

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday February 2, 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 – January 5, 2023
- B. Board of Zoning Appeals Agenda – February 9, 2023
- C. Technical Review Committee Agenda – February 8, 2023

III. Residential Planned Communities § ZS 1-315

A. 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.

IV. Miscellaneous

V. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – January 5, 2023**

Meeting Date: January 5, 2023

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
Marlene Ott
Betty Smith

Staff

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, December 1, 2022

As the first item of business, the Planning Commission reviewed the minutes of the December 1, 2022 meeting.

A motion was made by Ms. Knight, seconded by Mr. Wells, and carried unanimously.

B. Board of Zoning Appeals Agenda, January 12, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for January 12, 2023. 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, January 11, 2023

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for January 11, 2023. 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 1-325 Site Plan Review

A. Salt Life Park – Major site plan/land development plan review

As the next item of business, the Planning Commission reviewed the site plan for the proposed expansion of a manufactured home park including 34 lots and associated open

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – January 5, 2023**

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.

Present for the review were Hugh Cropper, IV and Mark Odachowski. Mr. Cropper introduced himself and Mr. Odachowski the Planning Commission members. Mr. Odachowski described the existing portion of the park as being dilapidated and described his history of revitalizing the area. He further elaborated on the need for affordable housing in the area. He explained that the new section will be a long term rental, 50 and older community. He explained that the lots in the new section are larger compared to the old section, making it a possibility to install double wide manufactured homes as well.

Mr. Cropper added that the required 34 EDU's have been obtained from the Mystic Harbor Sanitary District. He also stated that there are a small number of minor outstanding Code requirements that needed to be addressed and is working with Department Staff to correct them.

Following the discussion, a motion was made by Mr. Church, seconded by Ms. Knight, and carried unanimously to approve the proposal with the condition that all outstanding Code requirements are corrected.

B. Salt Grass Point Farm LLC, –Major Site Plan Review

As the next item of business, the Planning Commission reviewed the site plan for the 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.

Present for the review were Hugh Cropper, Frank Lynch, and Emily Demarco. Mr. Cropper presented the project to the Planning Commission. He explained that the project went through Planning Commission review and was approved on February 4, 2021. He explained that the approval is set to expire on February 4, 2023 and he was seeking to re-approve the project. He stated that the project has not changed at all since the 2021 submittal. He indicated that the project may not be moving forward but would like to maintain the 1 EDU allocation required for it.

Following the discussion, a motion was made by Ms. Knight, seconded by Ms. Ott, and carried unanimously to approve the site plan as proposed.

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – January 5, 2023**

IV. Residential Planned Communities § ZS 1-315

A. Sea Oaks Village – Preliminary Plat

As the next item of business, the Planning Commission reviewed the Preliminary Plat 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.

Present for the review were Hugh Cropper, IV, Steven Murphy, and Frank Lynch. Mr. Cropper presented the proposal to the Planning Commission. He explained that all water and sewer EDU's have been obtained. He stated that the project is in compliance with all Zoning, RPC, and Forestry requirements. He added that permits will be required for the necessary wetlands crossings. Mr. Barbierri questioned Mr. Cropper whether the swimming pool had been constructed to which he replied that it had and that it was in operation most of the season. Ms. Ott questioned if there were any road name changes to which Mr. Cropper replied that no changes have been made since the Step II review.

Following the discussion, a motion was made by Ms. Knight, seconded by Ms. Ott, and carried unanimously to approve the site plan as proposed.

B. The Refuge at Windmill Creek – Step 1 Concept Plan Review

As the next item of business, the Planning Commission reviewed a 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.

Frank Lynch was present for the review. Mr. Lynch introduced the project to the Planning Commission. He stated that the project had been previously approved by the Planning Commission but the approval had expired. He added that the sewer and water utilities as well as the Stormwater Management are currently under Construction.

Mr. Barbierri questioned the Planning Commission Members if the presentation they should continue the review in the absence of representation by either the owner or site developer. Mr. Church stated that he was not comfortable with continuing.

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – January 5, 2023**

Following the discussion, a motion was made by Mr. Church, seconded by Ms. Knight, and carried unanimously to postpone the review until proper representation was available to attend the meeting.

V. Beech Tree Place – Major Subdivision

As the next item of business, the Planning Commission reviewed a proposed nine (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.

Mitch Parker and Frank Lynch were available for the review. Mr. Parker presented the proposal to the Planning Commission. He stated that the design is straightforward and that the layout was predicated on the preservation of a historic Beech tree on the property. Mr. Church questioned whether the buildings would be concept homes or spec homes. Mr. Parker replied that spec homes are a possibility and that the homes would be moderately sized and that there would be no mobile homes. Mr. Barbierri addressed the road design and the comments made in the Staff Report. Mr. Parker replied that the original design was for a private lane but later it was decided to turn it over to the County to keep things simple.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Wells, and carried unanimously to approve the site plan as proposed.

VI. Miscellaneous

As the next item of business, Ms. Knight expressed concern regarding Emergency Services involvement in the planning and review phases of proposed projects which may have an impact on local infrastructure. She wanted to be assured that local Fire Companies and EMS needs were considered during this process. Mr. Barbierri stated that the Fire Marshal's Office is involved during the Technical Review phase of the projects and has communication with local Fire Departments regarding any potential issues.

VII. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Smith.

Mary Knight, Secretary

Stuart White, DRP Specialist

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

AGENDA

THURSDAY FEBRUARY 9, 2023

Please be advised that the Board will not be conducting a public hearing

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, February 8, 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. **OC Beer Works - Major Site Plan Review**
Proposed 12,828 SF restaurant and brewery, two (2) retail buildings totaling 10,000 SF, 37,661 SF outdoor beer garden to include two (2) outdoor bars, and associated parking. Located at 9724 Stephen Decatur Highway, Ocean City, MD, Tax Map 27, Parcels 255, 499, and 586, Tax District 10, C-2 General Commercial District, 9724 Holdings, LLC, owner / Vista Design, Inc., engineer.

- III. **Sea Oaks Village Phase II – Construction Plan Review**
Construction Plan 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.

- IV. **Adjourn**

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: February 2, 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
Gaithersburgh, 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.

#	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																			

#	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	CONCEPT PLAN NOT TO BE RECORDED	FRANK G. Lynch, Jr. & Associates, Inc. SURVEYING - LAND PLANNING 10635 FACEBRACK ROAD - BERKIN, MARYLAND 21011 (410) 641-5858 641-0773			
						EXPIRES 2-21-2024			
				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" = 50'	SHEET	3 OF 9

