

**WORCESTER COUNTY PLANNING COMMISSION AGENDA**

**Thursday December 7, 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**

- A. Review and Approval of Minutes – October 5, 2023**
- B. Review and Approval of Minutes – November 2, 2023**
- C. Board of Zoning Appeals Agenda – December 14, 2023**
- D. Technical Review Committee Agenda – December 13, 2023**

**III. Delmarva Aces – Major site plan review**

Site plan modification to include a 2,280 square foot second floor in a 9,920 indoor recreational building currently under construction. Located at the southeastern corner of the intersection of US Rte. 113 (Worcester Highway) and Hammond Road, Bishopville, MD, Tax Map 9, Parcel 378, Lot 1, Tax District 05, C-2 General Commercial District, ACS 113 Investments, LLC, owner / R.D. Hand & Associates, Inc., project designer.

**IV. Miscellaneous**

**V. Adjournment**

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

**Meeting Date:** October 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  
Phyllis Wimbrow

**Staff**

Jennifer Keener, Director, DDRP  
Matthew Laick, Deputy Director, DDRP  
Kristen Tremblay, Zoning Administrator  
Stu White, DRP Specialist  
Cathy Zirkle, DRP Specialist  
Bob Mitchell, Director, DEP  
Dave Bradford, Deputy Director, DEP  
Joy Birch, Natural Resources Planner, DEP  
Roscoe Leslie, County Attorney

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, September 7, 2023**

As the first item of business, the Planning Commission reviewed the minutes of the September 7, 2023 meeting.

Ms. Ott noted that there were comments made during the Refuge at Windmill Creek review that were not included in the minutes and asked to amend the minutes to include them. Following the review, a motion was made by Ms. Ott to approve the minutes with the amendments, Mr. Church seconded the motion, and the motion carried unanimously.

**B. Board of Zoning Appeals Agendas, October 12, 2023**

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for October 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.

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**C. Technical Review Committee Agenda, October 11, 2023**

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for October 11, 2023. Mr. White was present for the review to answer questions and address any concerns of the Planning Commission.

No comments were forwarded to the Committee.

**III. Sea Squared – Minor Site Plan Code Requirements Waiver Request**

As the next item of business, the Planning Commission reviewed a request for waivers for Sea Squared, a proposed 9,600 square foot, single story warehouse building for marine storage and an outdoor boat storage area. Located at 11206 Five-L Drive, approximately 950 feet south of the eastern intersection of Five-L Drive and Cathell Road, Tax Map 21, Parcel 267, Lot 7, Tax District 03, A-2 Agricultural District. Hugh Cropper IV, Melissa Clemens, and Ron Croker were present for the review. Mr. Cropper presented the project.

Mr. Cropper stated that the project received Special Exception approval from the Board of Zoning Appeals (BZA) for the proposed use of a boat storage facility in the A-2 Agricultural Zoning District and the site plan received preliminary approval from the Technical Review Committee (TRC).

Mr. Cropper explained that the Zoning Code requires that the travelway to the proposed facility be constructed of a hard surface such as concrete. He asked that this requirement be waived and stated that it would only create more impervious surface to the property and would be subject to damage from the equipment and trailer traffic. He stated they wish to instead have a stabilized stone driveway comprised of a gravel base with washed stone on the surface. Mr. Croker presented material samples to the Planning Commission members for reference and described how the proposed materials would create no dust. Mr. Cropper added that the road would seldom be used outside of the Spring and Fall.

Mr. Cropper then stated that a condition of the BZA approval is the requirement of a one-hundred-foot vegetated setback between the proposed storage facility and the property border with the Pennington Commons subdivision, which was later described as a one-hundred-foot vegetated buffer in the subsequent BZA hearing Opinion letter. He stated that he felt that the terminology of “buffer” was made in error and does not feel that the area should be treated the same as a landscape buffer that you would typically see in a residential subdivision, requiring certain species of plants, mulch, and irrigation. He stated that he felt that was not what the residents of Pennington Commons were seeking or what was intended. Mr. Cropper stated that the intention was to plant trees and let them grow in addition to the existing trees on the

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site. He added that approximately half of the property is wooded and would not be bothered. Ms. Wimbrow questioned if the site plan illustrated existing or proposed conditions. Mr. Cropper explained that it illustrates the existing tree line along with proposed green-giant arborvitae plantings. Ms. Wimbrow added that she was looking for clarification that the site plan illustrates what is proposed or what is required. Ms. Keener clarified that the site plan is acceptable to the BZA's conditions and that the Planning Commission is not considering the Board's interpretation of the plan. She further clarified that the Planning Commission is reviewing whether irrigation would have to be provided to which Mr. Cropper responded that they are seeking a waiver from the requirement. Ms. Wimbrow added that the landscaping would have to be bonded for survival.

