

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, May 10, 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. **Battle Axe – Minor Site Plan Review**
Remove existing greenhouse and construct a 50' x 70' (3500 SF) stick built, open air pavilion, fenced-in on three sides. Structure encompassing 10 (12'x20') lanes with a roof, to be used as a recreational entertainment facility featuring axe throwing. Located 12630 Ocean Gateway, Tax Map 27, Parcel 139, Unit 15, Tax District 10, C-2 General Commercial District, Big D & Lulu, Inc., owner / The Design Group, planner.

- III. **Pin Oak Warehouse Complex – Major Site Plan Review**
Proposed construction of 4 buildings containing 15 total self-storage buildings totaling 62,563 GSF and convert an existing office building to 2 contractor shops totaling 6,038 SF + 439 SF attic. Located at 10135 Pin Oak Lane, Tax Map 20, Parcel 290, Lots 1-6, Tax District 03, C-1 Neighborhood Commercial District, Pin Oak Properties, LLC, owner / Vista Design, Inc., architect.

- IV. **Triple Crown Estates – Residential Planned Community**
Step II and III review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.

- V. **Adjourn**



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 TECHNICAL REVIEW COMMITTEE MEETING

May 10, 2023

Battle Axe – Minor Site Plan Review

Remove existing greenhouse and construct a 50' x 70' (3500 SF) stick built, open air pavilion, fenced-in on three sides. Structure encompassing 10 (12'x20') lanes with a roof, to be used as a recreational entertainment facility featuring axe throwing. Located 12630 Ocean Gateway, Tax Map 27, Parcel 139, Unit 15, Tax District 10, C-2 General Commercial District, Big D & Lulu, Inc., owner / The Design Group, planner.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139.

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$300 made payable to "Worcester County."
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-317	Commercial Development, Industrial Development and Industrial Parks
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

1. A Special Exception will need to be granted by the Board of Zoning Appeals for the proposed use of an outdoor recreational facility in the C-2 General Commercial District. This has been scheduled for public hearing on May 11, 2023 at 6:40 p.m.
 - §ZS1-210(c)(1)(A & B): (c) *Special exceptions. The following principal uses and structures may be permitted by special exception in the C-2 District in accordance with the provisions of § ZS 1-116(c) hereof:*
 - (1) *Outdoor commercial recreation establishments.*
 - A. *These include:*
 - 1. *Swimming pools, water slides and water parks.*
 - 2. *Miniature golf and golf driving ranges.*
 - 3. *Batting cages.*
 - 4. *Boat and personal watercraft rentals.*
 - 5. *Skating rinks and skateboard parks.*
 - 6. *Playing fields.*
 - 7. *Racket clubs.*
 - B. *Minimum lot requirements shall be: lot area, one acre, with a maximum lot area of five acres; [see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six*

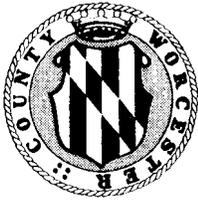
feet; and rear yard setback, twenty feet, and subject to the provisions of § ZS 1-325 hereof. Such establishments shall be screened in accordance with § ZS 1-322(e)(1) hereof and located at least one hundred feet from any E, R or V District.