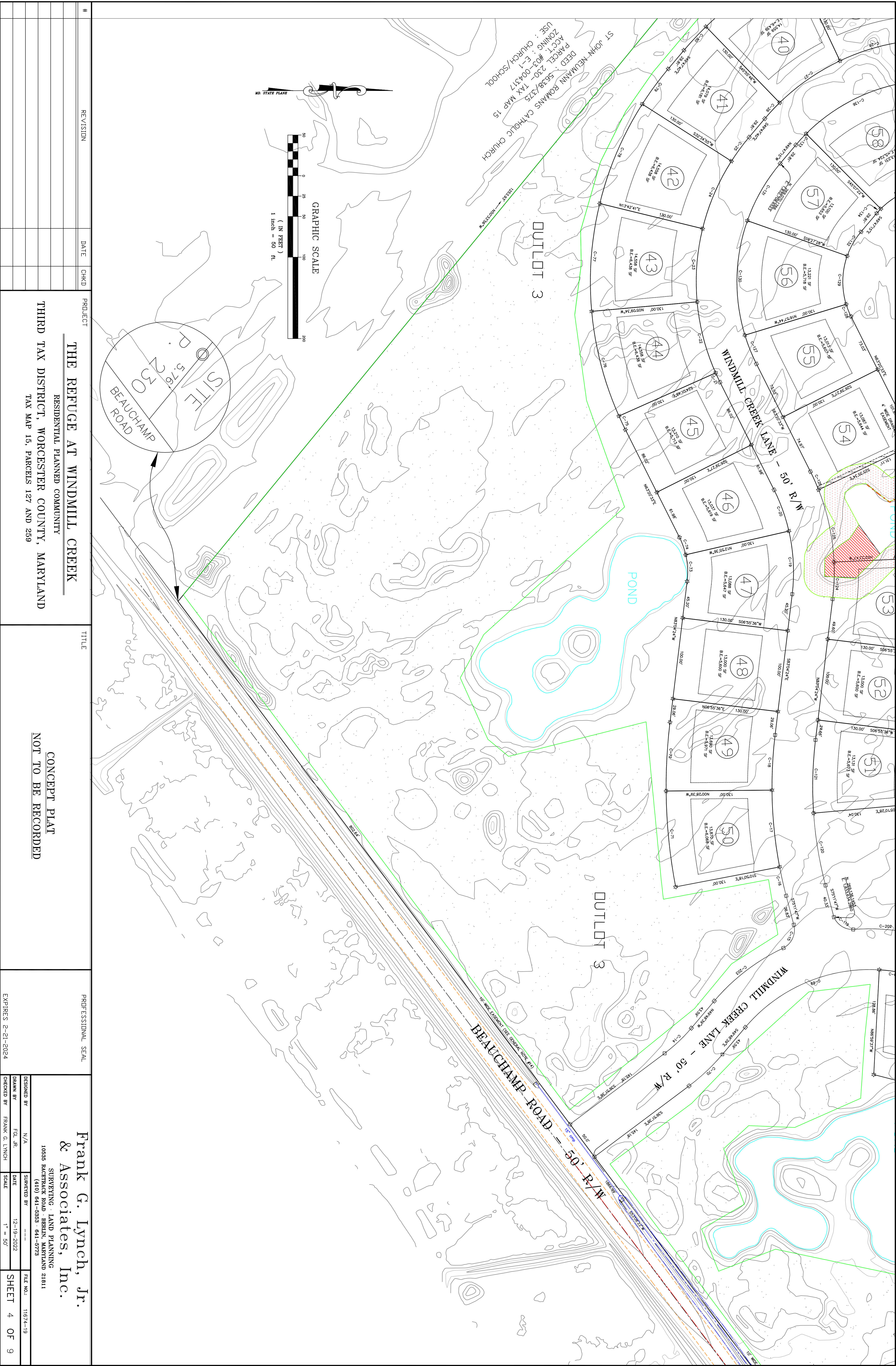
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DISTANCE	CHORD
C-14	45.21	200.00	175° 02'	22.70	N43.20° 08' 10"	45.11
C-15	33.67	25.15	76° 54'	19.90	N65° 55' 33" W	31.21
C-16	36.33	525.00	035° 35'	18.17	N77° 02' 14" E	36.33
C-17	36.33	525.00	035° 35'	18.17	N77° 02' 14" E	36.33
C-18	67.55	525.00	072° 14'	33.97	N58° 44' 32" E	67.50
C-19	78.00	225.00	19° 15'	39.40	S66° 59' 43" W	77.61
C-20	53.98	225.00	103° 34'	27.07	S70° 12' 14" W	53.76
C-21	12.61	675.00	02° 39'	6.31	N64° 39' 24" E	12.61
C-22	90.57	225.00	185° 21'	45.70	N58° 54' 32" E	90.18
C-23	90.57	225.00	185° 21'	45.70	N58° 54' 32" E	90.18
C-24	26.69	274.00	073° 18'	18.32	S52° 38' 02" E	26.66
C-25	36.56	275.00	05° 34'	13.39	S47° 00' 00" E	36.54
C-27	90.98	275.00	185° 21'	45.70	S44° 36' 58" E	90.17
C-28	85.88	275.00	185° 21'	43.29	S19° 23' 51" E	85.54
C-29	16.22	270.34	02° 36'	8.11	N50° 56' 34" W	16.22
C-30	50.55	515.00	08° 22'	25.45	N52° 14' 14" E	50.83
C-31	50.55	515.00	08° 22'	25.45	S48° 01' 31" E	50.83
C-32	94.53	515.00	103° 34'	47.45	S45° 01' 31" E	94.50
C-33	94.53	515.00	103° 34'	47.45	S45° 01' 31" E	94.50
C-34	94.53	515.00	103° 34'	47.45	S10° 02' 51" E	94.50
C-35	34.63	515.00	103° 34'	17.45	S08° 03' 28" W	34.50
C-36	94.53	515.00	103° 34'	47.45	S08° 03' 28" W	94.50
C-37	34.63	515.00	103° 34'	17.45	S27° 03' 28" W	34.50
C-38	94.53	515.00	103° 34'	47.45	S37° 35' 29" W	94.50
C-39	94.53	515.00	103° 34'	47.45	S48° 07' 00" W	94.50
C-40	94.53	515.00	103° 34'	47.45	S58° 36' 49" W	94.50
C-41	34.63	515.00	103° 34'	17.45	S65° 50' 49" W	34.50
C-42	34.63	515.00	035° 35'	17.45	N68° 58' 35" E	34.50
C-43	12.61	471.03	02° 16'	6.32	N68° 58' 35" E	12.61
C-44	46.08	471.03	05° 35'	23.06	N41° 13' 13" E	46.06
C-45	4.18	295.00	174° 15'	2.09	S44° 49' 41" W	4.18
C-46	4.18	295.00	174° 15'	2.09	S44° 49' 41" W	4.18
C-47	91.13	295.00	174° 15'	45.93	S54° 05' 01" W	90.77
C-48	91.13	295.00	174° 15'	45.93	S71° 47' 00" W	90.77
C-49	20.00	295.00	035° 35'	10.01	N84° 00' 00" W	20.00
C-50	81.13	295.00	174° 15'	40.82	N93° 40' 00" W	80.87
C-51	34.63	295.00	174° 15'	17.45	N55° 07' 03" W	34.50
C-52	91.13	295.00	174° 15'	45.93	N37° 02' 03" W	90.77
C-53	91.13	295.00	174° 15'	45.93	N19° 43' 04" W	90.77
C-54	32.21	295.00	08° 15'	16.12	N07° 44' 12" W	32.19
C-55	32.21	295.00	08° 15'	16.12	S71° 24' 17" E	30.48
C-56	32.21	295.00	08° 15'	16.12	S71° 24' 17" E	30.48
C-57	36.94	250.00	02° 34'	18.45	N43° 17' 03" W	36.90
C-58	89.77	250.00	02° 34'	45.37	N35° 11' 39" W	89.29
C-59	89.77	250.00	02° 34'	45.37	N15° 04' 16" W	89.29
C-60	89.77	250.00	02° 34'	45.37	N05° 03' 10" W	89.29