Ms. Wimbrow then asked, with regards to the driveway surface requirement, if pavement was required. Ms. Tremblay then read the Zoning Code section which defines the requirements for vehicular travelways and parking areas. Mr. Croker added that the existing driveway and employee parking area already meet the Code requirements and that the driveway to the proposed building would only be used by employees. Ms. Wimbrow added that she agreed with Mr. Cropper's assessment that having a pervious driveway is advantageous with regards to stormwater management.

Following the discussion, a motion was made by Ms. Wimbrow, seconded by Ms. Ott, and carried unanimously to grant the waivers from the hard surface requirement for the driveway and the requirement for an automatic irrigation system for the one-hundred-foot landscape buffer plantings.

**IV. Rezoning**

Case 443

As the next item of business, the Planning Commission reviewed Rezoning Case 443. Mr. Church recused himself from the review. Hugh Cropper, IV, applicant's attorney, Greg Wilkins, Linda Ayres, and Chris McCabe were present for the review. Linda Ayres started by describing the history of the property and surrounding area. The property has been in the family since the 19<sup>th</sup> century. Mrs. Ayres stated that she was shocked by the changes in the neighborhood as she rode by the property. She described how there was no true farmland, and that the area was mostly developed by churches, schools, gas stations, housing, and farm stands. Mrs. Ayres also described how the family has a history of preserving farmland in Worcester County. Mrs. Ayres also stated that Mr. Littleton has farmed the land for decades. He wrote to her stating that he could no longer farm the land and make money off it. She stated that the traffic makes it difficult for combines and other farm equipment to access the property as well as problems with wildlife eating the crops.

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Mr. Cropper asked that the Planning Commission ignore the submitted definition of the neighborhood that was included in his submittal, as he would like to redefine it. Mr. Cropper called Greg Wilkins Professional Land Surveyor for 13 years and has been in the surveying business for 35 years generating site plans and working with the Comprehensive Plan

Mr. Cropper submitted Applicant's Exhibit #1, an excerpt from page 17 of the Comprehensive Plan that talks about commercial centers. The applicants are asking to rezone for two acres next to the existing convenience store as commercial and the rest as an upgrade from A-1 to A-2. Mr. Cropper described the different types of Community Centers that serve 3,000 or more within a 10-to-20-minute travel time and used this definition to define the neighborhood. Mr. Cropper tried to define a narrow neighborhood but stated that did not work due to the cohesive neighborhood of Ocean Pines. Mr. Wilkins believes that the neighborhood is defined by a circle, and concurred it is consistent with the Comprehensive Plan. The subject property is centered in the redefined neighborhood.

Mr. Cropper described the surrounding zoning and how there is like a peninsula of A-1 zoning with A-2 zoning just to the south and stated that there is no reason why it shouldn't be A-2 and that there is more farmland (Crop Land) in the A-2 than the A-1 area. He further stated that there have been substantial and material changes since the November 3, 2009, rezoning. The first being the Tidal Health campus across the street. He stated that the property had to obtain several special exceptions to develop it, as it is zoned C-1, and they developed several large establishments on the property.

Mr. Cropper explained that the second change in the neighborhood was the expansion of the casino, which applied for and received Water & Sewer Plan amendments and an expansion of the Ocean Pines sewer. Planning Commission and County Commissioners approved a Casino Overlay District text amendment which essentially changed the zoning of the property. He argued that this defines a substantial change to the neighborhood. Subsequently, Crabs to Go received a Water & Sewer amendment to connect to County Sewer which created another change to the neighborhood.

