-0" EXISTS BETWEEN THE BACK OF CURB AND THE BACK OF SIDEWALK. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
 2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED.
 3. NO TRAVELABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 1:12 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
 4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
 5. SIDEWALK RAMP TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
 6. FOR BUFFER WIDTHS LESS THAN 24", WIDEN SIDEWALK TO BACK OF CURB AS SHOWN FOR THE SPECIAL CASE, THEN BUILD PARALLEL RAMP USING STANDARD MD-655.12.
 7. TRANSITION PANELS TO THE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH.
 8. IF THE BUFFER AREA IS GREATER THAN OR EQUAL TO 4', THE LANDING AREA MUST BE 2X X 24". IF THE BUFFER AREA IS LESS THAN 4' THE LANDING AREA CROSS-SLOPE CANNOT EXCEED THE GRADE OF THE ROAD.

HCA-SIDEWALK RAMPS COMBINATION-SHA MD 655.13

NOT TO SCALE



LEGEND

- ○ ○ ○ ○ DENOTES 6' CHAIN LINK FENCE WITH SLATS
- DENOTES 100 WATT LED WALL PACK SECURITY LIGHT
- ★ DENOTES 100 WATT LED LIGHT ON A 10' ALUMINUM POLE
- HCA DENOTES HANDICAP ACCESS
- ✱ DENOTES 42" BOLLARD LIGHT 50 WATT LED (2,000 LUMENS)

GENERAL NOTES

- PARKING AREAS AND ACCESS DRIVES SHALL BE CONSTRUCTED OF ASPHALT.
- THERE ARE NO TIDAL OR NON-TIDAL WETLANDS ON-SITE AS VERIFIED BY COASTAL COMPLIANCE SOLUTIONS INC.
- REFER TO WATER SEWER, STORMWATER MANAGEMENT AND S.E.S.C PLANS FOR LOCATIONS OF UTILITIES, GRADING AND BUILDING FLOOR ELEVATIONS.
- EXISTING CONDITIONS, BOUNDARY AND TOPOGRAPHIC MAPPING BY FRANK G. LYNCH JR. AND ASSOCIATES, INC.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING HEIGHT, TYPE OF CONSTRUCTION ETC.
- ALL PARKING BUMPERS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ZS 1-320(1)(5).
- CONCRETE WHEEL STOPS WILL BE USED TO DEMARCAT PARKING SPACES.
- DUMPSTER ENCLOSURE WILL BE SCREENED ON 3 SIDES WITH 6' STOCKADE FENCE.
- THERE WILL BE NO PAVING WITHIN 4' OF ANY TREE TRUNK.
- ALL LIGHTING, INCLUDING EXTERIOR LIGHTS SIGNS, FLOOD LIGHTS, PARKING LOT LIGHTING, STREET LIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION OF NEIGHBORING PROPERTIES AND SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS.
- ALL MINIMUM YARD SETBACKS ARE MEASURED FROM FINISHED WALL SURFACE, NOT THE FOUNDATION.

FINAL SIGNATURE APPROVAL NOTE:

AS THE PROPERTY OWNER / DEVELOPER, I AM IN FULL AGREEMENT WITH THIS SITE PLAN SUBMITTED HERewith, AND I AM RESPONSIBLE FOR THE COMPLETION OF THE IMPROVEMENTS AS SHOWN ON THE APPROVE SITE PLAN, AND I UNDERSTAND THAT I CAN NOT ALLOW THE PROPERTY OR BUILDINGS TO BE OCCUPIED UNTIL THE CERTIFICATE OF USE AND OCCUPANCY HAS BEEN ISSUED BY THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING.

OWNER / APPLICANT

SITE DATA

OWNER/DEVELOPER

SALT GRASS POINT FARMS LLC
9919 STEPHEN DECATUR HWY.
OCEAN CITY, MD 21842

PARCEL DESCRIPTION

TAX MAP 33, PARCEL THREE
P/O PARCEL 136
TENTH TAX DISTRICT
ACCOUNT # 10-018188
WORCESTER COUNTY MARYLAND

SITE AREA

± 5.115 ACRES

EXISTING ZONING

C-2, GENERAL BUSINESS
SETBACKS: FRONT = 50'
SIDE = 6'
REAR = 20'

PROPOSED USE

LOT 1
27,715 SF INSULATED (+/- 237 UNITS)
8,750 SF NON-INSULATED (+/- 61 UNITS)
900 SF OFFICE

LOT 2
38,553 SF NON-INSULATED (+/- 270 UNITS)

PARKING

REQUIRED:
LOT 1 = 7-15 SPACES - SELF STORAGE @ 1/40 UNITS MIN. 1/20 UNITS MAX.
LOT 2 = 7-14 SPACES - SELF STORAGE @ 1/40 UNITS MIN. 1/20 UNITS MAX.

PROVIDED:
LOT 1 = 7 SPACES
LOT 2 = 7 SPACES

FLOOD PLAIN

THIS SITE IS LOCATED ENTIRELY WITHIN
FLOODZONE X PER FEMA COMMUNITY
PANEL 24047C0170H DATED 7/16/2015

PHASING

-PHASE ONE WILL CONSIST OF CONSTRUCTION OF BUILDINGS 1-B
1-C, 2-E AND A PORTION OF BUILDING A-1. THIS PHASE WILL INCLUDE THE
COMPLETION OF ALL SITE WORK, UTILITY AND INFRASTRUCTURE
INSTALLATION INCLUDING LANDSCAPING, PARKING AND FENCING.
-SUBSEQUENT PHASES WILL CONSIST OF CONSTRUCTION OF THE REMAINING
BUILDINGS OR PORTIONS THEREOF. TIMING WILL BE BASED ON MARKET
DEMAND

WATER SHED

OCEAN COSTAL

SUB WATER SHED

2130104

FOREST CONSERVATION NOTE

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW.
THIS SITE IS SUBJECT TO A REGULATED ACTIVITY UNDER THE WORCESTER COUNTY FOREST
CONSERVATION LAW. THIS SITE HAS MET COMPLIANCE WITH WORCESTER COUNTY
FOREST CONSERVATION LAW. AN OFF-SITE FOREST CONSERVATION PLAN HAS BEEN
APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT REVIEW AND
PERMITTING. A PLAT DEPICTING THE APPROVED OFF-SITE PROTECTIVE EASEMENT
FOR FOREST CONSERVATION AND A PERPETUAL PROTECTIVE AGREEMENT, DEED OF
FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WILL BE RECORDED
SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MD.

SITE PLAN

TAX MAP 33, PARCEL 3 OF P. 136
WORCESTER COUNTY MARYLAND

Rd. HAND AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY
12302 Collins Road Bishopville, MD. 21813 410-352-5623

DATE 1/29/2020
REV. DATE 11/30/2020
DRAW BY R.D.HAND

CHK'D BY R.D.HAND

DRAWING SP-1

SCALE 1"=40'

SHEET

SP-1



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY PLANNING COMMISSION

January 5, 2023

Cathy Zirkle, DRP Specialist III (ext. 1136)

Project: Sea Oaks Village Phase II Preliminary Plat – Proposed 79 lot subdivision consisting of 76 townhouse lots and 3 outlots, on the West side of Stephen Decatur Highway (MD Route 611) North of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi-family Residential District (RPC Overlay Zone).

SPECIFIC COMMENTS:

All subdivision comments have been addressed.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Billy Birch, Director, Department of Emergency Services
From: Cathy Zirkle, DRP Specialist II, Dept. of Development, Review and Permitting
Re: Request for approval of Road Name
Date: January 5, 2023

The Department is in the process of reviewing a Preliminary Plat associated with the proposed construction of Phase II of Sea Oaks Village Residential Planned Community. This development is located off of Stephen Decatur Highway (MD Route 611) at Tax Map 26, Parcel 274, Lot 3A. When phase II construction is complete, it will consist of 76 townhouse units.

I am requesting your consideration of the proposed new road name associated with phase II:

- 'Seascape Lane'

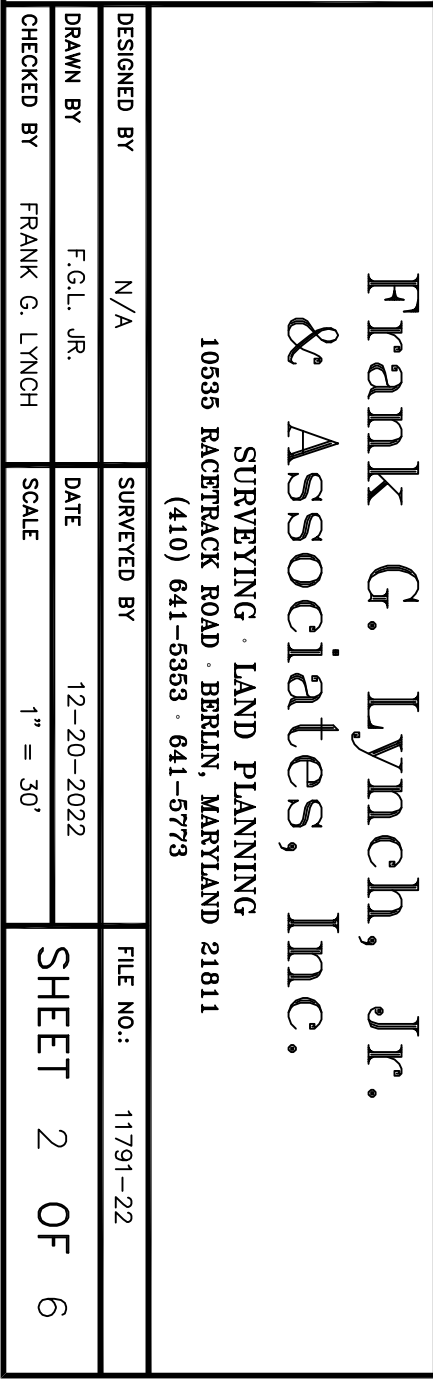
I am also requesting an extension of previously approved 'Sea Oaks Lane.'