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	INANGST	CHORD DISTANCE	CHORD
C-61	89.77	2650.00	2053.42°	46.37	N262.91°E	89.29
C-62	52.50	2500.00	1703.51°	26.39	N44.44°E	52.50
C-63	58.11	2600.00	1797.55°	27.67	S42.26°S	55.00
C-64	133.16	2500.00	1703.51°	26.39	N44.44°E	133.16
C-65	62.59	2500.00	1795.38°	27.67	S42.26°S	62.59
C-66	88.05	300.00	1259.50°	34.17	N07.39°E	82.21
C-67	80.88	300.00	1529.51°	40.69	N06.34°00°E	76.91
C-68	38.19	200.00	1056.25°	14.85	S08.94°S	38.13
C-69	185.57	2000.00	5530.40°	100.07	S23.51°45°E	178.98
C-70	118.44	655.00	1724.32°	53.38	N43.02°15°E	118.28
C-71	118.44	655.00	1074.15°	42.38	S86.46°32°E	118.28
C-72	64.64	655.00	0724.15°	16.64	S86.59°20°E	32.79
C-73	32.95	95.00	1925.32°	11.42	S70.11°49°E	32.79
C-74	22.73	95.00	1342.31°	11.42	S67.00°15°E	22.67
C-75	18.57	405.00	0273.39°	9.29	N6.63°33°E	18.57
C-76	133.59	405.00	1829.21°	67.50	N72.52°19°E	132.79
C-77	133.59	405.00	1829.21°	67.50	S68.71°19°E	132.79
C-78	133.59	405.00	1853.21°	67.50	S68.71°19°E	132.79
C-79	53.89	405.00	0573.21°	28.88	S65.35°22°E	53.73
C-80	39.74	405.00	0573.21°	19.89	S46.98°54°E	39.65
C-81	133.40	405.00	1853.19°	67.31	S47.43°52°E	132.60
C-82	770.05	405.00	0953.19°	35.11	S202.02°E	669.97
C-83	118.52	645.00	1031.40°	59.42	S12.02°11°E	118.35
C-84	118.52	645.00	1031.40°	59.42	S12.02°11°E	118.35
C-85	118.52	645.00	1031.40°	59.42	S12.02°11°E	118.35
C-86	118.52	645.00	1031.40°	59.42	S04.31°11°E	118.35
C-87	118.52	645.00	1031.40°	59.42	S06.00°29°E	118.35
C-88	118.52	645.00	1031.40°	59.42	S16.32°30°E	118.35
C-89	118.52	645.00	1031.40°	59.42	S27.03°49°E	118.35
C-90	118.52	645.00	1031.40°	59.42	S48.07°09°E	118.35
C-91	118.52	645.00	1031.40°	59.42	S58.28°49°E	118.35
C-92	118.52	645.00	1031.40°	59.42	S68.39°49°E	118.35
C-93	43.59	641.00	0252.14°	21.80	N65.39°07°E	43.59
C-94	13.46	341.00	0252.14°	6.73	S66.39°07°E	13.46
C-95	92.18	341.00	1829.21°	46.37	N67.46°42°E	91.90
C-96	32.02	425.00	0638.42°	13.01	N47.14°42°E	31.93
C-97	32.02	425.00	0638.42°	13.01	N47.14°42°E	31.93
C-98	131.29	425.00	1724.59°	66.17	S54.05°01°E	130.77
C-99	131.29	425.00	1724.59°	66.17	S71.47°00°E	130.77
C-100	121.29	425.00	1821.05°	61.06	S88.48°32°E	120.88
C-101	121.29	425.00	1821.05°	61.06	N27.08°35°E	120.88
C-102	131.29	425.00	1724.59°	66.17	N55.07°03°E	130.77
C-103	131.29	425.00	1724.59°	66.17	N55.07°03°E	130.77
C-104	131.29	425.00	1724.59°	66.17	N07.44°24°E	130.77
C-105	46.40	425.00	0619.21°	23.32	S71.47°00°E	46.38
C-106	31.94	770.00	2630.42°	16.36	S71.47°00°E	31.67

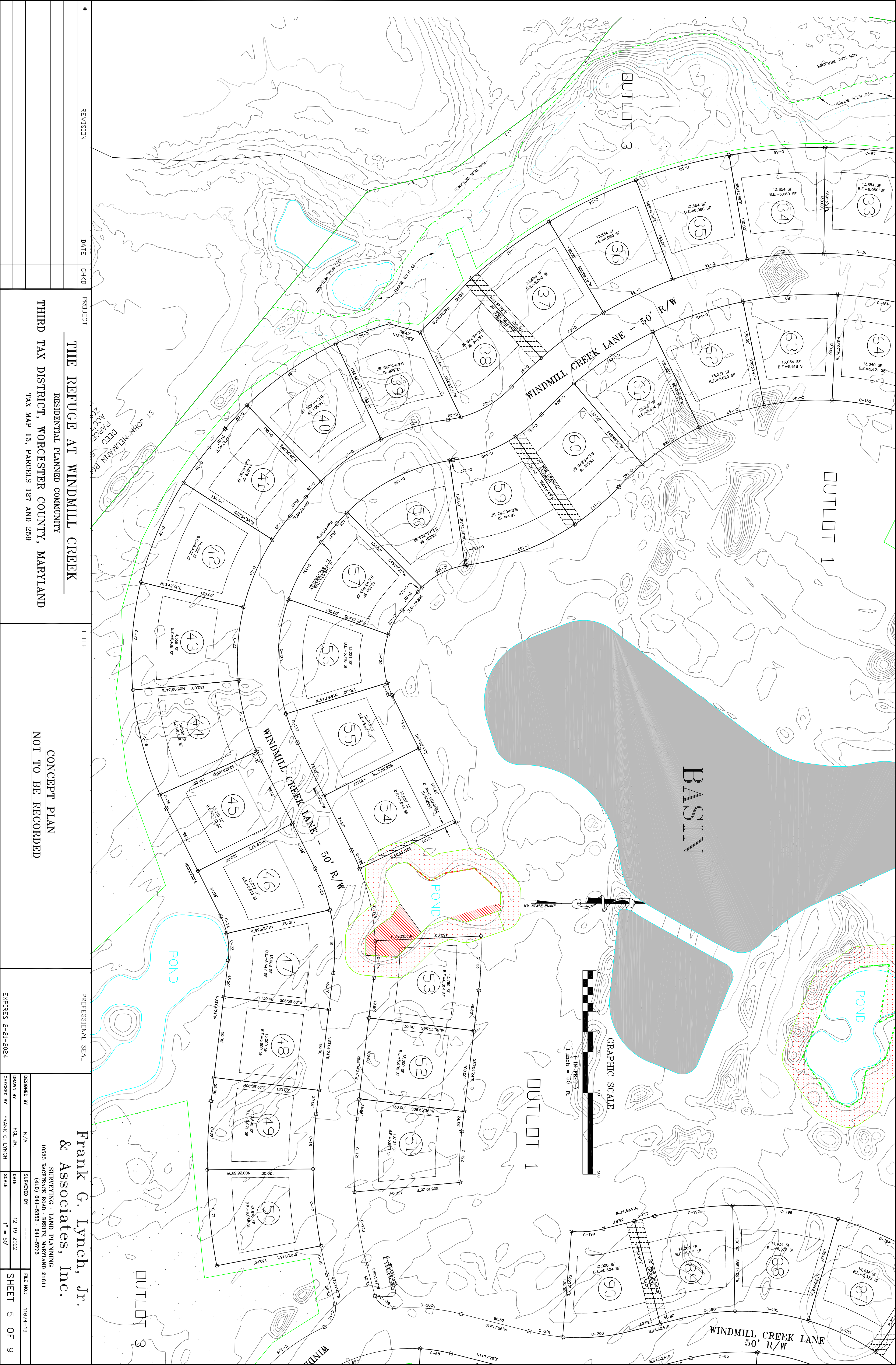
CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION		CHORD	
C-07	28.42	70.00	231°52'	14.41		S44.23°27'E		28.23
C-08	55.99	360.00	08°26.33"	28.05		N43°46'07"W		55.94
C-09	136.45	360.00	20°34.23"	68.87		N45°41'53"W		135.71
C-10	136.45	360.00	20°34.23"	68.87		N45°41'53"W		135.71
C-11	36.45	360.00	20°34.23"	18.87		N45°41'53"W		36.37
C-12	115.38	360.00	12°31.57"	68.87		N42°42'06"E		115.71
C-13	72.94	360.00	12°31.57"	40.12		N42°42'06"E		72.79
C-14	26.46	120.00	12°31.57"	13.28		S42°24'59"W		26.29
C-15	65.68	160.00	12°31.57"	33.69		S20°27'11"E		64.86
C-16	39.64	120.00	18°55.38"	20.00		S07°39'21"E		39.46
C-17	97.94	430.00	12°59.50"	48.98		S07°39'20"E		97.55
C-18	115.93	430.00	15°26.35"	58.92		S06°34'00"E		115.93
C-19	28.68	75.00	66°25.43"	46.72		N32°35'02"E		28.13
C-20	68.78	475.00	10°05.54"	45.17		N38°12'07"E		68.94
C-21	90.08	475.00	10°05.54"	45.17		N38°12'07"E		89.94
C-22	62.62	345.00	10°22.55"	31.40		N48°01'23"E		62.55
C-23	67.08	405.00	09°29.23"	33.62		N81°49'05"E		67.00
C-24	45.55	275.00	08°29.23"	22.83		N87°46'06"W		45.50
C-25	91.21	275.00	18°00.12"	46.03		S77°56'07"E		90.79
C-26	28.43	275.00	05°53.27"	12.23		S65°55'17"W		28.43
C-27	68.47	225.00	09°49.43"	19.68		N68°11'24"E		68.43
C-28	162.30	95.00	38°51.72"	31.25		S88°44'00"E		160.65
C-29	60.39	95.00	38°51.72"	74.02		S88°44'00"E		59.63
C-30	143.02	225.00	36°51.92"	74.02		S88°44'00"E		140.63
C-31	31.48	225.00	20°44.52"	17.19		S60°19'06"E		31.03
C-32	34.40	95.00	20°44.52"	17.19		S60°19'06"E		34.21
C-33	18.59	225.00	04°44.06"	9.30		S42°29'06"E		18.45
C-34	66.46	95.00	04°29.56"	31.06		S43°39'13"E		66.45
C-35	162.30	95.00	36°51.92"	74.02		S70°40'20"E		160.65
C-36	162.30	95.00	36°51.92"	74.02		S70°40'20"E		160.65
C-37	42.97	225.00	01°00.54"	2.28		S00°00'04"E		42.97
C-38	2.28	95.00	01°00.54"	11.14		S00°00'04"E		2.28
C-39	143.17	310.00	28°27.43"	72.89		N2°40'49"W		141.90
C-40	82.92	180.00	28°27.43"	42.21		N2°28'53"W		82.18
C-41	41.42	180.00	31°10.77"	20.80		N2°28'53"W		41.34
C-42	70.97	310.00	03°50.58"	30.62		N40°27'59"W		70.81
C-43	115.93	310.00	03°50.58"	30.62		N40°27'59"W		115.93
C-44	83.90	335.00	14°19.58"	42.12		S13°01'11"E		83.59
C-45	83.90	335.00	14°19.58"	42.12		S13°01'11"E		83.59
C-46	83.99	335.00	14°21.53"	58.60		S18°04'01"E		83.77
C-47	83.99	335.00	14°21.53"	58.60		S18°04'01"E		83.75
C-48	116.65	465.00	14°21.53"	58.58		S04°18'29"E		116.30
C-49	116.65	465.00	14°21.53"	58.61		S04°18'29"E		116.30
C-50	84.00	335.00	14°27.03"	42.22		S10°03'12"W		83.75
C-51	116.74	465.00	14°27.03"	42.22		S10°03'12"W		116.30
C-52	116.74	465.00	14°27.03"	42.22		S10°03'12"W		116.30
C-53	116.74	465.00	14°27.03"	42.22		S10°03'12"W		116.30
C-54	116.74	465.00	14°27.03"	42.22		S10°03'12"W		116.30
C-55	116.65	465.00	14°25.50"	58.73		S12°25'50"W		116.54
C-56	84.18	335.00	14°23.50"	42.31		S18°49'42"E		83.96
C-57	84.04	335.00	14°23.50"	42.34		S18°49'42"E		83.92
C-58	116.65	465.00	14°22.24"	58.53		S15°11'28"W		116.34

CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA	TAUGENT	CHORD	CHORD	CHORD	CHORD	CHORD
C-159	59.96	465.00	0.7231°	30.02	S64.00519°W	59.92			
C-120	43.20	335.00	0.7231°	21.63	S64.00519°W	43.17			
C-161	112.61	651.03	0.9553°	55.44	S64.00519°W	112.47			
C-162	90.61	521.03	0.9553°	45.32	N62.84540°E	90.50			
C-163	104.61	595.03	0.9553°	51.59	N62.84540°E	104.47			
C-164	93.67	521.03	1.1030°	46.56	N62.84540°E	93.55			
C-165	28.15	521.03	0.00543°	14.59	N64.56813°E	28.15			
C-166	35.17	651.03	0.00543°	17.58	N64.56813°E	35.17			
C-167	124.63	245.00	29.132°	63.80	S59.01102°W	123.48			
C-168	58.59	115.00	29.132°	29.95	S59.01102°W	57.96			
C-169	64.74	245.00	32.1513°	33.25	S69.44227°W	63.89			
C-170	137.53	115.00	32.1513°	70.84	S69.44227°W	136.11			
C-171	137.53	245.00	32.1513°	70.84	N68.00114°W	137.53			
C-172	64.74	115.00	32.1513°	33.25	N68.00114°W	63.89			
C-173	137.53	245.00	32.1513°	70.84	N62.84455°W	136.11			
C-174	64.74	115.00	0.003032°	33.25	N62.84455°W	63.89			
C-175	10.05	115.00	0.003032°	5.03	N62.84455°W	10.05			
C-176	21.42	245.00	0.003032°	10.72	N67.07100°W	21.42			
C-177	72.64	245.00	16.4135°	36.86	S19.52191°S	72.58			
C-178	132.19	180.00	16.4135°	68.77	S19.52191°S	132.19			
C-179	132.19	250.00	18.9555°	43.53	S19.52191°S	131.53			
C-180	86.97	250.00	18.9555°	43.53	S19.52191°S	86.53			
C-181	84.80	360.00	0.00	42.58	S47.37449°E	84.62			
C-182	55.79	250.00	12.4710°	28.01	S47.37449°E	55.67			
C-183	44.17	200.00	12.4710°	22.17	N47.41149°W	44.08			
C-184	33.85	200.00	12.4710°	22.15	N47.41149°W	33.83			
C-185	32.06	70.00	42.9314°	27.35	N62.03523°E	32.09			
C-186	17.24	70.00	42.9314°	17.24	N62.03523°E	17.24			
C-187	148.58	200.00	42.9315°	77.81	N62.03523°E	145.19			
C-188	52.00	70.00	42.9315°	27.02	N62.32324°E	50.81			
C-189	6.04	70.00	0.456635°	3.02	N46.11738°E	6.04			
C-190	17.25	200.00	0.456635°	8.63	N46.11738°E	17.25			
C-191	113.56	430.00	15.0117°	51.27	S41.10436°W	113.53			
C-192	79.94	300.00	15.0117°	39.95	S41.10436°W	79.21			
C-193	132.61	300.00	17.2546°	65.59	S42.52455°W	131.91			
C-194	18.26	430.00	17.2546°	65.59	S42.52455°W	18.26			
C-195	19.26	300.00	17.2546°	45.91	S67.26595°W	19.01			
C-196	130.81	430.00	17.2546°	65.51	S67.26595°W	130.30			
C-197	96.73	430.00	17.2546°	48.57	S67.26595°W	96.53			
C-198	47.94	300.00	17.2546°	33.89	S67.26595°W	47.34			
C-199	39.69	120.00	18.95702°	20.03	N64.04043°W	39.31			
C-200	39.69	120.00	18.95702°	41.72	N64.04043°W	39.31			
C-201	82.67	250.00	18.95702°	41.72	S19.52191°S	82.29			
C-202	107.92	250.00	24.4440°	54.81	S17.26538°E	107.08			
C-203	55.50	465.00	0.65020°	27.78	S44.3835°E	55.47			
C-204	61.13	295.00	0.94526°	40.82	S48.3042°W	60.87			