Mr. Cropper submitted Applicant's Exhibit No. 2, the County Commissioners Findings of Fact from Rezoning Case No. 392. The Planning Commission and County Commissioners found based on a smaller neighborhood that there was a change in the character of the neighborhood and rezoned the property from Agricultural to Commercial. The case was appealed to the Court of Special Appeals, submitted as Applicant's Exhibit No. 3, opinion from the Court of Special Appeals. Mr. Cropper mentions Bob Mitchell's comments about the properties being growth areas or EDA under the Comprehensive Plan. The Court of Special Appeals was not concerned about the underlying land use designation. He stated that the AGH complex added

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the traffic light and has made significant road improvements. Mr. Cropper defined this as the fifth change in the character of the neighborhood.

Mr. Cropper submitted Applicant's Exhibit No. 4, which was the County Commissioners Finding of Fact and Resolution Rezoning Case No. 396, and Applicant's Exhibit No. 5, Resolution 19-2, requiring service area expansions and a Water & Sewer Plan Amendment. Mr. Mark Cropper represented a group of clients who owned the properties across from the casino and they were rezoned from A-1 and E-1 to C-1 and C-2. He stated that was a sectional rezoning that was a significant change in the character of the neighborhood.

Chris McCabe, owner of Coastal Compliance Solutions, submitted Applicant's Exhibit No. 6 which was the County Commissioners Finding of Fact for Rezoning Case 403. The property was rezoned from A-1 and E-1 to R-1 on Beauchamp Road and is part of the neighborhood and a substantial change in the neighborhood. The property owner now has 90 single-family lots under construction and obtained Water & Sewer amendment to purchase service from River Run. Mr. McCabe reviewed subject property from an environmental perspective. The land is generally upland and suitable for development with the woods having some non-tidal wetlands dispersed. The entire area will be converted farmland with plenty of uplands. It has limited on-site septic capacity, but that is theoretical as Mr. McCabe is not a soil scientist. The property is constrained by wastewater disposal. In his opinion, the changes previously outlined are a substantial change in the character of neighborhood, Mr. McCabe agrees with Ms. Ayres that it is a bad location for farm equipment.

Mr. Cropper submitted applicant's exhibit No. 7, an email from Maryland Department of Transportation (MDOT) State Highway Administration (SHA) showing that they have no objection to the rezoning and that SHA would require road improvements if it were ever developed. Mr. Cropper admitted that there are traffic problems on Rt. 589, but that the potential traffic generated from this project would be mitigated by road improvements required by SHA. He further stated that traffic generated from this property would be a drop in the bucket to the current Rt. 589 traffic.

Mr. Cropper submitted applicant's exhibit No. 8A and 8B, the complete A-1 and A-2 statutes. He described that the permitted uses in both the A-1 and A-2 are nearly identical. There are two more permitted uses in the A-2, under the Special Exceptions there are 8 more in the A2 than in the A-1. He suggested that in every other respect, both districts are the same. From a traffic perspective there is no difference from A-1. Mr. Cropper listed Special Exception uses in the A-1 District and suggested that only difference is that the A-2 allows golf courses, campgrounds, contractors shops and storage facilities. He stated that the two acres next to the existing convenience store as Commercial part would allow more uses.

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In conclusion, if the Comprehensive Plan designates this as agriculture, Mr. Cropper disagrees with staff and believes that the adjoining commercial zoning area touches this property, and that it should be part of the commercial intersection. Mr. Cropper feels that the requested 2 acres of C-2 is consistent with the Comprehensive Plan as it adjoins the existing gas station property. This is an isolated piece of property that has been left behind because of the change in the character of the neighborhood. Mr. Cropper's Opinion is that entire section of the A-1 peninsula should be A-2, but he is only asking for the subject property.

Mr. Barbierri inquired about the traffic circle that was proposed to be included in the last rezoning. Mr. Cropper said SHA proposed a roundabout, designed it, and put it to a public comment period with Ocean Pines Association. He stated that it received so many negative comments that they decided to table it. Sewer capacity was also brought up and Mr. Cropper stated that sewer will be handled on site.

A question was asked about the proposed commercial area. Mr. Cropper provided an aerial photograph illustrating the proposed 2.0-acre area. He stated that he will have Greg Wilkins prepare a survey illustrating it.

Mr. Wells stated that he was very concerned about traffic issues in this area and that a better solution could be a roundabout or other resolutions. He stated that it's not what the property is used for, it's what the traffic is doing to it. He further stated that something can be done with the property now, but it will still require entrances and it is not safe. Mr. Wells does not think the rezoning will make traffic worse though.