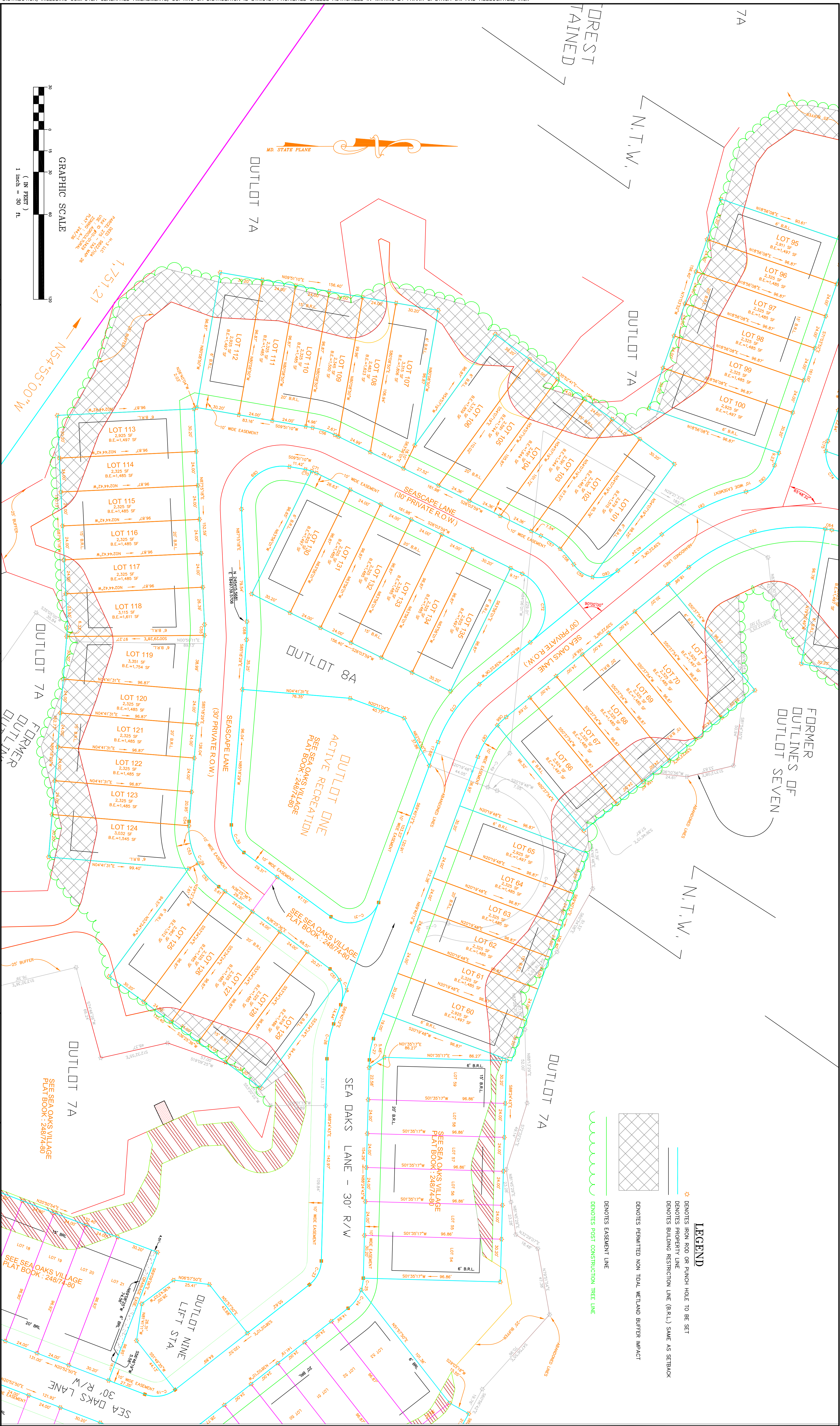
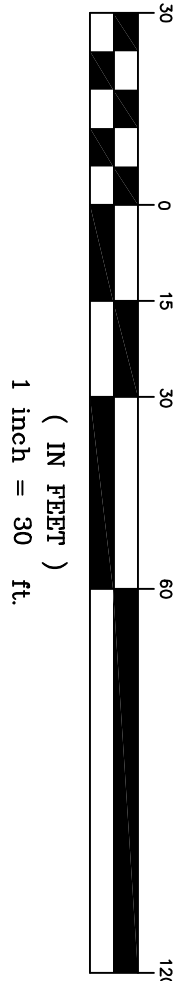
If the road names need to be modified in any way, please do not hesitate to contact me and I will request alternative names from the developer. As we proceed with the development activity, we will continue to coordinate the applicable addressing of the subdivision with the Technical Services Division.

If you have any questions I can be reached at (410) 632-1200, extension 1136.

Enclosure

cc: Kelly Henry, Technical Services Manager (w/o enclosure)





LEGEND

- ★ DENOTES IRON ROD OR PUNCH HOLE TO BE SET
- DENOTES PROPERTY LINE
- DENOTES BUILDING RESTRICTION LINE (B.R.L.) SAME AS SETBACK
- DENOTES EASEMENT LINE
- DENOTES POST CONSTRUCTION TREE LINE
- DENOTES PERMITTED NON TOTAL WETLAND BUFFER IMPACT

Frank G. Lynch, Jr.
& Associates, Inc.

SURVEYING - LAND PLANNING
10535 RACETRACK ROAD BERLIN, MARYLAND 21811
(410) 641-5585 641-5775

DESIGNED BY: N/A SURVEYED BY: DATE: 12-20-2022 FILE NO.: 11791-22
DRAWN BY: F.G.L. JR. SCALE: T" = 30' SHEET 3 OF 6
CHECKED BY: FRANK G. LYNCH DATE: 12-20-2022

ST#2/0/08 FILES 2022/11791REF.DWG

[illegible][illegible]

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[illegible]

PRELIMINARY PLAT NOT TO BE RECORDED
SEA OAKS VILLAGE

BOUNDARY SURVEY
39.98 ACRES

Frank G. Lynch, Jr.

& Associates, Inc.

10535 RACETRACK ROAD • BERLIN, MARYLAND 21811

| DESIGNED BY | N/A | SURVEYED BY |
|-------------|-----|-------------|
|-------------|-----|-------------|

| | | | |
|----------|------------|------|------------|
| DRAWN BY | F.G.L. JR. | DATE | 12-20-2022 |
|----------|------------|------|------------|

| | | | |
|------------|----------------|-------|-----------|
| CHECKED BY | FRANK G. LYNCH | SCALE | 1" = 100' |
|------------|----------------|-------|-----------|

ST#2/C/JOB FILES 2018/11791-22.DWG

PROJECT FOREST CONSERVATION WORKSHEETS

SEA OAKS / C-1 PROPERTY

WORCESTER COUNTY FOREST CONSERVATION PROGRAM

FOREST CONSERVATION WORKSHEET

NOTE: ANY NEGATIVE NUMBERS MUST BE CONVERTED TO ZERO.

ACT TRACT AREA

a

Total tract area

4.22

b

Area of tidal wetlands and existing water bodies

-0-

c

(A-1 and C-1 districts only) Area to remain in agricultural production

-0-

d

Net tract area: a-(b+c)

4.22

ZONING DISTRICT

e

Zoning district

C-1

f

Afforestation threshold/acre

15

g

Conservation threshold/acre

15

EXISTING FOREST COVER

h

Existing forest cover

0.64

i

Area of forest above afforestation threshold

1.25

j

Area of forest above conservation threshold

0.61

k

Area of forest above conservation threshold

0.61

BREAK EVEN POINT

k

Break even point (Amount of forest to remain with no afforestation):

0.76

l

(1) If j > 0 THEN k = (0.2 x j) + 9, ->0 TO 1

0.49

m

Clearing permitted with NO AFForestation: 1 = h - k, ->0 TO 9

0.15

PROPOSED FOREST CLEARING

n

Total area of forest to be cleared: h + h - m, ->0 TO 9

0.15

o

Total area of forest to be retained: n + h - m, ->0 TO 9

1.1

PLANTING REQUIREMENTS

p

Reforestation for clearing above the conservation threshold

0

q

Reforestation for clearing above the conservation threshold

0

r

Credit for reforestation above the conservation threshold

11.6

s

Total afforestation required

11.6

t

Total afforestation required

11.6

u

Total afforestation/reforestation required: s + s + t

23.2

SEA OAKS / R-3 PROPERTY

WORCESTER COUNTY FOREST CONSERVATION PROGRAM

FOREST CONSERVATION WORKSHEET

NOTE: ANY NEGATIVE NUMBERS MUST BE CONVERTED TO ZERO.

ACT TRACT AREA

a

Total tract area

35.78

b

Area of tidal wetlands and existing water bodies

-0-

c

(A-1 and C-1 districts only) Area to remain in agricultural production

34.78

d

Net tract area: a-(b+c)

1

ZONING DISTRICT

e

Zoning district

R-3

f

Afforestation threshold/acre

15

g

Conservation threshold/acre

20

EXISTING FOREST COVER

h

Existing forest cover

34.78

i

Area of forest above afforestation threshold

29.56

j

Area of forest above conservation threshold

28.82

k

Area of forest above conservation threshold

28.82

BREAK EVEN POINT

k

Break even point (Amount of forest to remain with no afforestation):

11.72

l

(1) If j > 0 THEN k = (0.2 x j) + 9, ->0 TO 1

23.06

m

Clearing permitted with NO AFForestation: 1 = h - k, ->0 TO 9

7.22

PROPOSED FOREST CLEARING

n

Total area of forest to be cleared: h + h - m, ->0 TO 9

7.22

o

Total area of forest to be retained: n + h - m, ->0 TO 9

28.56

PLANTING REQUIREMENTS

p

Reforestation for clearing above the conservation threshold

4.3

q

Reforestation for clearing above the conservation threshold

0

r

Credit for reforestation above the conservation threshold

11.6

s

Total afforestation required

11.6

t

Total afforestation required

11.6

u

Total afforestation/reforestation required: s + s + t

23.2

FORESTED NON TIDAL WETLANDS TO REMAIN POST DEVELOPMENT

C-1 ZONING = 0.85 ACRES
R-3 ZONING = 17.22 ACRES

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| # | REVISION | DATE | CHK'D | PROJECT | TITLE | PROFESSIONAL SEAL | DESIGNED BY | DRAWN BY | CHECKED BY | FILE NO. |
|---|----------|------|-------|--|--------------------|---|-------------|----------|----------------|----------|
| | | | | SEA OAKS VILLAGE - PHASE TWO | PRELIMINARY PLAT | Frank G. Lynch, Jr. & Associates, Inc. SURVEYING - LAND PLANNING 10535 RACETRACK ROAD, BERLIN, MARYLAND 21811 (410) 641-5885 641-5779 | N/A | FGL | FRANK G. LYNCH | 11791-22 |
| | | | | RESIDENTIAL PLANNED COMMUNITY | NOT TO BE RECORDED | | 12-20-2022 | AS NOTED | | |
| | | | | TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND | | | | | | |
| | | | | TAX MAP 26, P/O PARCEL 274 | | | | | | |
| | | | | TAX ACCT. NO. 10-296900 | | | | | | |
| | | | | | | EXPIRES 2-21-2024 | | | | |

C:\CUB FILES 2022\SEA OAKS PHASE 2.dwg, Model: 12/20/2022 4:56:33 PM

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: January 5, 2023

PURPOSE: Site Plan Revision Review

DEVELOPMENT: The Refuge at Windmill Creek (Previously approved as 'Evergreen Village')

PROJECT: The Refuge at Windmill Creek Major RPC Step I concept plan review.