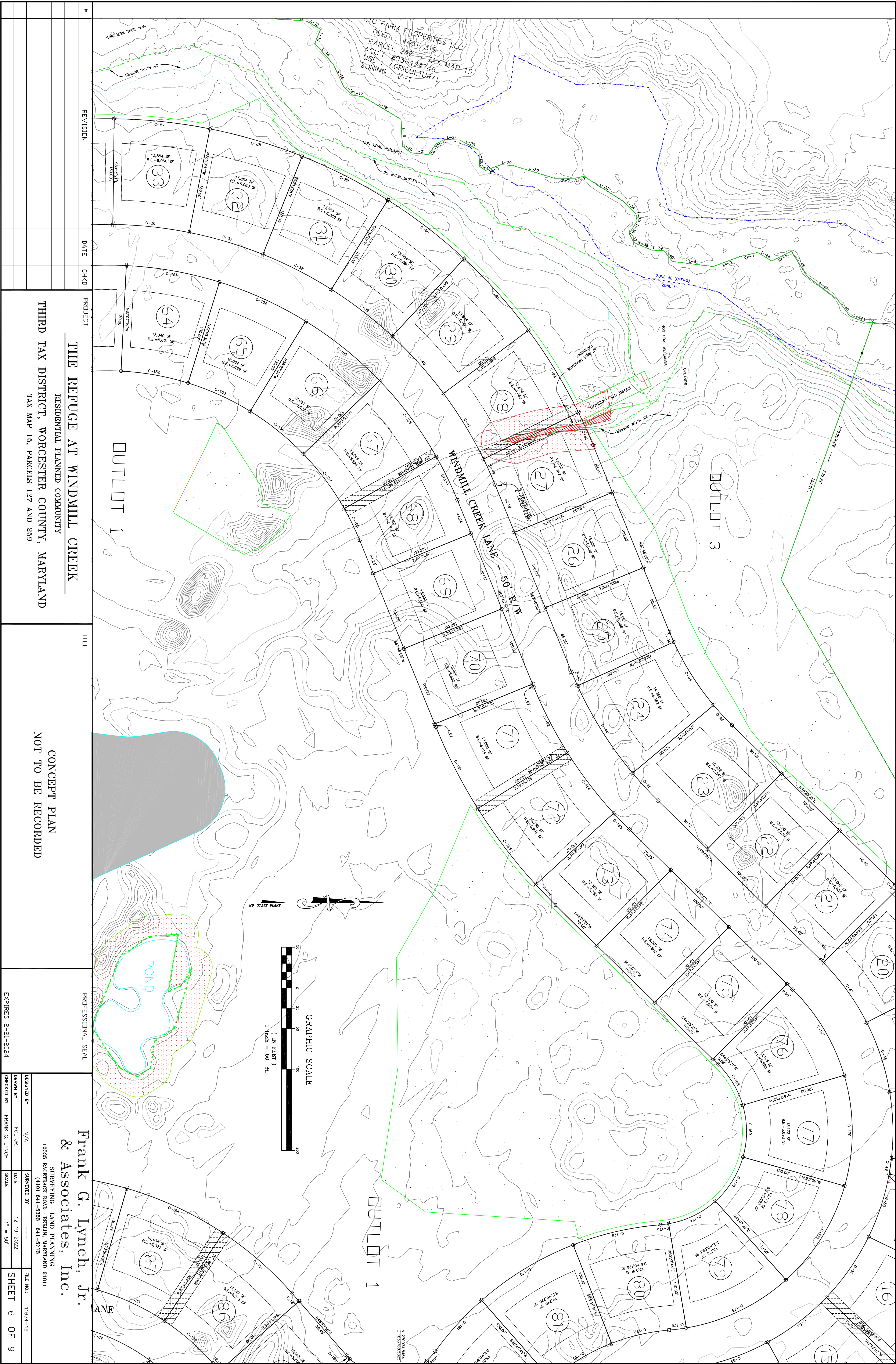
THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE.
ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY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



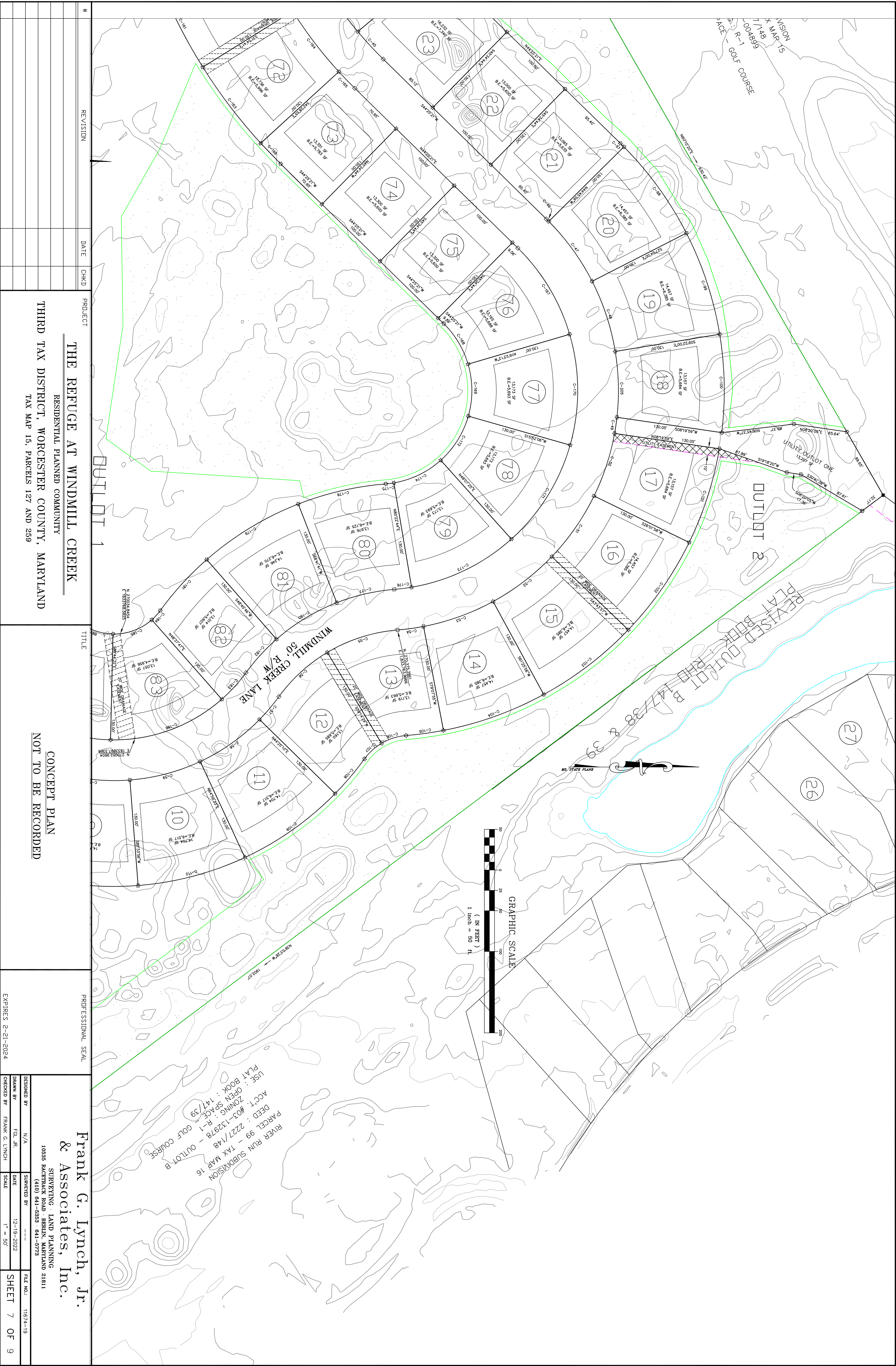
THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE.
ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY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



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 FRANK G. LYNCH JR. AND ASSOCIATES, INC..



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 FRANK G. LYNCH JR. AND ASSOCIATES, INC..



REVISION

DATE CHKD

PROJECT

THE REFUGE AT WINDMILL CREEK

RESIDENTIAL PLANNED COMMUNITY

THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

TAX MAP 15, PARCELS 127 AND 259

TITLE

CONCEPT PLAN

NOT TO BE RECORDED

PROFESSIONAL SEAL

Frank G. Lynch, Jr.

& Associates, Inc.

SURVEYING - LAND PLANNING

10535 RACETRACK ROAD BERLIN, MARYLAND 21811

(410) 641-5835 641-5773

DESIGNED BY N/A

DRAWN BY FGL JR.