2. According to §ZS 1-305 3(B), in the C-2 General Commercial District security fences located in rear or side yard setbacks may not exceed ten feet in height. The Board of Zoning Appeals application includes a request for a 12-foot-tall fence. If approved, any fencing may not exceed 12 feet in height without additional Board of Zoning Appeals approval.
 - ZS1-305(k)(3)(C): *“In any district, the Planning Commission may require as a condition of any approval or the Board of Zoning Appeals may permit as a special exception the location of a fence or wall and associated landscaping in accordance with § ZS 1-322 hereof in any required setback and to any height, provided that such is reasonably necessary and will not adversely affect the use, enjoyment or value of surrounding property.”*
3. The project requires a minimum of eight (8) and a maximum of 10 parking spaces. At least one (1) parking space will need to be handicap accessible. Please update the site plan to designate the parking spaces for this project and please provide a plan for the parking spaces directly in front of the axe throwing facility. One (1) bike rack is required in accordance with §ZS1-320(a). Please include parking calculations on the site plan.
 - ZS1-325(e)(3)(k): *“All vehicular ingress and egress to the site, vehicular travelways and circulation, off-street parking spaces, stacking spaces, parking bays, loading spaces, the dimensions of typical and handicapped parking spaces, the method of parking space demarcation, dimensions of vehicular travelways and proposed surface treatment, and clear sight triangles at intersections. Information relative to parking spaces, stacking spaces, and loading spaces shall indicate the number required and the number provided. Additionally, pedestrian walkways and bicycle paths and circulation shall be shown and described in detail.”*
4. Landscape ‘screening’ in accordance with §ZS 1-322 is required. Please indicate the location and type of plantings proposed on the site plan.
 - ZS1-322(e)(1): *“Where the terms "screened," "visually screened," or "densely landscaped" appear in this Title in reference to landscaping for a particular use or structure, such landscaping shall be in accordance with the following provisions:*
 - *The vegetation shall be thickly planted and of such species that it will provide a complete visual barrier and thus obscure the use or structure from sight from adjacent properties once the vegetation reaches maturity or within five years, whichever comes first.*
 - *Planting shall be located in such a manner that the vegetation at maturity shall not encroach onto adjacent properties.”*

5. Please indicate the type of screening, recess, or enclosure to be used for the dumpster area.
6. 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.
7. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
8. Please include the type and location of all proposed lighting on the site plan. §ZS1-323.
9. According to §ZS 1-305 (o)(1), where more than one principal structure is located on a single lot, there shall be not less than ten feet between such structures. Please indicate the separation distances between the proposed facility and the existing structures on the lot on the site plan.
10. Please indicate on the site plan the distance between the pavilion and the side property line.
11. An As-constructed survey will be required if Special Exception, site plan approval and building permits are approved and issued as applicable.

Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



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: Battle Axe

Date: 5/10/2023

Tax Map: 27 Parcel: 139 Section: Lot:

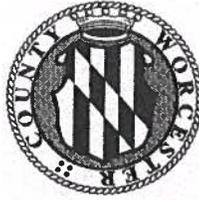
Site specific comments

1. Current Codes: 2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Designs

Maryland Codes Administration is in the process of adopting the 2021 International Codes).

2. 50' x 70' proposed open air pavilion (4) copies of signed and sealed construction plans by Maryland registered Architect (architectural, structural and electrical plans).
3. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
4. Soils report at time of permit application.
5. Fire separation distance per Table 602.
6. Please provide your design professional with a copy of these comments.
7. ADA: Provide accessible route from parking to building entry.

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III *JSB*

Subject: May 10, 2023 - Technical Review Committee Meeting

Date: May 1, 2023

- **Battle Axe – Minor Site Plan Review**

Remove existing greenhouse and construct a 50' x 70' (3500 sf) stick built, open air pavilion, fenced-in on three sides. Structure encompassing 10 (12'x20' lanes, with a roof, to be used as a recreational entertainment facility featuring axe throwing. Located at 12630 Ocean gateway, Tax Map 27, Parcel 139, Unit 15, Tax District 10, C-2 General Commercial District, Big D & Lulu, Inc., owner / The Design Group, planner. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

Citizens and Government Working Together



Worcester County
Department of Environmental Programs

Memorandum

To: Technical Review Committee (TRC) for a February 8, 2023 Meeting

From: Environmental Programs Staff

Subject: Battle Axe, Minor Site Plan
Tax Map: 27, Parcel: 139

Date: May 5, 2023

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. For sanitary capacity determinations, it is assumed this proposed use will take the place of the greenhouse/nursery retail unit within this commercial complex.
2. The bathroom so noted on the proposed site plan will need to be handicap accessible.
3. The Plumbing Code is the 2018 International Plumbing Code (IPC) illustrated.
4. The Gas Code is the International Fuel Gas Code (IFGC), 2018 edition, for natural gas.
5. Commercial Plumbing Plans will need to be submitted for review with building permit and a \$125 review fee submitted. A plumbing permit will be need to be obtained for the interior work and another plumbing permit will be needed for the site utility work. Gas permits will be needed as well, if utilized for this project. Natural gas is available to this property.

Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner *DM*

Subject: Forest Conservation & Stormwater Management Review

Date: May 2, 2023

Date of Meeting: May 10, 2023

Project: Battle Axe

Location: 12630 Ocean Gateway; Tax Map: 27; Parcel: 139 Unit 15

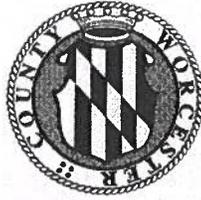
Owner/Developer: Big D & Lulu, Inc.

Planner: The Design Group

This project is not required to comply with the Worcester County Forest Conservation Law. According to the plan provided, the project will require less than five thousand square feet of disturbance and, therefore, not subject to comply with the Forest Conservation Law.

This project is not subject to the Worcester County Stormwater Ordinance. According to the plan provided, the project will require less than five thousand square feet of disturbance, therefore, a Stormwater/Sediment Erosion Control Permit is not required.

Citizens and Government Working Together



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: May 2, 2023

Date of Meeting: May 10, 2023

Project: Pin Oak Warehouse Complex

Location: 10135 Pin Oak Lane; Tax Map: 20; Parcel: 290; Lots: 1-6

Owner/Developer: Pin Oak Properties, LLC

Architect: Vista Design, Inc.

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted. A Forest Stand Delineation (FSD) has been submitted and approved. A Forest Conservation Plan (FCP) must be approved prior to this project going to Planning Commission.

The net tract area is 6.23 acres, 3.29 acres of which is forested. The forested area to be cleared is 2.58 acres. With an afforestation threshold of 15 percent and conservation threshold of 15 percent, there is a total planting requirement of 1.04 acres. If off-site retention or mitigation bank is used to comply with the Forest Conservation Law, the required afforestation will be increase to a 2:1 ratio, or 2.08 acres. Any off-site areas must be within the same watershed as the project property.

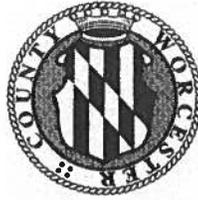
This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater concept plan approval. Site Development approval is required before this project proceeds to Planning Commission. Final Plan approval must be received prior to this project receiving signature plan approval.

Citizens and Government Working Together

All projects over one 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.

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



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: May 2, 2023

Date of Meeting: May 10, 2023

Project: Triple Crown Estates

Location: King Richard Road; Tax Map: 21; Parcels: 67 & 74

Owner/Developer: Triple Crown Estates, LLC

Architect: Vista Design, Inc.

This project is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #15-021. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation Easements. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place around the Conservation Easements.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Final Plan approval. All projects over one 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.

Citizens and Government Working Together

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Wednesday, May 3, 2023 10:47 AM
To: Stuart White
Cc: Jeffrey Fritts; Kristen Tremblay; Daniel Wilson; Mark Gillis
Subject: Re: TRC and PC draft agendas
Attachments: Pin Oak MDOT SHA Comments.pdf

Good morning Stu,

Please see attached the comments letter for the Pin Oak Warehouse Complex. Additional comments for the Battle Axe, Truitt's Landing Tower and Triple Crown Estates copied below for your reference.

Battle Axe: After a review of the subject development, MDOT SHA determined that the proposed development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Truitt's Landing Tower: After a review of the subject development, MDOT SHA determined that the proposed telecommunication compound development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Triple Crown Estates: After a review of the subject development, MDOT SHA determined that the proposed Single Family Units development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Feel free to reach out if you have any questions or concerns about MDOT SHA recommendations prior to the TRC meeting.

Thank you,



STATE HIGHWAY
ADMINISTRATION

Aws Ezzat, P.E.
Regional Engineer, Access Management
District 1
660 West Road
Salisbury, MD 21801
AEzzat@mdot.maryland.gov
(410) 677-4048 (office)

From: Stuart White <swhite@co.worcester.md.us>
Sent: Thursday, April 20, 2023 3:30 PM
To: Aws Ezzat <AEzzat@mdot.maryland.gov>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristi Marsh <kmarsh@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Paul Miller

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: May 5, 2023

SUBJECT: TRC Meeting – May 2023 – Roads and Water/Wastewater Comments

I. Battle Axe – Minor Site Plan Review

- a. No comments from DPW at this time.