LOCATION: Located on the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3.

ZONING DESIGNATION: R-1 Rural Residential and RP Resource Protection Districts.

BACKGROUND: The current resubmission seeks a 90 single family lot subdivision Residential Planned Community (RPC) with recreational amenities consisting of multi-purpose athletic courts, playgrounds, outdoor community meeting space and natural walking paths. Formerly known as 'Evergreen Village,' Step 1 of the project was approved by the Worcester County Commissioners October 1, 2019. The Step II Master Plan and Step III site plan were subsequently reviewed and approved by the Planning Commission on November 7, 2019, however all approvals have since expired.

The proposed project went before the TRC on December 14, 2022 due to the projects expiration for approvals based on Section ZS1- 315(k)(2)(B)(8), as more thoroughly discussed below (see also: <https://ecode360.com/14020804>). A revised site plan was submitted on December 19, 2022 for review by the Planning Commission.

Please note that this project is subject to the *Worcester County Design Guidelines and Standards for Commercial Uses*.

The Technical Review Committee (TRC) Staff Report for the previously approved Step II is attached for your consideration.

CURRENT REQUEST: Given its general familiarity with the status of the overall project and as the Planning Commission may see in the attached plans, it should be noted that there are nominal changes to the proposed site plan from what was previously approved. According to the attached letter, dated December 2022, as prepared by Carpenter Engineering, LLC., the proposed construction will redevelop an abandoned golf course in two (2) construction phases on 'approved private roads' as previously approved by the County Commissioners.

Due to the uniqueness of the situation and in the interest of expediency, the original Step II Technical Review Committee Report (in which the findings remain relevant to this proposal) has been attached to refresh those on the Planning Commission to provide context to members in lieu of a new report. The project has had some ground-clearing and grading as can be evidenced by aerial maps found on publicly available websites.

The proposed changes include:

- The addition of a sanitary sewer pump station parcel to be dedicated to Worcester County Government and includes a required revision to the previously approved forest conservation areas.
- The addition of the pump station requires the reduction of two (2) of the 90 parcel lot widths from 100 feet wide to 90 feet wide each.

Housekeeping items from the Technical Review Committee Staff Report have been addressed including ownership and the percentages of open spaces shown on the site plan.

The attached narrative (December 2022) provided by Carpenter Engineering, LLC., addresses the seven (7) items as required by the Zoning Ordinance for RPC's (ZS1-315(k)(2)(B)(3)(i-vii). The Planning Commission is encouraged to review the letter and determine if the answers are still in keeping with the spirit of the code and the original approvals as attached. If there are any items it wishes to pay particular attention to or has concerns with, staff suggests that it be discussed at the meeting.

FOREST CONSERVATION LAW: This property is subject to the Worcester County Forest Conservation Law. Written confirmation will be required from the Department of Environmental Programs Natural Resources Division relative to Forestry requirements prior to the Department granting signature approval. An amended Forest Conservation Plan must be submitted and approved prior to the Step II RPC review by the Planning Commission.

CRITICAL AREA LAW: This property is located outside of the Atlantic Coastal Bays Critical Area (ACBCA) program boundary. Written confirmation will be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area requirements prior to the Department granting signature approval.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project is subject to the Worcester County Stormwater Ordinance. The project will need Stormwater Concept Plan approval prior to the project being reviewed by the Technical Review Committee during the Step II RPC review. Written confirmation will be required from the Dept. of Environmental Programs Natural Resources Division relative to Stormwater Management requirements prior to the Department granting signature approval.

WATER SUPPLY AND WASTEWATER SERVICES: The sewer for this project would be served by the River Run Sanitary Service Area and the Ocean Pines Sanitary Service Area for water. Please provide written confirmation from the Department of Public Works, Water and Wastewater Division that the appropriate utilities and easements are shown on the plan prior to signature approval.

Written confirmation will be required from the Department of Environmental Programs that their requirements have been met prior to signature approval.

OWNER: The Refuge at Windmill Creek, LLC.

ENGINEER: / Carpenter Engineering, LLC

PREPARED BY: Kristen M. Tremblay, AICP, Zoning Administrator

NARRATIVE FOR PLANNING COMMISSION REVIEW STEP 1

THE REFUGE AT WINDMILL CREEK
TAX MAP 15, PARCEL 127 AND PARCEL 259
BERLIN, WORCESTER COUNTY, MARYLAND

December 2022

Prepared for:

The Refuge at Windmill Creek, LLC
506 Main Street, 3rd Floor
Gaithersburg, Maryland 20878
(301) 370-0221

Prepared by:



P.O. Box 3460 Ocean City, Maryland 21843
(302) 438-6745 phone (888) 372-2844 fax
Ronnie@CarpenterEngineeringLLC.com

NARRATIVE FOR PLANNING COMMISSION REVIEW STEP 1

THE REFUGE AT WINDMILL CREEK
TAX MAP 15, PARCEL 127 AND PARCEL 259
BERLIN, WORCESTER COUNTY, MARYLAND

December 2022

Prepared for:

The Refuge at Windmill Creek, LLC
506 Main Street, 3rd Floor
Gaithersburg, Maryland 20878
(301) 370-0221

Site Engineering by:

Ronnie B. Carpenter, P.E.
Carpenter Engineering, LLC
P.O. Box 3460
Ocean City, Maryland 21843
(302) 438-6745

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32667, Expiration Date: January 17, 2024.

Ronnie B. Carpenter, P.E

The Refuge at Windmill Creek is a Residential Planned Community (RPC) consisting of 90 single family detached dwelling units with recreational amenities consisting of multi-purpose athletic courts, playgrounds, outdoor community meeting space, and natural walking paths. Onsite parking and onsite stormwater management are provided for the residential community. The development has a single entrance off of Beauchamp Road, and the project is serviced by public sewer and public water.

It is important to note that this project has previously been through three steps of the RPC. The changes depicted herein for Step 1 of Planning Commission Review include the addition of a sanitary sewer pump station parcel to be dedicated to Worcester County. Also, the location of the pump station is such that requires a revision to the previously approved forest conservation areas, as well as two proposed lot widths to facilitate access to the Pump Station site. In reducing the lot width from 100 feet wide, which was the previously approved standard for this development, we are required to return to Planning Commission Review to permit 90 feet wide lots for two of the 90 proposed single family building lots.

The Refuge at Windmill Creek is consistent with the goals and objectives of Worcester County's Comprehensive Plan in that the development is close to population centers such as the Ocean Pines area. Also in agreement with the Comprehensive Plan, the development uses the existing access to Beauchamp Road and then directly to Route 589. The sanitary sewer and water service area for this project is River Run.

The Refuge at Windmill Creek is zoned R-1 and RP. The R-1 zoning district allows single family dwelling and this project proposes 90 single family detached dwelling units on 94.7 acres, for a density of 1.05 dwelling units per acre. This RPC proposes the redevelopment of the golf course property in two construction phases of site development and will disturb approximately 60 acres of the site. Forest conservation planning was previously completed and accepted by Worcester County, but now will need to be revised to reflect the land planning changes noted above.

In the post developed scenario, we have determined that 10 acres of new impervious area will be created in the form of dwelling roofs, drives and walkways, as well as roadways and community amenities. The project imperviousness, for purposes of estimating ESD target volume was computed as 13%. The main stormwater management feature includes a pond in interior of the loop road with an infiltration shelf. The developer has proposed to leave the majority of the open space within the loop road to preserve the existing vegetation.

As part of the land planning, R.D. Hand and Associates, Inc. worked closely with environmental consultants to identify protective resources, such as wetlands and their associated buffers, as well as forested areas and flood plains. The proposed impacts to protection areas have been permitted through MDE and at this time, we do not see reason to believe that revisions area needed.

Noteworthy, this RPC was issued a resolution approved by the Worcester County Commissioners, for the proposed private roads shown herein, which will be built to the “Approved Private Road” specifications.

Earlier this month, we received our first round of TRC comments for Step 1. Due to the limited amount of review comments for a project that has been processed through the RPC previously, we trust the remaining steps to recordation will move quickly. Pointedly, it is out intention to process step 2 beginning next month with Step 1 feedback from the Planning Commission.