Mrs. Wimbrow is in full agreement with Rick about the traffic and feels that we need to deal with the issues first before granting a rezoning. Read code reference ZS1-113(c)(3) aloud. She said "personally, that's where we need to put our foot down." She stated that she disagreed with the sectional rezoning across from the casino and feels she cannot vote for this.

Mr. Barbierri states that he is hearing from people "What is the Planning Commission approving now for Rt. 589 to worsen the traffic conditions?" Mr. Barbierri states that until they had a definitive plan for Rt. 589, he felt they would be doing an injustice to approve any additional commercial rezonings in that area of Rt. 589.

Mrs. Knight asked if the Planning Commission was overstepping SHA's authority and questioned who has the final say on traffic.

Mrs. Wimbrow stated that it is the Planning Commission's responsibility for land uses.

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Motion made for a Favorable recommendation by Mrs. Knight, fails for lack of second.

Motion made for a unfavorable recommendation by Mrs. Wimbrow, seconded by Mr. Wells,  
Motion passed 5 to 1 with Mrs. Knight in opposition.

**V. Atlantic Coastal Bays Critical Area – Growth Allocation Request**

As the next item of business, the Planning Commission reviewed an application associated with an Atlantic Coastal Bays Critical Area Growth Allocation. The subject property for this request is identified as Tax Map 40, Parcel 93 and 241, which is located within the boundaries of the Atlantic Coastal Bays Critical Area Program (ACBCA), specifically within the Resource Conservation Area (RCA) designation. According to the Exhibits provided, a small area of the requested Growth Allocation is within the lot boundaries of Tax Map 40, Parcel 93 and 241. According to the Growth Allocation request, 33.46 acres within RCA is proposed to be reclassified as Limited Development Area (LDA). David Bradford, Deputy Director, and Katherine Munson, Planner V, prepared the staff report submitted to the Planning Commission. Mark Cropper, Attorney, presented on behalf of the Applicant, Bob Ewell.

Mr. Cropper made an opening presentation to the Commission and explained the history of the development of the campground, including its prior use as a surface mine and finished with the zoning history of the property as well. He explained in detail about the uses permitted in A1 and A2 zoning categories and how the existing campground was in existence before the A2 category was adopted by the county. He detailed how he believed under the current code expansion of existing non-conforming uses can be accomplished, reviewed special exceptions vs a variance and a rezoning in addressing inconsistencies with existing non-conformities, and finished with his summary of peculiarities with respect to the history of the property and how they could proceed in the future with any additions to the existing campground. In a request from the Commission Chair for comments, Robert Mitchell, Director of Environmental Programs, explained a portion of Environmental Programs comments regarding conformance with the Comprehensive Plan. Mr. Mitchell said that the Department didn't ignore literal inconsistencies with The Plan, but acknowledged that the existing campground was granted a special exception in January of 2008 by the Worcester County Board of Zoning Appeals to expand the existing campground for the initial expansion and a variance was also granted to reduce the required setback to a residential district. Mr. Cropper presented a vigorous response detailing his arguments that the application was in conformance with The Plan and emphasized the historical approvals in that presentation which was well received by the Planning Commission members.



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Mr. Cropper reviewed and concurred with staff's findings on their report, save the aforementioned Comprehensive Plan comments, and asked that it be incorporated along with the comments from the state Critical Area Commission. He introduced James Cook from Rauch Incorporated to review their critical area report for the application and detailed the history for the property, which presently contains an active campground, support buildings, and an onsite sewage disposal system with advanced treatment within its boundaries. Mr. Cook and Mr. Cropper explained these existing uses on the property, located with the Critical Area boundary, were approved prior to the implementation of the Atlantic Coastal Bays Critical Area Law, and per §NR 3- 108(c)(4), and how they may remain in use.

They also reviewed this proposal for reclassification of 33.46 acres of RCA to LDA, resulting in the proposed use of 33.46 acres of Growth Allocation. The applicant is proposing to expand the current campground within this area and include 62 new campsites. Presently, this proposed commercial use and expansion is not permissible within the RCA designation without the acquisition of a Growth Allocation aware. As noted under §NR 3- 108(c)(5), "new commercial, industrial, and institutional uses shall not be permitted in the Resource Conservation Areas." Hence, Environmental Programs noted that is why they are here with this growth allocation application.