II. Pin Oak Warehouse Complex – Major Site Plan Review

- a. Please contact the Roads Division office at 410-632-2244 in regards to getting a commercial entrance bond for the entrance on Green Briar Drive.

III. Triple Crown Estates – Residential Planned Community

- a. Plans currently do not show what road standards will be used. Please provide a revised plan showing proposed standards.
- b. Geotech must be on site at all times when road work is being performed. Contact the Roads Division at least 24 hours prior to any road work starting.
- c. Plans currently show an 8” water main extending down the service road towards MD Route 589 with a note that it will be constructed “by others”. This 8” interconnection will be required to be constructed as part of the Phase II improvements in order to be approved by Worcester County DPW.

cc: Kevin Lynch, Roads Superintendent
Tony Fascelli, W/WW Superintendent



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 TECHNICAL REVIEW COMMITTEE MEETING

May 10, 2023

Pin Oak Warehouse Complex - Major Site Plan Review

Proposed construction of 4 buildings containing 365 self-storage units totaling 62,563 GSF and convert an existing office building to two (2) contractor shops totaling 6,038 SF + 439 SF attic. Located at 10135 Pin Oak Lane, Tax Map 20, Parcel 290, Lots 1-6, Tax District 03, C-1 Neighborhood Commercial District, Pin Oak Properties, LLC, owner / Vista Design, Inc., architect.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$300 made payable to "Worcester County."
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-209	C-1 Neighborhood Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

*This project is also subject to the *Design Guidelines and Standards for Commercial Uses*

1. Please be advised that contractor shops and self-storage are not permitted land uses in the C-1 Neighborhood Commercial Zoning District. However, ‘warehousing complexes’ are permitted by Special Exception subject to Board of Zoning Appeals review and approval, but are not to exceed five thousand square feet (5,000) in gross floor area, with individual units not exceeding two hundred square feet (200) in size each and not to be utilized for commercial storage or other commercial purposes. Please provide clarity on what is being proposed.
 - §ZS1-209(c)(3): *“Warehousing complexes not to exceed five thousand square feet in gross floor area, with individual units not exceeding two hundred square feet in size each and not to be utilized for commercial storage or other commercial purposes. Minimum lot requirements shall be: lot area, six thousand square feet [see § ZS 1-305(l) hereof]; lot width, sixty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof. See additional provisions in Subsection (f) of this section.”*
 - §ZS1-103 – Definitions: *“CONTRACTOR SHOP An establishment used for the repair, maintenance, or storage of a contractor's vehicles, equipment, or materials and the fabrication of related products. A contractor's shop may include the contractor's business office and incidental retail sales where specifically permitted.”*
 - *“SELF-STORAGE A building or group of buildings separated into self-contained compartments leased to individuals, organizations or businesses for self-service storage of personal or business property.”*