ESQUIRE PLACE

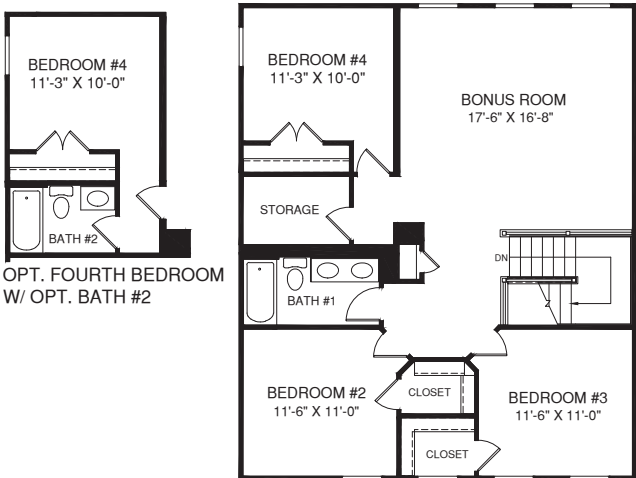
ELEVATION B



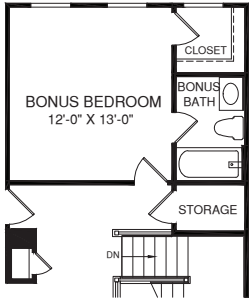
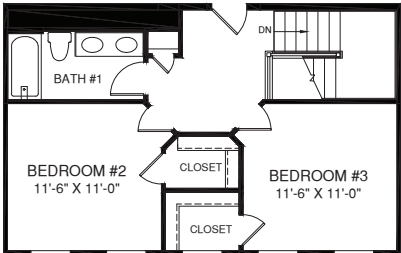
ELEVATION A



ELEVATION C

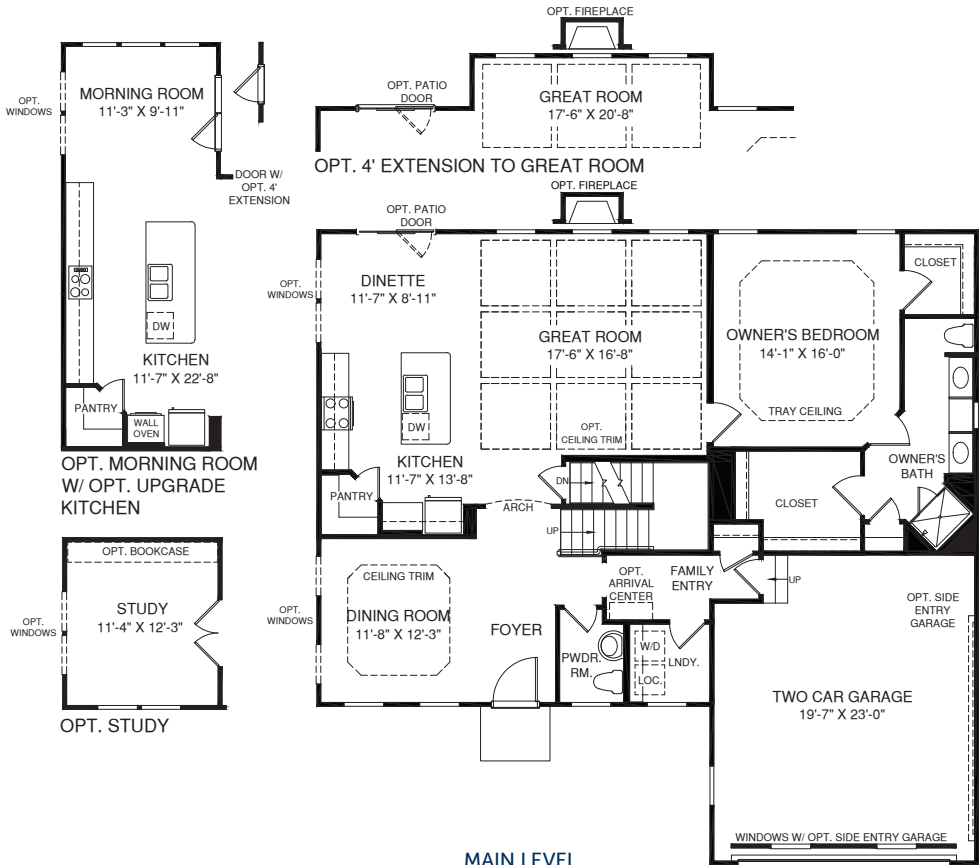


OPT. BONUS ROOM LAYOUT SHOWN W/ OPT. FOURTH BEDROOM

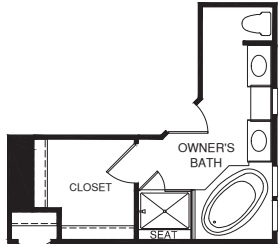


OPT. BONUS BEDROOM

UPPER LEVEL



MAIN LEVEL



OPT. SOAKING TUB & SHOWER



OPT. ROMAN SHOWER

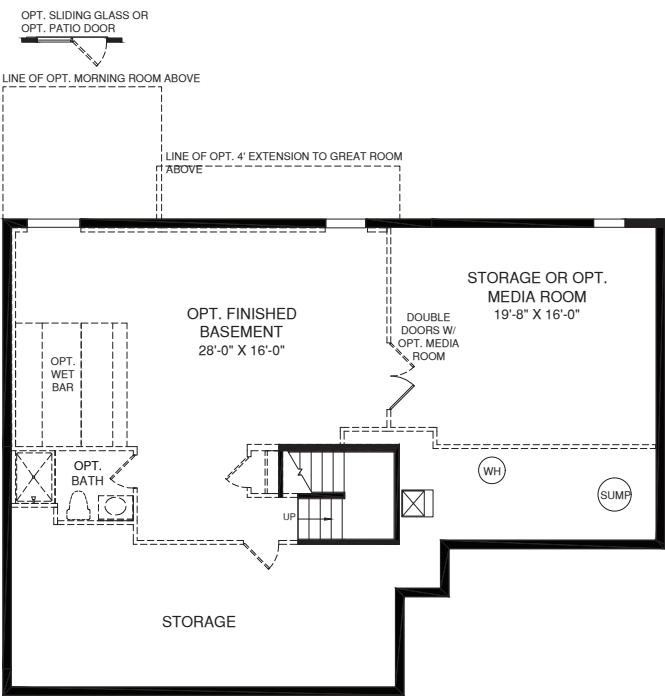
An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.

Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.



RY0321EQPLV01BSMT



LOWER LEVEL



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Please see brochure or online marketing material for details. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

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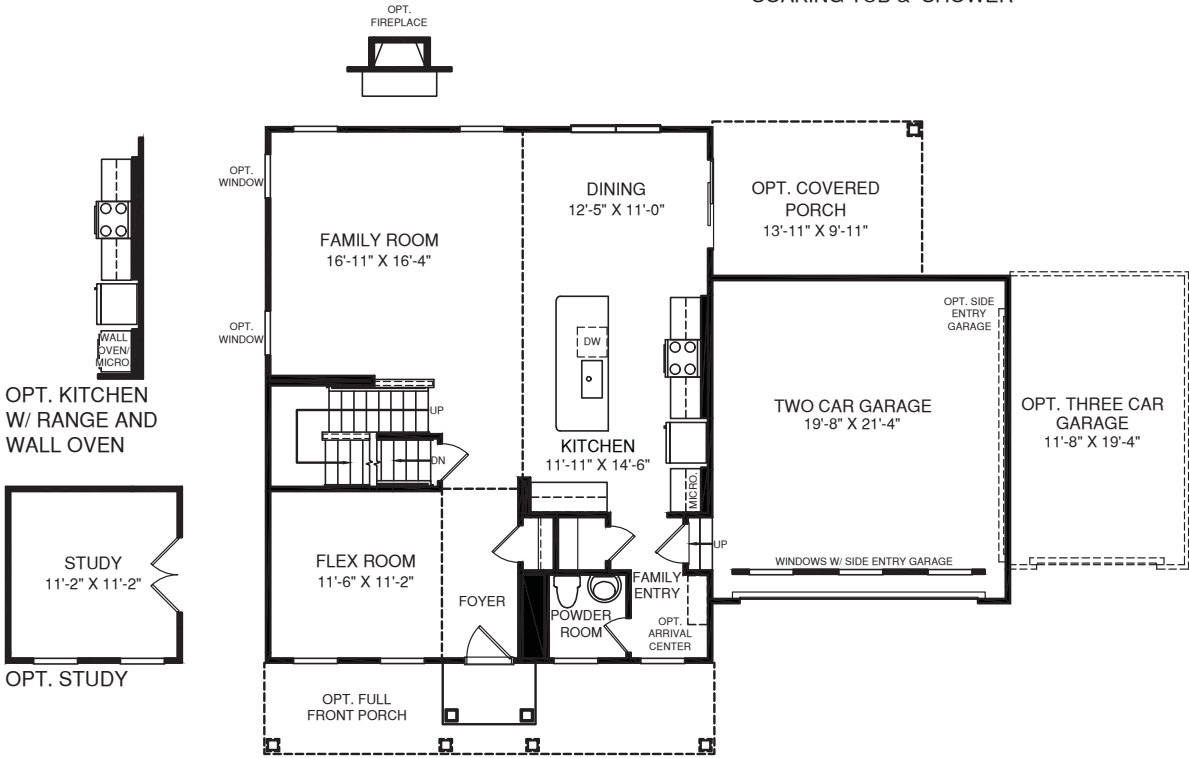
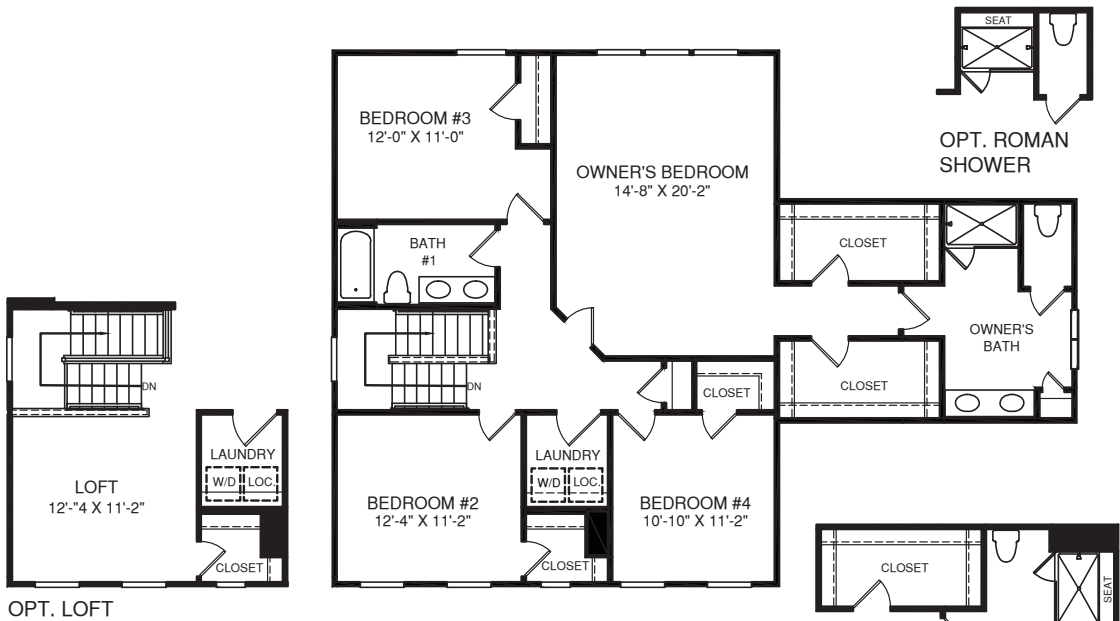
ELEVATION B