Mr. Cropper closed with a request for the approval of the Growth Allocation, noting that there is ample Growth Allocation remaining for the Atlantic Coastal Bays Critical Area. In response to a concern expressed by Ms. Wimbrow, Mr. Bradford replied that the comment made regarding half of the growth allocation acreage was already awarded was not correct. He specified that there were 369 acres of remaining growth allocation acreage available for utilization. Many of the interim period projects, which occurred during the establishment of the Critical Area Law, used a portion of our total allocation which may make it appear that more acres had been used. He also stated that the utilization of some of the growth allocation acres for this project would be a good fit, as it was expanding upon an existing campground use rather than the construction of a new campground in another area of the county.

Following the discussion, a motion was made by Ms. Knight, seconded by Mr. Church, to find this application consistent with the Comprehensive Plan and recommended that they forward a favorable recommendation to the County Commissioners. The vote was unanimous.

**VI. Maryland Coastal Bays Program – Comprehensive Conservation and Management Plan (CCMP) discussion**

As the next item of business, the Planning Commission met with Kevin Smith, Executive Director, Maryland Coastal Bays Program (MCBP), Steve Taylor, President, MCBP Board, and Nancy Zeller, Vice President, MCBP Board. Kevin Smith explained that MCBP is a non-

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profit mainly funded through the EPA’s National Estuary Program that has been working for over two decades to restore Maryland’s coastal bays. They mentioned that Katherine Munson, a county employee, is a Board member, demonstrating the close working relationship the Coastal Bays Program has with the county. The MCBP is preparing an updated Comprehensive Conservation Management Plan (CCMP), the blueprint for restoration and preservation of the bays. MCBP wanted to communicate the connections between the CCMP and the Comprehensive Plan with the Planning Commission as they are about to prepare the Comprehensive Plan. Kevin Smith noted the 2006 Comprehensive Plan is an excellent document that reflects the goals of the CCMP.

Steve Taylor referred to a letter dated August 10, 2023, from Kevin Smith and himself to the Planning Commission. He addressed the negative effects of impervious surface on water quality, nutrient impairment of the bays and impacts of septic systems, sea level rise, flooding and shoreline impacts, and the need for landscape level stormwater management. Nancy Zeller noted that she is an officer of her community association and also volunteers as an educator at Assateague State Park. She said she speaks to many people, both residents and visitors, in these capacities, and feels she speaks for their interests/concerns about impacts to the bays. She addressed innovative ditch management, greenways, land protection, and farmland preservation. She noted that the Land Preservation and Recreation Plan and Priority Preservation Area element are excellent guiding documents.

Steve Taylor stated that during the development of the 2006 Comprehensive Plan, MCBP provided support to the county with outreach, including funding for community sessions with outside experts, and a public lecture series. He stated the program is willing to provide this support again.

Kevin Smith concluded by stating that MCBP has enjoyed a long-time strong partnership with Worcester County and looks forward to continuing to work with the county towards shared goals.

**VII. Adjourn** – A motion to adjourn was made by Ms. Ott and seconded by Mr. Wells.

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Mary Knight, Secretary

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Stuart White, DRP Specialist

**WORCESTER COUNTY PLANNING COMMISSION  
MEETING MINUTES – November 2, 2023**

**Meeting Date:** November 2, 2023

**Time:** 1:00 P.M.

**Location:** Worcester County Government Office Building, Room 1102

**Attendance:**

**Planning Commission**

Rick Wells, Vice Chair

Mary Knight, Secretary

Ken Church

Marlene Ott

Betty Smith

Phyllis Wimbrow

**Staff**

Jennifer Keener, Director, DDRP

Kristen Tremblay, Zoning Administrator

Stu White, DRP Specialist

Bob Mitchell, Director, DEP

Roscoe Leslie, County Attorney

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, September 7, 2023**

As the first item of business, the Planning Commission reviewed the minutes of the September 7, 2023 meeting.

Ms. Knight noted that Mr. Church recused himself from the review for rezoning case number 443. The minutes will be amended and re-reviewed at the December 7 meeting.