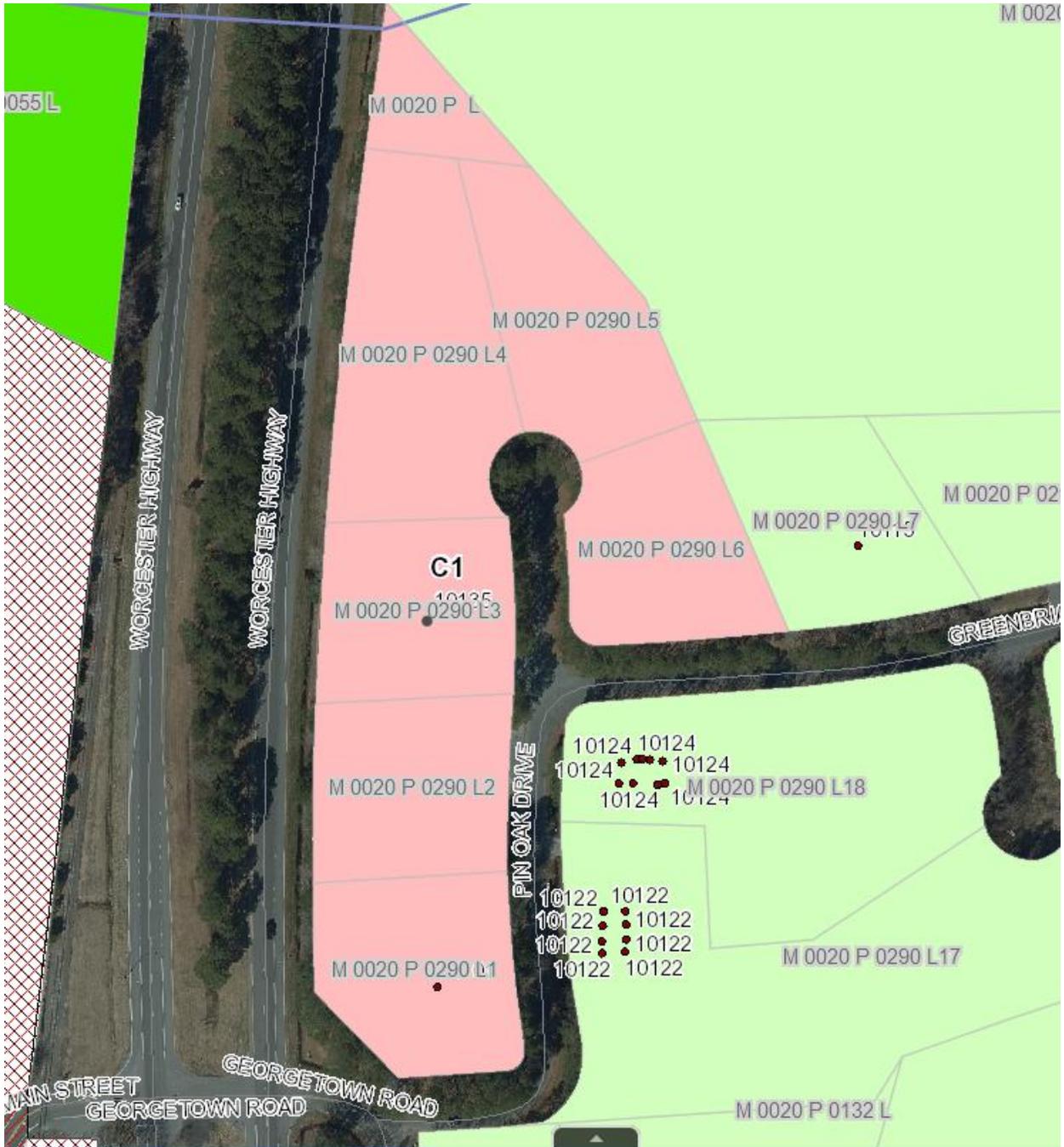
2. The warehouse buildings may not cross the proposed lot lines as indicated on the site plan.
3. The site plan indicates a sewage reserve area. Please verify that the property is on private well and septic or if public water and sewer are available. Major subdivisions are not permitted where public water and sewer are not available.
4. Please illustrate all setback lines on the site plan.
5. Please show all proposed parking areas and details along with any proposed bike racks and ADA accessible parking/signage.
6. Please provide a landscaping plan in accordance with §ZS 1-322.
7. 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.
8. According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors unless waived by the Planning Commission. Please note method of maintenance for landscaped areas.
9. A demolition permit is required prior to removal of any structures from the site.
10. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
11. This property is located within the Seaside Architectural Tradition. Please indicate the selected color scheme proposed for the buildings.
12. According to the *Design Guidelines and Standards for Commercial Uses* Section 16(b)(2), sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. Sidewalks shall be provided with human-scale lighting to create a safe and attractive pedestrian atmosphere.
13. Additional details shall be provided on the lighting to meet the requirements of §ZS 1-323 and Section 18 of the *Design Guidelines and Standards for Commercial Uses*.
14. Under Section 2(b) of the *Design Guidelines and Standards for Commercial Uses*, 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 achieves the overall objectives of the guidelines or standards that apply to the waiver being requested. Please keep in mind that if a similar standard is listed in the Zoning Code and does *not* allow for a waiver, that standard cannot be waived.

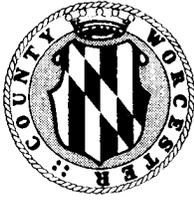
Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.