ELEVATION A



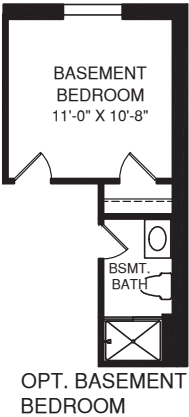
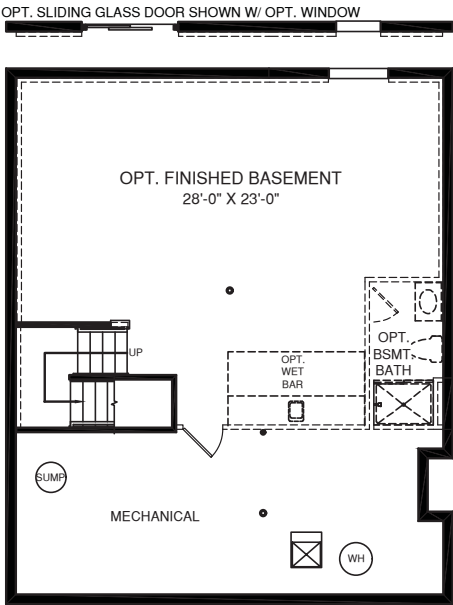
ELEVATION C



An optional finished basement is available. Please see brochure or online marketing material for details.

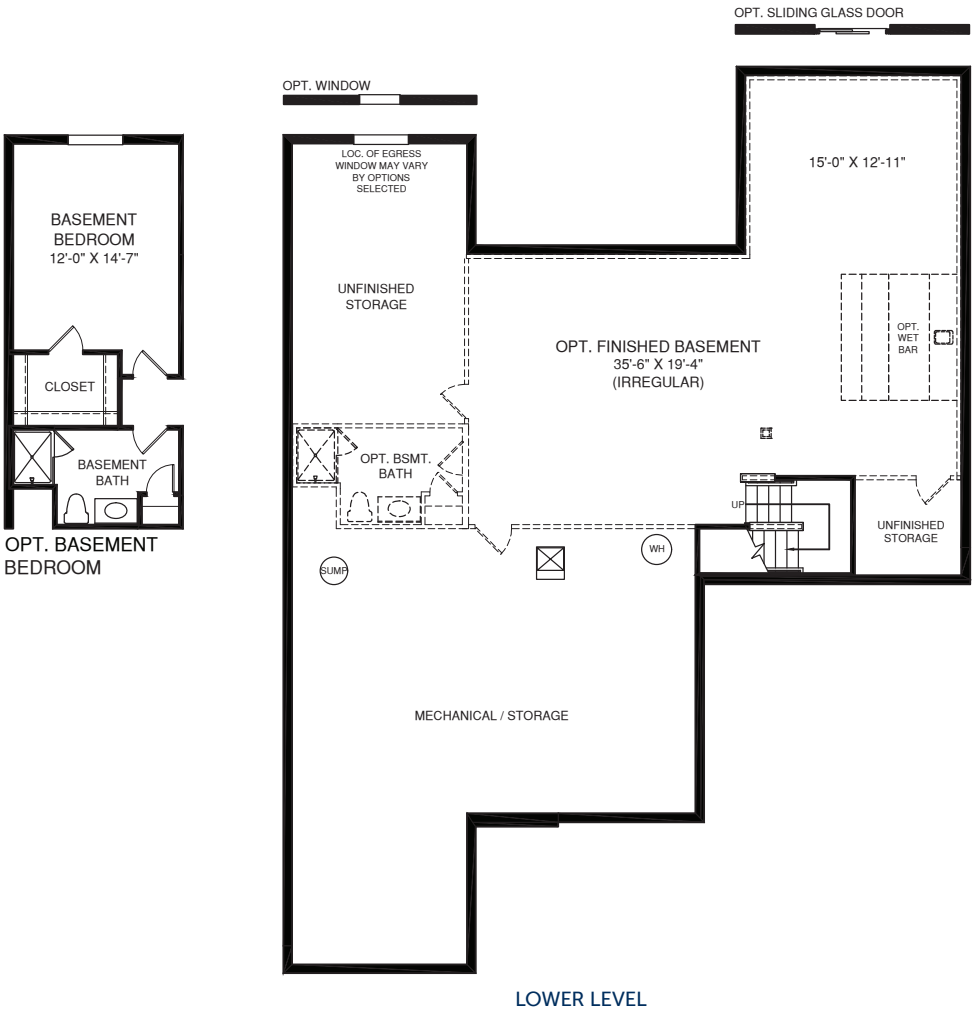
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LOWER LEVEL





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Please see brochure or online marketing material for details. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.



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|---|----------------|-------------|------------|---|--|-------------------|-------------|-----|-------------|-----|-----------|----------|----------|---------|------|------------|--|--|------------|----------------|-------|-----------|-------|--------|
| # | REVISION | DATE | CHK'D | PROJECT | TITLE | PROFESSIONAL SEAL | | | | | | | | | | | | | | | | | | |
| | | | | <div>THE REFUGE AT WINDMILL CREEK</div> <div>A RESIDENTIAL PLANNED COMMUNITY</div> <div>THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND</div> <div>TAX MAP 15, PARCELS 127 AND 259</div> | <div>CONCEPT PLAN</div> <div>FOREST CONSERVATION EASEMENT PLAN</div> | | | | | | | | | | | | | | | | | | | |
| <div>Frank G. Lynch, Jr. & Associates, Inc.</div> <div>SURVEYING - LAND PLANNING</div> <div>10850 BACKLICKER ROAD - BERTLIN, MARYLAND 21011</div> <div>(410) 641-5559 641-5775</div> <table><tr><td>DESIGNED BY</td><td>N/A</td><td>SURVEYED BY</td><td>---</td><td>FILE NO.:</td><td>11674-19</td></tr><tr><td>DRAWN BY</td><td>FGL JR.</td><td>DATE</td><td>12-19-2022</td><td></td><td></td></tr><tr><td>CHECKED BY</td><td>FRANK G. LYNCH</td><td>SCALE</td><td>1" = 150'</td><td>SHEET</td><td>2 OF 9</td></tr></table> <div>EXPIRES 2-21-2024</div> | | | | | | | DESIGNED BY | N/A | SURVEYED BY | --- | FILE NO.: | 11674-19 | DRAWN BY | FGL JR. | DATE | 12-19-2022 | | | CHECKED BY | FRANK G. LYNCH | SCALE | 1" = 150' | SHEET | 2 OF 9 |
| DESIGNED BY | N/A | SURVEYED BY | --- | FILE NO.: | 11674-19 | | | | | | | | | | | | | | | | | | | |
| DRAWN BY | FGL JR. | DATE | 12-19-2022 | | | | | | | | | | | | | | | | | | | | | |
| CHECKED BY | FRANK G. LYNCH | SCALE | 1" = 150' | SHEET | 2 OF 9 | | | | | | | | | | | | | | | | | | | |

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| # | REVISION | DATE | CHKD | PROJECT | TITLE | PROFESSIONAL SEAL |
|---|----------|------|------|--|-------|-------------------|
| | | | | THE REFUGE AT WINDMILL CREEK RESIDENTIAL PLANNED COMMUNITY THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND TAX MAP 15, PARCELS 127 AND 259 | | |
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| | | | | CONCEPT PLAN NOT TO BE RECORDED | | |
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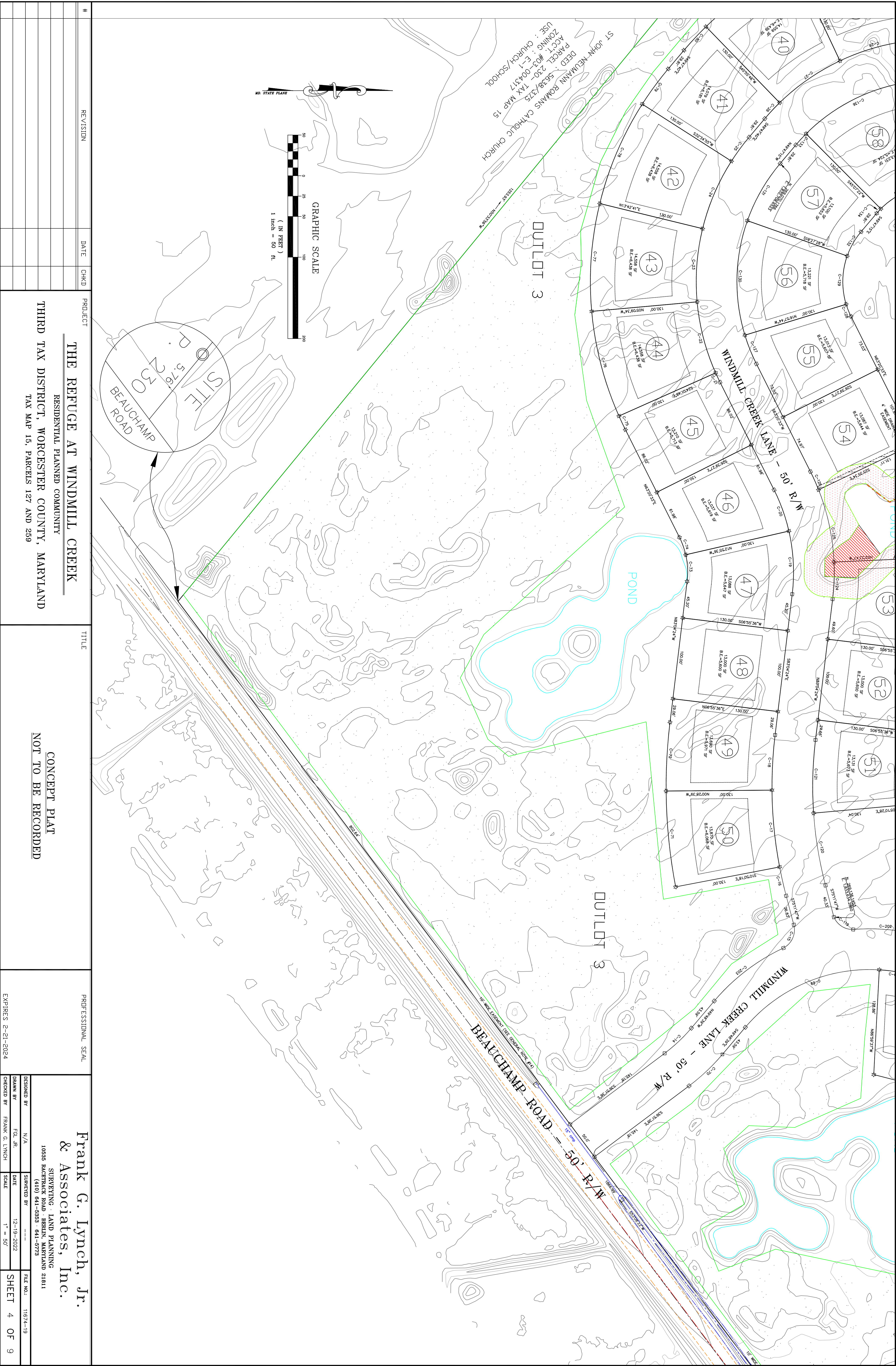
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| DESIGNED BY | N/A | SURVEYED BY | --- |
| DRAWN BY | FRANK G. LYNCH | DATE | 12-19-2022 |
| CHECKED BY | FRANK G. LYNCH | SCALE | 1" = 50' |