CHECKED BY FRANK G. LYNCH

DATE 12-19-2022

SCALE 1" = 50'

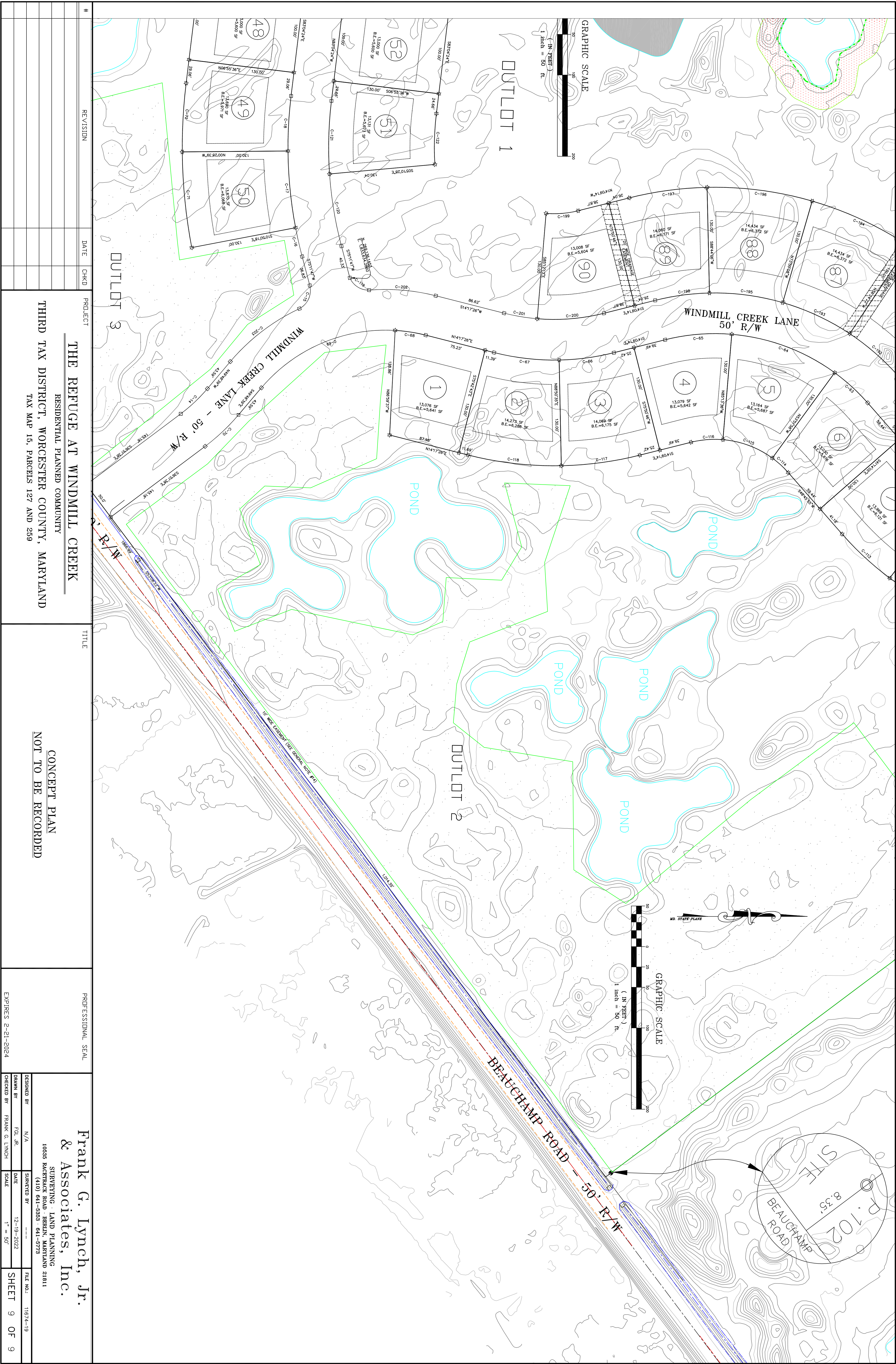
FILE NO.: 11674-19

EXPIRES 2-21-2024

SHEET 7 OF 9

ST#2/C/008 FILES 2019/11674-19.DWG
RP ST#2/C/008 FILES 2019/11674RP19.DWG





ESQUIRE PLACE

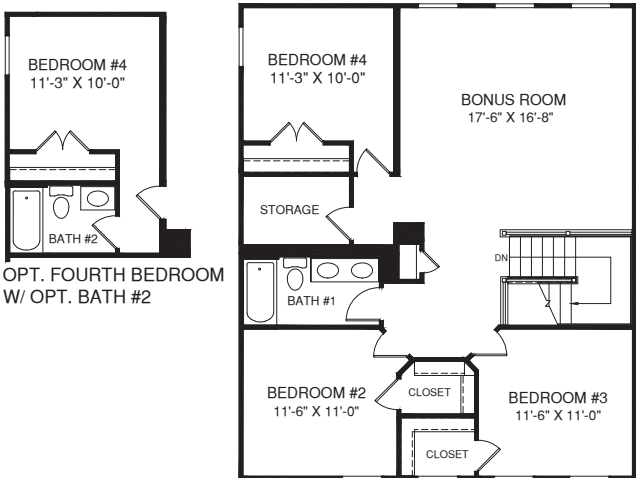
ELEVATION B



ELEVATION A

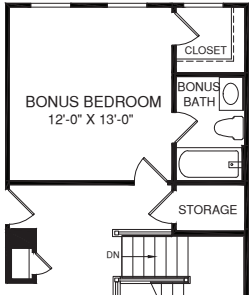
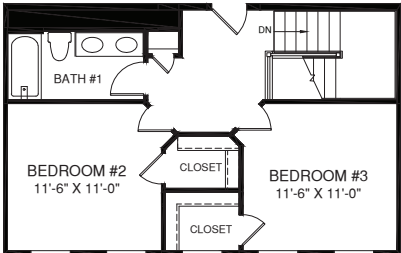