2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

10135 Pin Oak Drive Zoning Map





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: Pin Oak Self / Mini Storage
Date: 5/10/2023
Tax Map: 21 Parcel: 290 Section: Lot:

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide information for wind, snow, floor, roof and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
14. Please provide your design professional with a copy of these comments.

Site specific comments

1. Current Codes: 2018 International Building Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Designs
(Maryland Codes Administration is in the process of adopting the 2021 International Codes).

2. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C"

3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.

4. ADA: Provide all details and specifications per 2010 ADA design standards where applicable. Type of units disbursed throughout complex.

5. Provide all information per section C103.2 and R103.2: "Information on construction documents of 2018 IECC.

6. Provide an Energy Compliance Report for mechanical equipment, building envelope and a lighting plan with wattage report.

7. Soils report at time of permit application.

8. Egress plan with travel distances (maximum 100') per fire area. Door to swing in direction of travel.

9. Interior corridor occupant load, per egress path.

10. Fire separation distance per Table 602.

There is not enough information provided at this time to provide additional comments. Additional information may be requested at time of plan review.

Type of construction unknown at this time.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III JSB

Subject: May 10, 2023 - Technical Review Committee Meeting

Date: May 1, 2023

- **Pin Oak Warehouse Complex – Major Site Plan Review**
Proposed construction of 4 buildings, 15 warehouse units totaling 62,563 GSF and convert existing office building to 2 contractor shops totaling 6,038 SF + 439 SF attic. Located at 10135 Pin Oak Lane, Tax Map 20, Parcel 290, Lots 1-6, Tax District 03, C-1 Neighborhood Commercial District, Pin Oak Properties, LLC, owner / Vista Design, Inc., architect. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Citizens and Government Working Together



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a February 8, 2023 Meeting

From: Environmental Programs Staff

Subject: Pin Oak Warehouse Complex, Major Site Plan
Tax Map: 20, Parcel: 290, Lots 4, 5, 6

Date: May 5, 2023

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. We do not have a flow chart to breakdown usage and flows associated with the proposed construction. Please give accurate figures for the contractor shop or shops as numbers were cutoff.
2. Are you planning to protect the proposed well from vehicular traffic?
3. The SRA shown on C201 will need to be confirmed with existing records for the property. The SRA shown on the drawing is only a partial system from our records and does not appear to line up with what is in our files.
4. The owner is proposing 16 lots?
5. The Plumbing Code is the 2018 International Plumbing Code (IPC) illustrated.
6. Commercial Plumbing Plans will need to be submitted for review with building permit and a \$125 review fee submitted. A plumbing permit will be need to be obtained for the interior work and another plumbing permit will be needed for the site utility work.
7. Existing well and septic onsite will need to be properly abandoned.

Citizens and Government Working Together

May 3, 2023

Mr. Stuart White
Department of Developing, Review and Permitting
Worcester County Government Center
One West Market Street, Room 1201
Snow Hill MD 21863

Dear Mr. White:

Thank you for the opportunity to review the submission for the proposed Pin Oak Warehouse Complex development project, located at 10135 Pin Oak Lane, approximately 710 feet of the intersection of MD 818 and US 113, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans, and we are pleased to respond.

This site plan proposes the construction of four buildings containing 15 Warehouse units, 62,563 square foot gross area. A Commercial Access Permit will not be required. However, a Trip Generation Report is required. As part of the TGR analysis, please provide a breakdown of the anticipated truck trips generated by the development.

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

Sincerely



Mark Crampton
District Engineer

cc: Aws Ezzat, P.E., Regional Access Management Engineer, District 1, MDOT SHA
Mr. Jeff Fritts, Access Management Inspector, District 1, MDOT SHA
Mr. Tony Turner, Resident Maintenance Engineer, Snow Hill Shop, MDOT SHA
Mr. Dan Wilson, Assistant District Engineer - Traffic, District 1, MDOT SHA

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: May 5, 2023

SUBJECT: TRC Meeting – May 2023 – Roads and Water/Wastewater Comments

I. Battle Axe – Minor Site Plan Review

- a. No comments from DPW at this time.

II. Pin Oak Warehouse Complex – Major Site Plan Review

- a. Please contact the Roads Division office at 410-632-2244 in regards to getting a commercial entrance bond for the entrance on Green Briar Drive.