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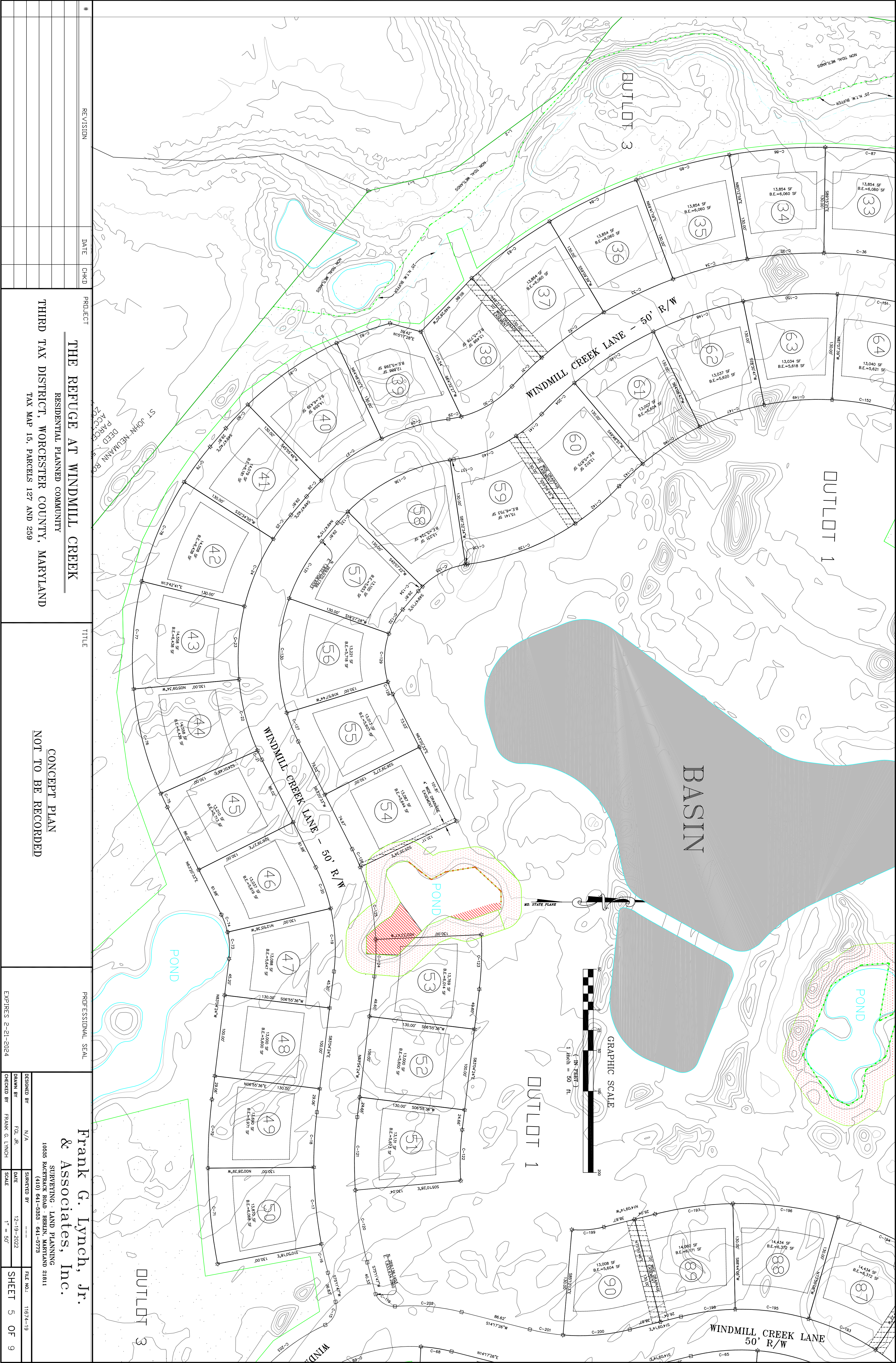
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| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | DIRECTION | CHORD |
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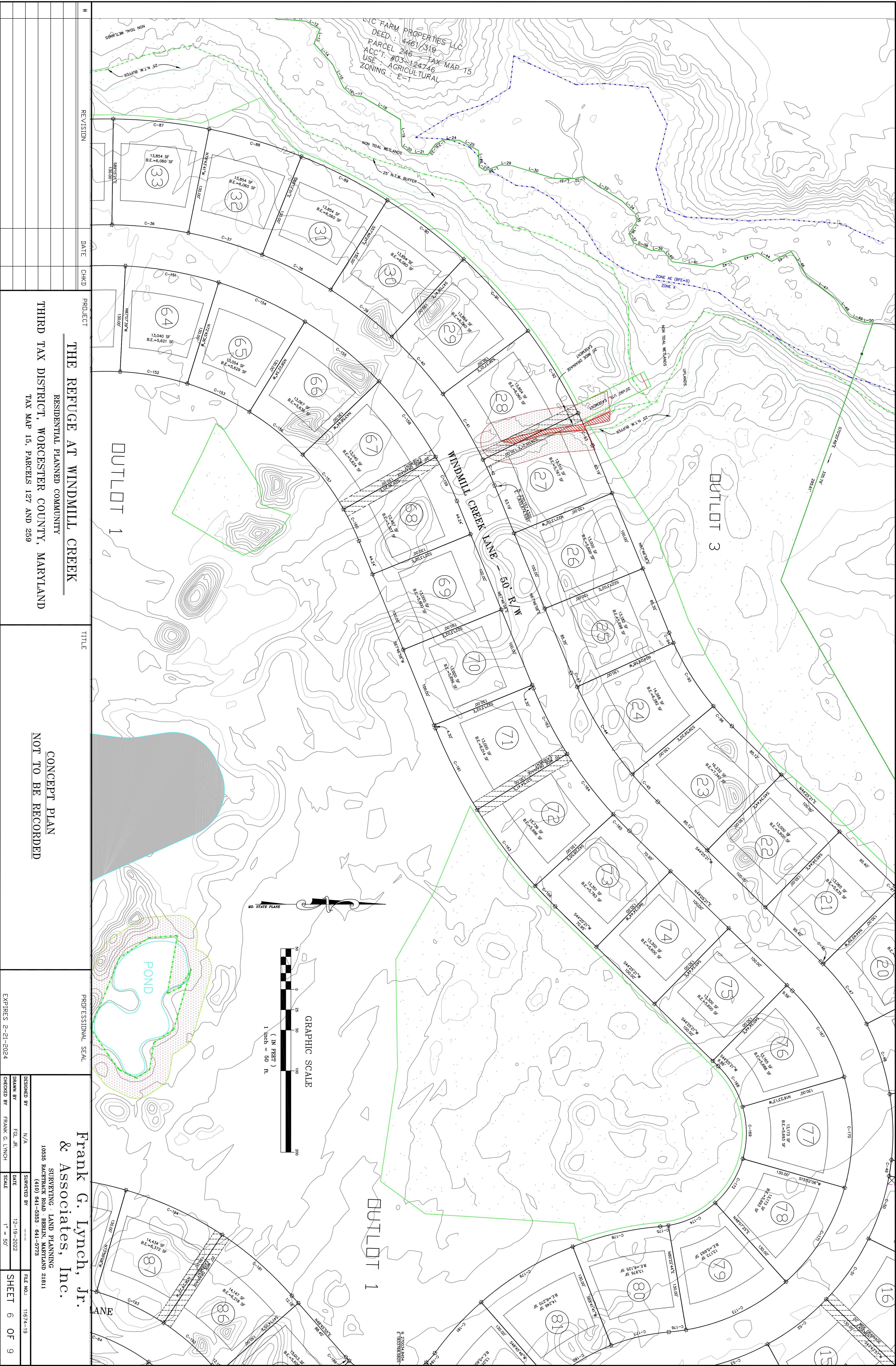
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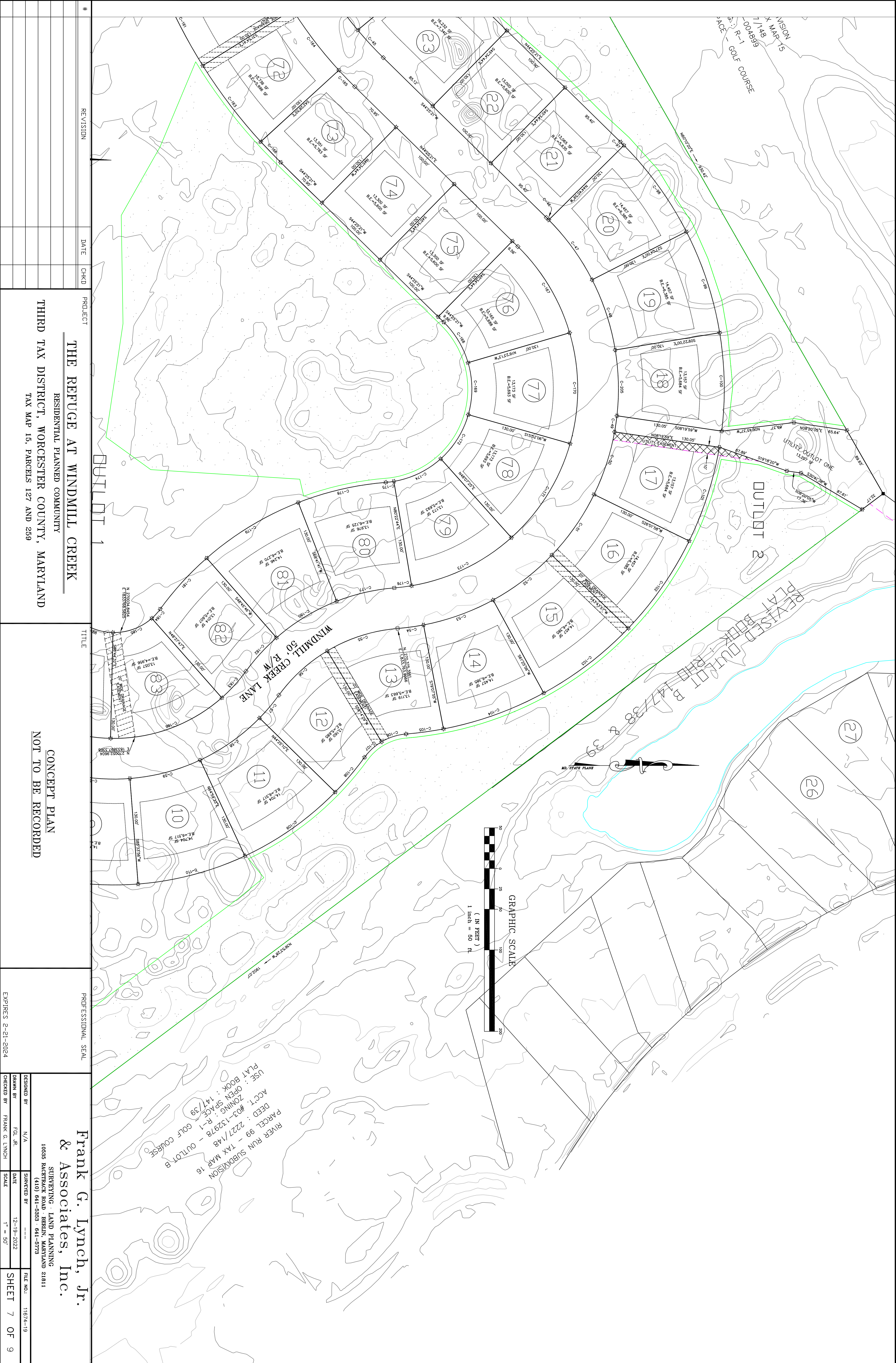
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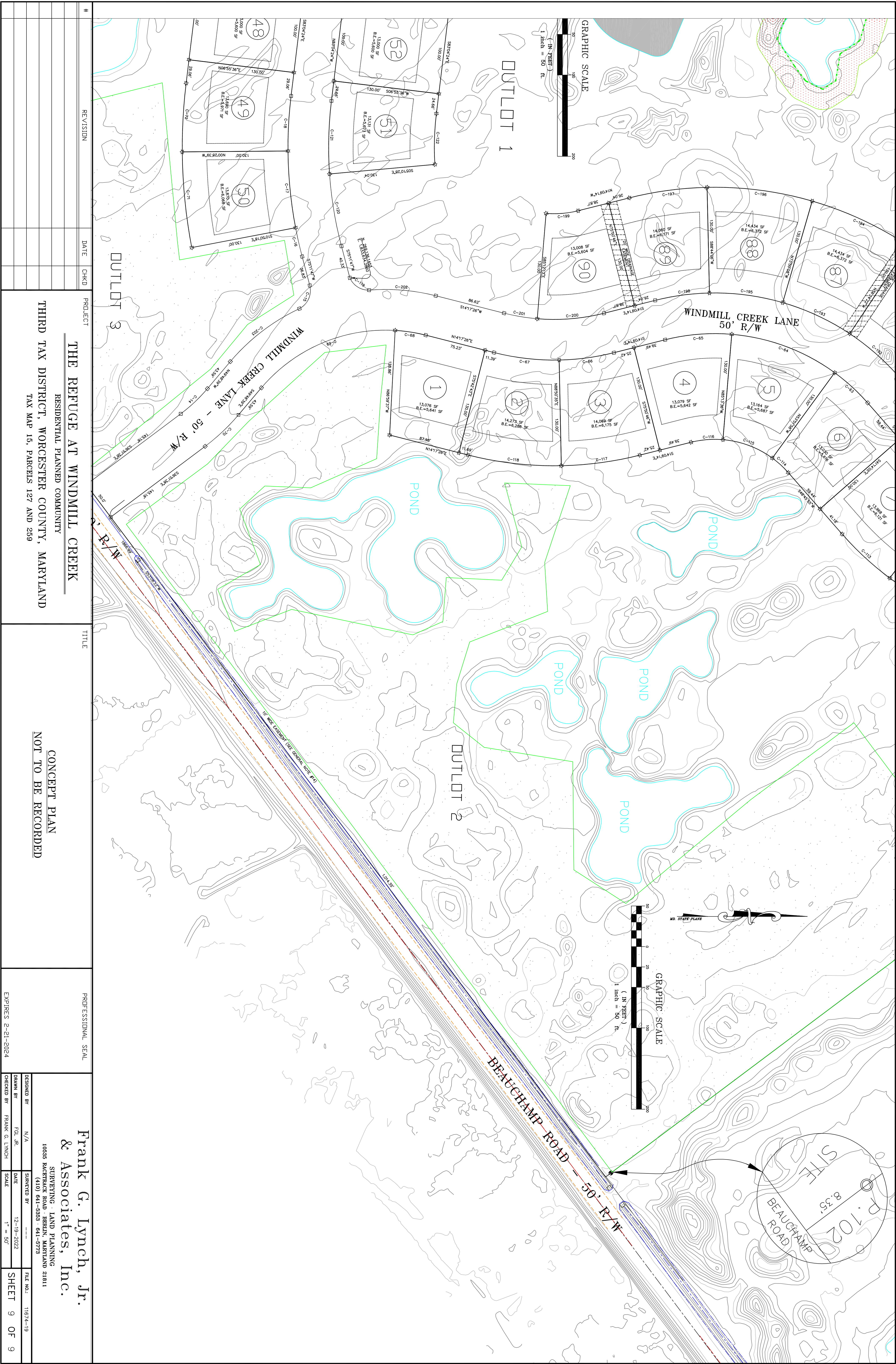
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TECHNICAL REVIEW COMMITTEE