ELEVATION C



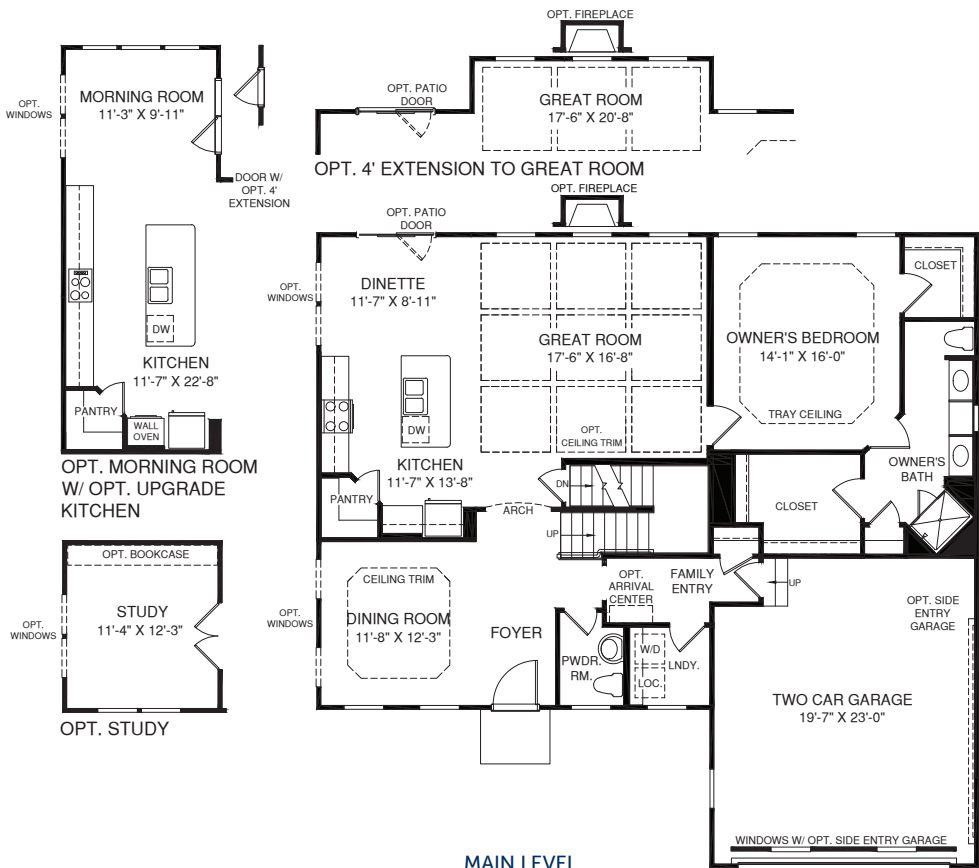
OPT. FOURTH BEDROOM
W/ OPT. BATH #2

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

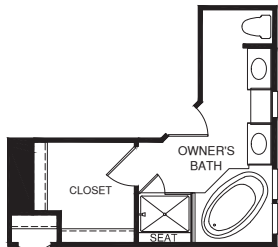


OPT. BONUS BEDROOM

UPPER LEVEL



MAIN LEVEL



OPT. SOAKING TUB & SHOWER



OPT. ROMAN
SHOWER

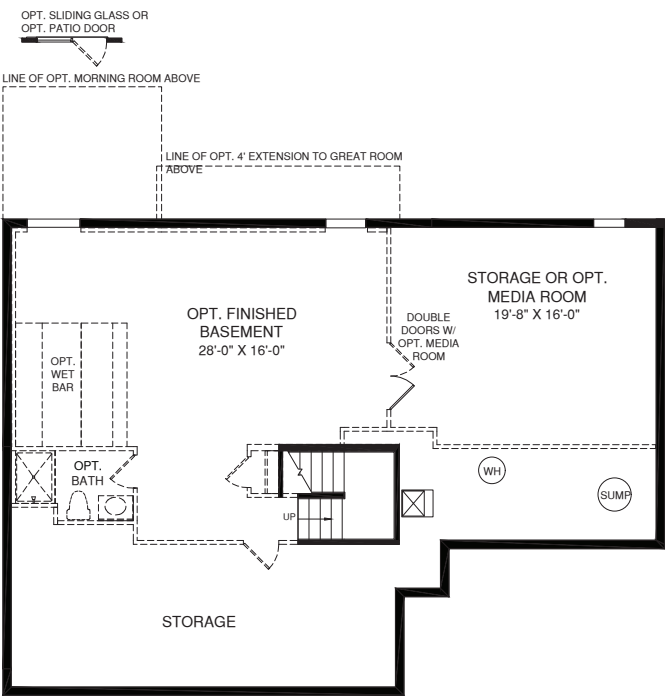
An optional finished basement is available. Please see brochure or online marketing material for details.

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



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.

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.

RY0321EQPLv01B5MT



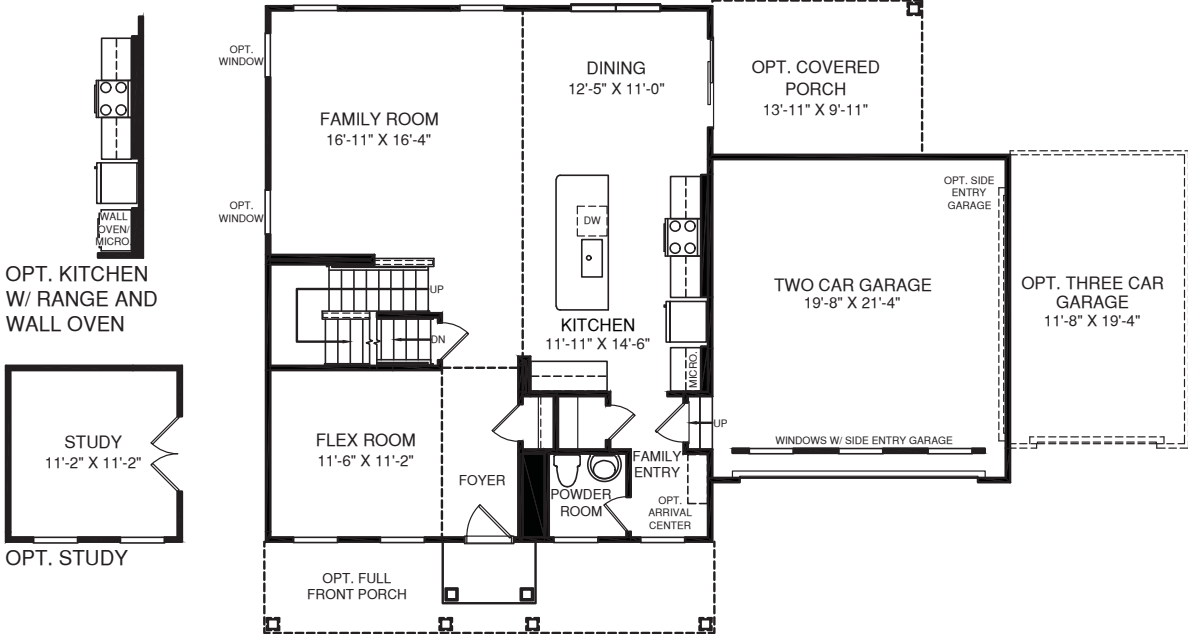
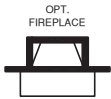
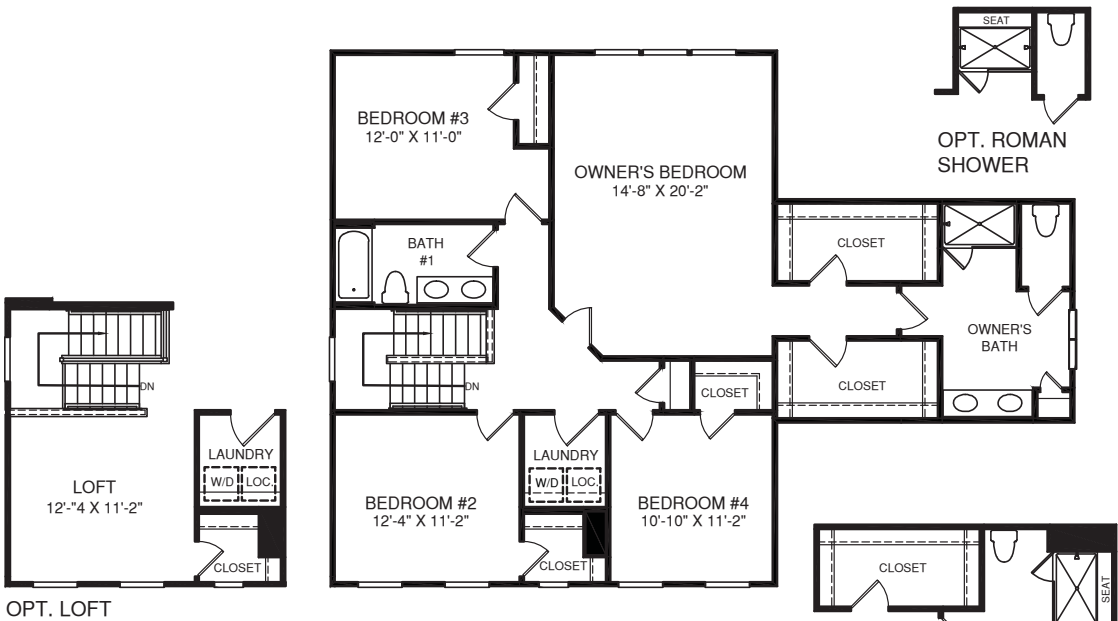
ELEVATION B



ELEVATION A



ELEVATION C

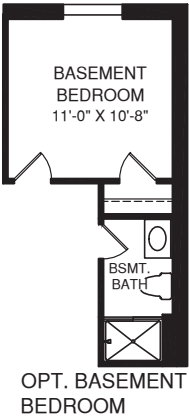
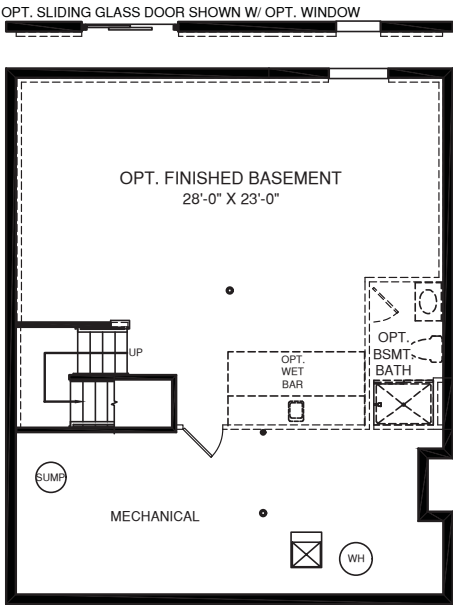


An optional finished basement is available. Please see brochure or online marketing material for details.