**B. Board of Zoning Appeals Agendas, November 9, 2023**

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for November 9, 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, November 8, 2023**

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for November 8, 2023. Mr. White was present for the review to answer questions and address any concerns of the Planning Commission.

No comments were forwarded to the Committee.

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**III. Four Seasons Townhome Community – Residential Planned Community (RPC) – Step 1 Concept Plan**

As the next item of business, the Planning Commission reviewed a site plan for a 19-unit townhouse community located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue. Hugh Cropper, IV and Steve Engel from Vista Design were present for the review. Mr. Cropper introduced the project. He explained that the property was recently rezoned from C-2 General Commercial to R-4 General Residential. Mr. Cropper stated that because of lack of Equivalent Dwelling Units (EDU's) for the entire 44 townhouse unit proposal that the plan has been amended to 19 units and that he is now seeking Step 1 Minor RPC approval. He explained that in the future they would seek the additional EDU's necessary to complete phase 2 of the 44-unit neighborhood. Regarding changing the name of the project due to its similarity with other existing neighborhood names, Ms. Ott asked when the name change will occur. Mr. Cropper replied that they were working on it now. Ms. Wimbrow inquired if open space requirements still apply. Ms. Tremblay replied that they do not need to comply as this is now a Minor RPC. She further explained that once the number of units exceeds 20, then all Major RPC requirements would need to be met. Ms. Wimbrow asked Mr. Mitchell if EDU's were available from the Mystic Harbor Sanitation District. Mr. Mitchell replied that there are no EDU's available at this time and that none would be available in the foreseeable future.

Following the discussion, a motion was made by Ms. Knight, seconded by Mr. Church, and carried unanimously to make a favorable recommendation for the Four Seasons Step 1 Minor RPC submittal with the total number of units to be 19.

**IV. RLG – Major Site Plan Review**

As the next item of business, the Planning Commission reviewed site plan for the proposed construction of a 13,600 sq. ft. boat construction building, contractor storage and material laydown areas located at 13053 Old Stage Road, on the westerly side of Old Stage Road, approximately 430 feet south of Hammond Road. Eric Jones and Rich Polk from Vista Design and owner Russ Garufi were available for the review. Mr. Jones introduced the panel. Mr. Polk presented the proposal. He provided a site plan overlaid on an aerial photograph demonstrating that the proposed building will not be visible from any roads. He stated that the building was industrial in nature and the public would not have access to the area. Mr. Polk stated that all the non-tidal wetlands have been delineated. Ms. Wimbrow asked for a definition of a material lay-down area. Mr. Polk responded that it is typically used to stage materials before a job similar to an outdoor warehouse.

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Following the discussion, a motion was made by Mr. Church, seconded by Ms. Wimbrow, and carried unanimously to approve the site plan granting the eleven requested waivers to the Design Guidelines and Standards for Commercial Uses.

**V. Ewell Roadside Stand – Administrative Waiver Site Plan Review Code Requirement Waiver Request**

As the next item of business, the Planning Commission reviewed a request for a waiver from § ZS 1-320(f)(1), the Zoning Code provision which requires a hard, durable surface material for the parking lot and travelways at his roadside stand located at 9115 Croppers Island Road, at the northeastern intersection of Croppers Island Road and MD Rt. 113. Mark Cropper and the property owner, Bob Ewell were available for the discussion. Mr. Cropper addressed the Planning Commission and explained the purpose for his visit. He stated that ten feet of the entrance area and handicap accessible parking spaces will be paved but the remaining parking areas and travelways will remain gravel. He stated that the paved entrance would prevent stones from entering the road and that the gravel parking lot would be much easier for Mr. Ewell to maintain himself. Ms. Ott asked if it is still called a roadside stand to which Mr. Cropper responded that it is in fact a roadside stand with incidental meat sales. Ms. Smith inquired what incidental means. Mr. Cropper did not offer a definition. Ms. Wimbrow asked if it is defined in the Zoning Code to which Ms. Tremblay stated that in fact it is. She proceeded to read the Code Section for the Planning Commission. Ms. Wimbrow added that she felt that the meat sales should be less than fifty percent of the business. Mr. Cropper disagreed and stated that sales totals could be dictated by volume sold versus profit margins.