REPORT

THE REFUGE AT WINDMILL CREEK
(FORMERLY EVERGREEN VILLAGE)
RESIDENTIAL PLANNED COMMUNITY

STEP II

October 9, 2019

GENERAL INFORMATION:

Date of TRC Review: October 9, 2019

Date of Planning Commission Review: November 7, 2019

Approval requested: Step II Residential Planned Community

Project Description: Proposed 90 single-family lot subdivision

Location: Northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 & 259, Tax District 3, R-1 Rural Residential and RP Resource Protection Districts

Owner: Evergreen Village, LLC
9919 Stephen Decatur Highway
Ocean City, MD 21842

Land Planner: R.D. Hand & Associates, Inc.
12302 Collins Road
Bishopville, MD 21813

Engineer: Carpenter Engineering, LLC
Post Office Box 3460
Ocean City, MD 21843

Existing Conditions: The development consists of two parcels of land, totaling 94.7 acres and is formerly known as Pine Shore Golf North, which has been closed since 2010. The property has since remained vacant, though the clubhouse, parking lot and other structures associated with the golf course still remain. Approximately 90.4 acres is located within the R-1 Rural Residential District, with the remaining 4.3 acres located in the RP Resource Protection District. The site contains 89.62 acres of upland and 5.08 acres of non-tidal wetlands and existing ponds. A portion of the property was rezoned from E-1 Estate District to R-1 Rural Residential District in 2018 by the Worcester County Commissioners. The boundary of the RP Resource Protection District did not change as a result of this action.

Prior Approvals: The County Commissioners approved the establishment of a residential planned community floating zone on the subject property on September 3, 2019. The County Commissioners' resolution approving the establishment of the residential planned community floating zone is attached.

Proposed Project: The Refuge at Windmill Creek RPC as shown on the Step II plan is proposed to be a 90 single-family lot subdivision on fee simple lots. Proposed typical lot setbacks have been proposed, with a front yard setback of 30', side yard setbacks of 10', and a rear yard setback of 30'. The proposed minimum lot area is 0.30 acres, with a minimum building area of 5,000 square feet.

The Technical Review Committee reminds the Planning Commission that for individual structures, the minimum lot area, setbacks, lot width, and road frontage requirements shall be approved by the Planning Commission during this Step II review. A chart has been provided in the Planning Commission Considerations below.

Proposed open space totals approximately 60.08 acres based on the outlot table. The open space will consist of approximately 25.96 acres of natural open space, 5.9 acres of active recreation (tennis courts, playground and swimming pool), and 28.36 acres of passive recreation (kayaking, paddleboarding, and bird watching trails). The lot area for the lift station (Outlot 3) will need to be deducted from either passive recreation or natural open space.