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.





LOWER LEVEL

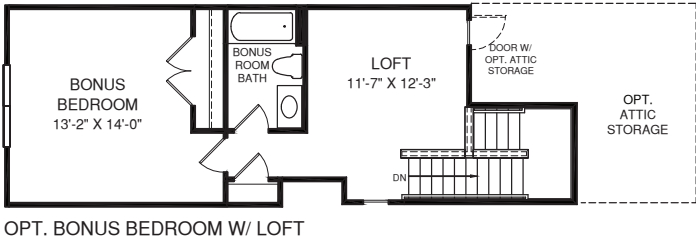


SAVANNAH

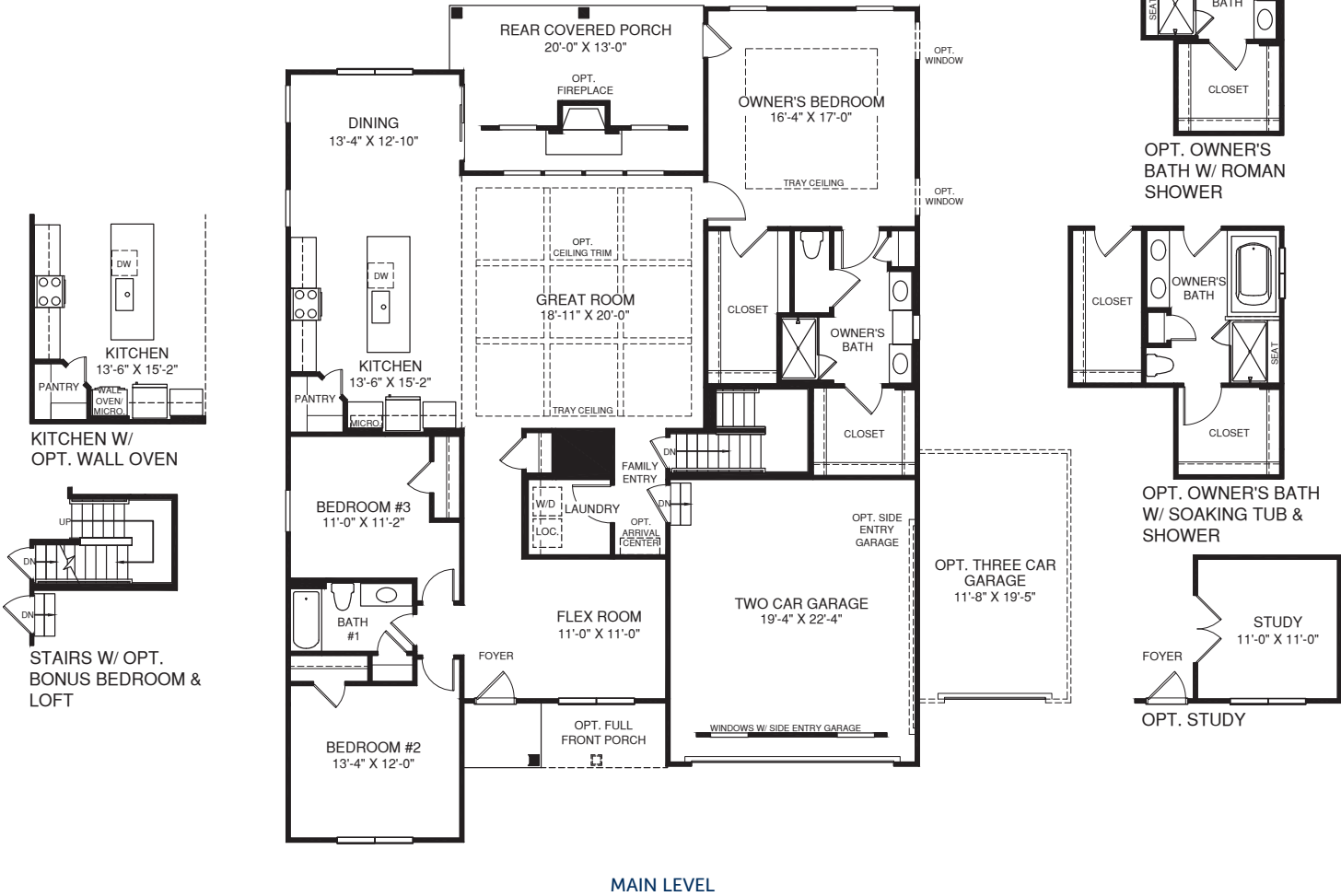
ELEVATION A



ELEVATION B



UPPER LEVEL

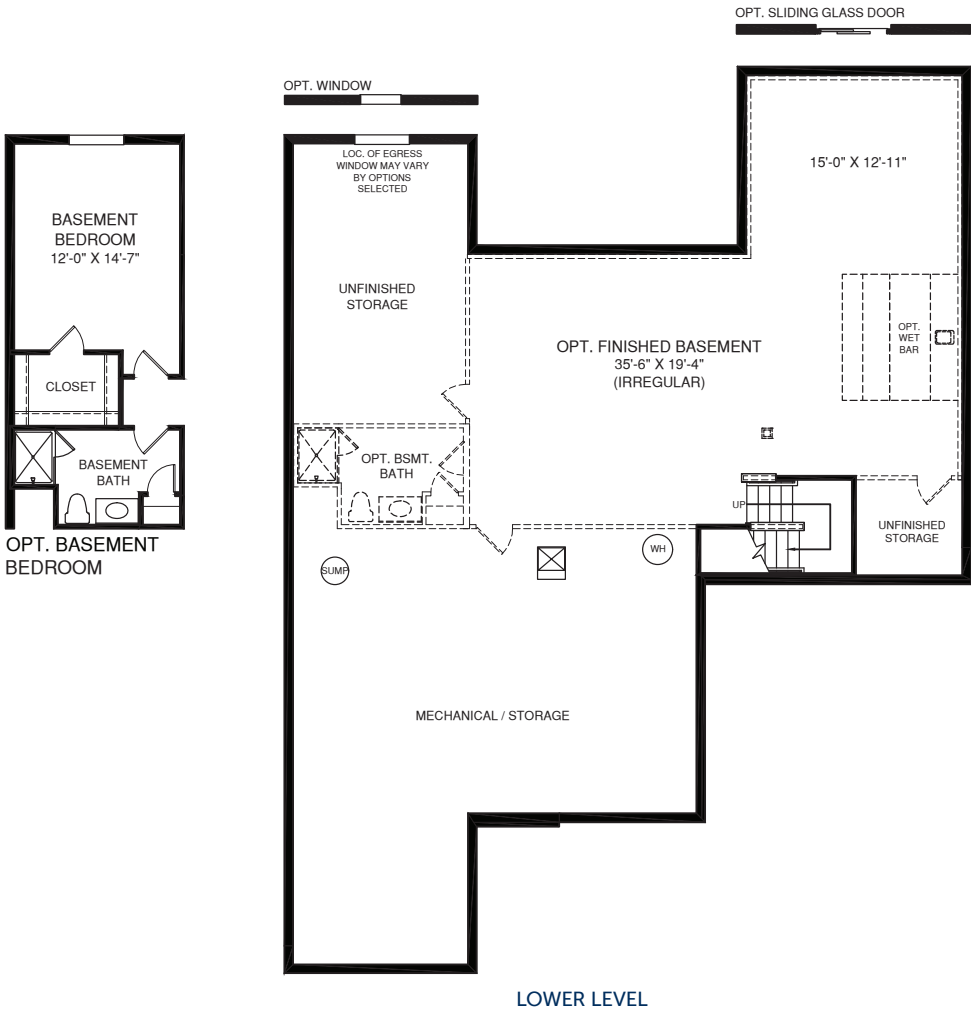


MAIN LEVEL

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.



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.

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.



RY1219SVN00v02BSMT

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.