Following the discussion, a motion was made by Ms. Wimbrow, seconded by Ms. Smith, and carried unanimously to approve the waiver request.

**VI. Adjourn – A motion to adjourn was made by Ms. Knight and seconded by Ms. Wimbrow.**

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Mary Knight, Secretary

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Stuart White, DRP Specialist

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, December 13, 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. **Sunset Marine Park – Major Site Plan Review**  
Site development consisting of a 5,500 sq. ft. retail office building with residential space above, 2 contractor shop buildings totaling 17,500 sq. ft with residential space above, a 25,039 sq. ft. watercraft service building, a four-unit townhouse building, and one duplex housing unit. Located between Sunset Avenue and Old Bridge Road, approximately 1,200 feet east of the intersection of Sunset Avenue and MD Route 611, Tax Map 27, Parcels 264 & 584, Tax District 10, C-2 General Commercial / R-3 Multi-family Residential, Old Bridge Sunset Holdings, LLC, owner / GMB, LLC, architect/engineer.
  
- III. **Coastal Community Church – Sketch Plan Review**  
Proposed construction of a 22,357 square foot, 704 seat sanctuary building and parking lot. Located at 10900 Ocean Gateway, Tax Map 26, Parcel 461, Tax District 03, C-2 General Commercial District, Ocean City Worship Center, owner / Beacon Engineering, LLC, engineer.
  
- IV. **Adjourn**

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

*THURSDAY DECEMBER 14, 2023*

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

**6:30 p.m.**

**Case No. 23-76**, on the lands of Kayvan Bahrami, requesting a special exception to allow a 6-foot-tall fence in a front yard setback, pursuant to Zoning Code §§ ZS 1-116(c)(3), & ZS 1-305(k)(3) located at 9627 W. 4<sup>th</sup> St., Tax Map 27, Parcel 500, Block J, Lot 6, Tax District 10, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 23-75**, on the lands of Thomas Laird, Sr., requesting after-the-fact variances to the right side yard setback from 3 feet to 1.79 feet (encroaches 1.21 feet) for an existing mobile home, to the rear yard setback from 5 feet to 2.05 feet (encroaches 2.95 feet) for a landing and steps and to the front yard setback from 10 feet to 6.43 (encroaches 3.57 feet) for an existing open deck in a Campground Subdivision, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-318(d) and ZS 1-305, located at 269 Timberline Circle, Tax Map 16, Parcel 90, Lot 269, Tax District 3, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 23-79**, on the lands of Bali Hi Park, Inc, on the application of Sandra Sale, requesting an after-the-fact variance to the front yard setback from 10 feet to 8.6 feet (encroaches 1.4 feet) for an existing RV, in a Co-operative Campground, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-318(e) and ZS 1-305, located at 12342 St. Martins Neck Road, Tax Map 10, Parcel 32, Lot 103, Tax District 5, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 23-80**, on the lands of Bruce McConkey, requesting an after-the-fact variance revision to the front yard setback from 30 feet to 24.68 feet (encroaches 5.32 feet) for an existing front porch with stairs in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 12405 Snug Harbor Road, Tax Map 33, Parcel 346, Section A, Lot 79, Tax District 10, Worcester County, Maryland.

**6:50 p.m.**

**Case No. 23-78**, on the lands of Randall and Anderson Hastings, requesting a special exception to expand a surface mining operation in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(15), and ZS 1-330, located on the south side of Ironshire Station Road, about 351 feet west of Shire Drive, Tax Map 32, Parcel 360, Tax District 3, Worcester County, Maryland.

**6:55 p.m.**

**Case No. 23-77**, on the lands of 12475 Sea Oaks, LLC, on the application of Hugh Cropper, IV, requesting a special exception to construct a freestanding, non-monument sign in the C-1 Neighborhood Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-209 and ZS 1-324(c)(4)B.4, located at 12475 Sea Oaks Lane, Tax Map 26, Parcel 473, Lot B, Tax District 10, Worcester County, Maryland.