FINDINGS OF THE TECHNICAL REVIEW COMMITTEE WITH REGARD TO THE ITEMS CITED IN §ZS 1-315(k)(2)B.3:

- 1. The plans for the development fulfill the goals and objectives and comply with the recommendations of the Comprehensive Plan and are compatible with and complement the character and nature of existing and anticipated development in the vicinity of the proposed development:**

As it did when reviewing the Step I submittal for The Refuge at Windmill Creek RPC and as was confirmed by the Planning Commission and County Commissioners, the Technical Review Committee finds that the subject property is currently in the “Existing Developed Areas” (EDA) and the “Agricultural” land use category of the Comprehensive Plan. The EDA category recognizes the importance of maintaining the neighborhood character, and provides for orderly infill development in unincorporated areas. The Ocean Pines area is specifically mentioned for infill development. The Comprehensive Plan further states that “[a]ppropriate zoning providing for densities and uses consistent with this character should be instituted” (Chapter 2). Therefore, in 2018 the Worcester County Commissioners rezoned a portion of this property from E-1 Estate District to R-1 Rural Residential District.

While a portion of this development is within the Agricultural land use category, this property has been utilized as a commercial golf course for many years before its closure in 2010. Overall, the conversion of the golf course into a residential subdivision will not result in the loss of agricultural production, nor would it be incompatible with the surrounding neighborhood. As justification for their decision to rezone the property to R-1 Rural Residential District, the Planning Commission found that Windmill Creek would have been a more accurate boundary between the Existing Developed Area and the Agricultural land use categories.

The project will be designed in the Seaside architectural tradition of the *Design Guidelines and Standards for Commercial Uses*, which is consistent with the

Eastern Shore vernacular style encouraged by the Comprehensive Plan, and many of the surrounding developments.

- 2. The design of the development will, as its first priority, protect to the greatest extent feasible existing forested areas and greenways, floodplains, the Critical Area, where applicable, tidal and non-tidal wetlands, sensitive areas or special habitats, and source water and aquifer recharge areas:**

The Technical Review Committee finds that the development is located on Windmill Branch, which has significant wetlands and steep slopes. The Technical Review Committee also acknowledges that the majority of this area is located within the RP Resource Protection District and is proposed to be placed in a Forest Conservation Easement, thus being protected from disturbance. There is a portion of the non-tidal wetlands and associated buffer that are proposed to be impacted in order to construct several of the proposed lots and a portion of the roadway. Additionally, except for a small pond that is a regulated wetland, the remaining ponds will be enlarged and enhanced as part of this project.

The open space provided well exceeds the minimum required under the RPC regulations. This project is also subject to the Worcester County Forest Conservation Law, and a Forest Stand Delineation was submitted to the Department of Environmental Programs for review and consideration of approval.

- 3. The residential planned communities' design lends itself to a clustered, pedestrian scaled development, providing mixed uses where appropriate, and is in keeping with the scale, layout, uses, architectural style and landscape design of existing County towns and villages and blends the natural and built environments:**

The Technical Review Committee finds that the project is providing single-family dwellings on lots that are on average 13,600 square feet in area. The lots are clustered to provide for large contiguous tracts of open space within the development. Sidewalks have been provided throughout the project to connect the lots to the open space as well as with the public roadway. As stated above, the project is being designed in accordance with the Seaside architectural tradition of the *Design Guidelines and Standards for Commercial Uses*, which is consistent with the Eastern Shore vernacular style encouraged by the Comprehensive Plan and the surrounding Ocean Pines/ River Run area.

4. The residential planned communities design minimizes impervious surfaces and the consumption of vacant lands while maximizing open space:

The Technical Review Committee finds that the project is providing well above the minimum open space required as part of the development and maximizes contiguous open spaces within the rear, center and front of the parcels. The development activity is clustered along a single loop road to reduce impervious surfaces.

5. The project's layout and design promote street, trail and sidewalk connectivity within the project and to and through adjoining properties and neighborhoods:

The Step II plan indicates that there will be one point of access for vehicular traffic from Beauchamp Road. The County Roads Division of the Department of Public Works has reviewed the proposed entrance design as well as the proposed road standard, and has no additional concerns at this time. Further comment will be provided at the construction plan stage during the Step III review. The internal roads are proposed to be designed to one of the County Roads RPC standards. The developer may submit an offer of public dedication for the roads, or request approval under §ZS 1-123 for Approved private roads.

Sidewalks have been illustrated throughout the project, and are shown along the parcel's road frontage to the south towards the church. During the Step I review, the Technical Review Committee recommended that consideration be given to the extension of the sidewalk along the remainder of the parcel frontage of Beauchamp Road. This recommendation has been carried forth to the Step II review.

6. The types and extent of uses and structures in the project will not adversely affect the future development or value of undeveloped neighboring areas or the use, maintenance and value of neighboring areas already developed:

The Technical Review Committee finds that the properties proposed to be developed into The Refuge at Windmill Creek RPC are presently zoned R-1 Rural Residential and RP Resource Protection Districts. A single-family dwelling development at a density of one unit per net acre is permitted by zoning. Thus, the proposed density of one unit per acre is within the permissible threshold. There are no commercial components proposed within this project. The surrounding lands to the north are zoned R-1 Rural Residential and R-2 Suburban Residential Districts. To the south and west there are E-1 Estate District zoned lands. The lands within the RP Resource Protection District found along Windmill Creek will continue to provide a buffer along the creek, as well as buffer the properties to the west. A landscape screen of evergreen trees has been proposed along the

southerly property line as requested by the adjoining property owner, St. John Neumann Roman Catholic Church. The residential development will also be buffered from Beauchamp Road by virtue of the forested areas to be retained. Therefore, the Technical Review Committee concludes that the proposed development will not have an adverse long-term implication on development patterns or values in the area.

7. **The development will secure for the residents of the County a development which is consistent with the Comprehensive Plan and which is compatible with and complementary to established development in the County:**

As thoroughly described in the items above, the Technical Review Committee finds that this project is generally consistent with the policies and recommendations of the Comprehensive Plan and is compatible with and will be complementary to current established and future development patterns in the area.

NOTE: The County Commissioners Resolution approving the Step I of this RPC, the written sequence of review and approval as prepared by Evergreen, LLC, and the comments from the individual members of the Technical Review Committee are attached.

It should be noted that some of the comments submitted by various TRC members pertain to the permit submittals or to Step III of the review process (at which time subdivision plats and detailed §ZS 1-325 site plans would be submitted).

PLANNING COMMISSION ACTIONS:

The Planning Commission shall meet with the applicant and review the Step II master plan, any associated documents and the Technical Review Committee's recommendations, as listed above. In its review, the Planning Commission is empowered to request any changes or additional information that it may deem necessary. Following its review, the Planning Commission shall either approve or disapprove the application. In the case of disapproval, the Planning Commission shall present the applicant with a written report of its findings, including the reasons for disapproval. In the case of approval, the Planning Commission may attach conditions concurrent with the approval of the residential planned community and impose time limits on the development.

Please review the seven considerations above and address any concerns that you have regarding the project's compliance.

In addition, the Planning Commission will specifically need to address the following item:

1. The Planning Commission is required to approve lot requirements as part of the Step II approval. The plans indicate "typical" lot area and setbacks, and a revised lot data chart has been provided.

| Lot Requirement | Proposed |
|-------------------------|-------------------|
| Lot Area | 0.30 acres |
| Lot Width | 100 feet |
| Lot Depth | 130 feet |
| Front Yard Setback | 30 feet |
| Side Yard Setbacks | 10 feet |
| Rear Yard Setback | 30 feet |
| Min. Buildable Lot Area | 5,000 square feet |
| Road Frontage | 90 feet |

The following items are corrections that need to be made by the applicant prior to signature approval of the Step II plan:

2. Under Open Space Provided, the calculations for active open space, passive open space, and natural open space total 60.22 acres, however 0.14 acres of the total outlots are reserved for a lift station. Please remove the 0.14 acres from either passive or natural open space;
3. It appears from the Step I plan to the Step II plan that the amount of passive recreation increased (from 15 acres to 28.36 acres) while the natural state open space was offset (39.18 acres to 25.96 acres). Are walking and bird watching trails proposed for all 28.36 acres? Will there be any other activities provided? This information needs to be provided on the Master Plan;

4. Please revise the section regarding Architectural Styles to remove the reference to a commercial component to the project;

Next Steps: If approved, the applicant shall revise the plan based upon the comments received. Once the plan is in conformance with the Planning Commission's approval, the Department shall grant signature approval. The applicant shall then proceed to the Step III review, which would involve a major residential subdivision application. Staff can address any questions about the procedures for the Step III review that the applicant may have.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY PLANNING COMMISSION

January 5, 2023

Cathy Zirkle, DRP Specialist III (ext. 1136)

Project: Beech Tree Place Preliminary Plat – Proposed nine (9) Lot Subdivision on the Northeast corner of the intersection of Stephen Decatur Highway (MD Route 611) and Snug Harbor Road, Tax Map 33, Parcel 298, Tax District 10, R-2 Suburban Residential District.

SPECIFIC COMMENTS:

1. Submit a check for the balance of the Zoning review fee – the balance due is \$20;
2. Remove the words “with” and “date” from the top and right of the Owners certification;
3. Purpose statement says nine (9) building lots and three (3) outlots but only one (1) outlot is shown;
4. If applicable – Provide a draft of deed restrictions and covenants, homeowners association documents for review by the County Attorney. Any requested revisions must be made prior to signature approval per §ZS 2-403(b)(2)D.12 and §ZS 2-502(m)(6)D;
5. Please add the total linear feet of the proposed roadway per §ZS 2-403(b)(2)D.5;
6. The cul-de-sac will need to be approved by the Planning Commission during their review of the preliminary plat per §ZS 2-502(c)(7)A;
7. Please include the location, dimensions and use of rights-of-way and/or easements proposed to be created for all existing and proposed utilities and stormwater management §ZS 2-403(b)(2)D.8;
8. Sidewalks or other pedestrian pathways may be required by the Planning Commission adjacent to all roads. They shall be designed to provide pedestrian connectivity within the development and to areas outside of it while minimizing potential points of conflict with motorized vehicles. Sidewalks and other pedestrian pathways shall be surfaced with durable materials and designed to drain appropriately. Except as provided in Subsection (g) hereof, all impervious sidewalks or pathways shall be no more than three feet in width while pervious walkways may be of greater width. See §ZS 2-502(f).