III. Triple Crown Estates – Residential Planned Community

- a. Plans currently do not show what road standards will be used. Please provide a revised plan showing proposed standards.
- b. Geotech must be on site at all times when road work is being performed. Contact the Roads Division at least 24 hours prior to any road work starting.
- c. Plans currently show an 8" water main extending down the service road towards MD Route 589 with a note that it will be constructed "by others". This 8" interconnection will be required to be constructed as part of the Phase II improvements in order to be approved by Worcester County DPW.

cc: Kevin Lynch, Roads Superintendent
Tony Fascelli, W/WW Superintendent



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 TECHNICAL REVIEW COMMITTEE MEETING

May 10, 2023

Triple Crown Estates Residential Planned Community (RPC) – Step II Phase II Review

Proposed construction of an additional 30 single-family dwelling units to previously approved Phase I. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District and RP Resource Protection District, Triple Crown Estates, LLC/Steen Associates, Inc. owner/ Vista Design, Inc., architect.

Prepared by: Kristen M. Tremblay, AICP, Zoning Administrator

Contact: ktremblay@co.worcester.md.us or (410) 632-1200

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$350 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

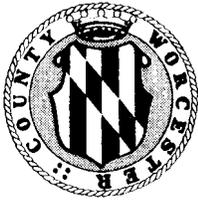
Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-205	R-1 Rural Residential District
§ZS1-208	R-4 General Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-215	RP Resource Protection District
§ZS1-306	Access to Structures
§ZS1-311	Major and minor subdivisions
§ZS1-315	RPC residential planned communities
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-324	Signs
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

1. Please provide an updated site plan with a title change indicating that it was submitted for Step II as a ‘Master Plan.’ 10 hardcopies to-scale will need to be submitted for the Planning Commission review. A digital version also needs to be submitted.
2. Please provide a detailed time schedule for the implementation and construction of the development, and if appropriate, a plan for phasing the construction in accordance with §ZS1-315.
3. Please note the facilities and equipment to be provided in the active and passive recreation areas. There is no new open space proposed for Phase II. According to the March 9, 2016 Technical Review Committee Report, and as shown on the January 7, 2022 Site Plan, the project has the following calculations for open space: Proposed open space totals approximately 46.995 acres, consisting of 32.132 acres of natural open space, 3.458 acres of active recreation, and 11.405 acres of passive recreation, the majority of which will be within the existing forested areas to be retained. According to a response letter from Soule’ & Associates during Phase 1, open space will consist of community gardens and walking trails, which shall be considered as passive recreation.
More information in narrative form will need to be provided relative to the active open space activities and will also need to be included on the site plan (all relevant sheets) prior to review by the Planning Commission.
4. Please provided updated architectural drawings, elevations, sketches, or models illustrating the general design, character and pedestrian-scale of the proposed structures and a written description of how they relate to the architectural style and landscape design in the existing County towns, villages, and surrounding development.
5. If any landscaping is proposed, please include details on the site plan including the general type, location and size.

Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



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: Triple Crown Estates (Phase II)

Date: 5/10/2023

Tax Map: 21 Parcel: 67 / 74 Section: _____ Lot: _____

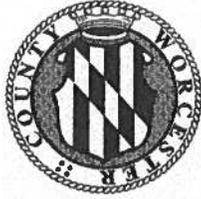
Site specific comments:

1. Current Codes: Current codes as of 5/3/2023
2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Designs

(In 2022 the Maryland Codes Administration will begin the process of adopting the 2021 International Codes)

2. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C"
3. Soils report and compaction testing required for all building pads Sites. Soils report to be submitted with building permit application.
4. The overall building height is to be clearly indicated on the construction documents. Maximum 45 feet building height permitted homes, an as-built height certification may be required prior to framing inspection.

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III *JSB*

Subject: Step II & Step III review for Phase II of Triple Crown Estates RPC

Date: May 1, 2023

Triple Crown Estates – Step II & Step III review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units

Critical Area: This site is located in the Atlantic Coastal Bays Critical Area (ACBCA) program and is designated Limited Development Area (LDA) with an associated 100' and 300' buffer. In 2012 this site received a growth allocation award which modified the RCA designation to LDA. There is currently a Planting Agreement and Bond on file for the mitigation that was required for the RPC and growth allocation.

Storm Water Management & Erosion and Sediment Control:

Storm Water Management & Erosion and Sediment Control:

Final Storm Water Approval has been obtained and grading permit issued for the site.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Storm water Management practices shall be designed to meet the requirements of the 2007 Maryland Storm water 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

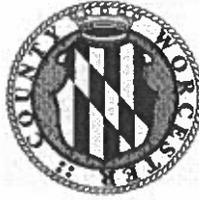
Citizens and Government Working Together

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;
David Bradford, NR Deputy Director
Vista Design, Inc., Engineer.

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



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for August 11, 2021 Meeting

From: Environmental Programs Staff

Subject: Major Site Plan: Triple Crown Estates, LLC – Tax Map: 21, Parcel: 261, Lot: 7; Step II & III for Triple Crown Estates subdivision.

Date: May 8, 2023

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. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The Enterprise Fund Controller will assign the EDUs to each individual property tax account once assigned.
3. Plumbing permits and potentially, gas permits, will be required. As part of the site utility work, a plumbing permit will need to be obtained. Along with the plumbing permit, the FCI and tap fees will need to be paid and a water EDU from the Ocean Pines Sanitary District will need to be purchased as well for each homesite.
4. There is a \$6,500 payment due at closing time for each residence that needs to be made to the Ocean Pines Association (OPA) for each sewer tap. Even though we are not a party to the developer's agreement with OPA, County staff are getting calls on these payments. The lot owners need to be informed about these payments earlier in the development process.
5. Water and sewer infrastructure needs to be built to DPW standards and installed in the property location(s).

Citizens and Government Working Together

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Wednesday, May 3, 2023 10:47 AM
To: Stuart White
Cc: Jeffrey Fritts; Kristen Tremblay; Daniel Wilson; Mark Gillis
Subject: Re: TRC and PC draft agendas
Attachments: Pin Oak MDOT SHA Comments.pdf

Good morning Stu,

Please see attached the comments letter for the Pin Oak Warehouse Complex. Additional comments for the Battle Axe, Truitt's Landing Tower and Triple Crown Estates copied below for your reference.

Battle Axe: After a review of the subject development, MDOT SHA determined that the proposed development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Truitt's Landing Tower: After a review of the subject development, MDOT SHA determined that the proposed telecommunication compound development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Triple Crown Estates: After a review of the subject development, MDOT SHA determined that the proposed Single Family Units development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Feel free to reach out if you have any questions or concerns about MDOT SHA recommendations prior to the TRC meeting.

Thank you,



STATE HIGHWAY
ADMINISTRATION

Aws Ezzat, P.E.
Regional Engineer, Access Management
District 1
660 West Road
Salisbury, MD 21801
AEzzat@mdot.maryland.gov
(410) 677-4048 (office)

From: Stuart White <swhite@co.worcester.md.us>
Sent: Thursday, April 20, 2023 3:30 PM
To: Aws Ezzat <AEzzat@mdot.maryland.gov>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristi Marsh <kmarsh@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Paul Miller

**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: May 5, 2023

SUBJECT: TRC Meeting – May 2023 – Roads and Water/Wastewater Comments

I. Battle Axe – Minor Site Plan Review

- a. No comments from DPW at this time.

II. Pin Oak Warehouse Complex – Major Site Plan Review

- a. Please contact the Roads Division office at 410-632-2244 in regards to getting a commercial entrance bond for the entrance on Green Briar Drive.

III. Triple Crown Estates – Residential Planned Community

- a. Plans currently do not show what road standards will be used. Please provide a revised plan showing proposed standards.
- b. Geotech must be on site at all times when road work is being performed. Contact the Roads Division at least 24 hours prior to any road work starting.
- c. Plans currently show an 8” water main extending down the service road towards MD Route 589 with a note that it will be constructed “by others”. This 8” interconnection will be required to be constructed as part of the Phase II improvements in order to be approved by Worcester County DPW.

cc: Kevin Lynch, Roads Superintendent
Tony Fascelli, W/WW Superintendent