**7:00 p.m.**

**Case No. 23-81**, on the lands of Russell Properties LLC, on the application of Kristina Watkowski, requesting two variances to the front yard setback off of Wilson Ave, one from 25 feet to 21.07 feet (to encroach 3.93 feet) for a proposed accessory apartment and the other from 25 feet to 4.24 feet (to encroach 20.76 feet) for a proposed 3<sup>rd</sup> floor cantilever on the west end of the existing house, a variance to the front yard setback from Madison Ave. from 30 feet to 16.11 feet (to encroach 13.89 feet) for a proposed cantilever on the east side of the house and a variance to the side yard setback of 6 feet to 4 feet (to encroach 2 feet) for the same east side cantilever in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 13444 Madison Ave., Tax Map 5, Parcel 1, Lot 141, Tax District 10, Worcester County, Maryland.

**7:05 p.m.**

**Case No. 23-82**, on the lands of River Run Development, on the application of Hugh Cropper, IV, requesting a modification to add boat slips to an existing community pier extending beyond 125 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 11605 Masters Lane, Tax Map 15, Parcel 126, Tax District 3, Worcester County, Maryland.

**7:10 p.m.**

**Case No. 23-83**, on the lands of Michael Ewing, on the application of Kristina Watkowski, requesting an after-the-fact variance to the left side yard setback from 3 feet to 2.95 feet (encroaches .05 feet), an after-the-fact variance to the right side yard setback from 7 feet to 6.56 feet (encroaches .44 feet) for an existing house and for a variance to the left side yard setback from 3 feet to .92 feet (to encroach 2.08 feet) for a proposed chimney in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-315, located at 12369 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 41, Tax District 10, Worcester County, Maryland.

**Administrative Matters**



## WORCESTER COUNTY PLANNING COMMISSION

**MEETING DATE:** December 7, 2023

**PURPOSE:** Major Site Plan Review

**DEVELOPMENT: Delmarva Aces**

Site plan modification to include a 2,280 square foot second floor in a 9,920 indoor recreational building currently under construction.

**LOCATION:** Located at 9810 Hammond Road, on the southeastern corner of the intersection of US Rte. 113 (Worcester Highway) and Hammond Road, Bishopville, Tax Map 9, Parcel 378, Lot 1, Tax District 05.

**ZONING DESIGNATION:** C-2 General Commercial District.

**BACKGROUND:** The initial site plan went before the Technical Review Committee (TRC) as a Minor Site Plan review on March 8, 2023, for a proposed 9,920 square foot athletic training facility. The site plan was amended to meet all code requirements and was given signature site plan approval on August 3, 2023. A building permit was issued August 10, 2023, and construction commenced. A stop work order was issued during a later inspection when it was noted that the second floor was extended beyond the original scope of work. The total square footage of the facility, including the second floor, would exceed the 10,000 square foot threshold for a minor site plan. A revision permit was issued on November 22, 2023 to wall off the staircase to the second floor and add attic access for utility maintenance only - until the Planning Commission had the opportunity to review the project under the Major Site Plan standards. A revised site plan and architectural renderings were submitted to the Department and reviewed by TRC members. Subsequently it was added to the December Planning Commission agenda.

**SIGNS:** A permit was issued on 11/16/2023 for 159 square feet of on-building signage.

**PARKING:** Per §ZS 1-320, a minimum of thirty-one (31) spaces and a maximum of sixty-one (61) spaces are required. There are 32 spaces proposed on the site plan meeting the minimum requirements.

Parking spaces shall be demarcated with painted stripes and parking bumpers where shown. Handicap accessible parking spaces have been provided as required under the Maryland Accessibility Code. Also, all handicap accessible signs shall be posted a minimum of 84" from grade to the bottom of the reserved sign. All handicap spaces shall also be a minimum of 20' in depth, and where required, depressed curbing will need to be provided.

**LOADING SPACES:** A loading space is not proposed. A waiver to this requirement is being requested.

**TRAFFIC CIRCULATION:** A single access point to the site is on Hammond Road approximately 250 feet from the intersection with US 113. A single two-way travelway provides access to the parking area.

**PEDESTRIAN AND BICYCLE CONNECTIVITY:** §ZS 1-320 requires one (1) rack for each 100 parking spaces or portion thereof. One bike rack is proposed.

**REFUSE REMOVAL:** A single 8'x8' dumpster on a concrete pad within a 6' fenced enclosure is proposed.

**LANDSCAPING:** A landscape plan has been provided in accordance with §ZS 1-322. A complete and automated landscape irrigation system including rain sensors is proposed.

**FOREST CONSERVATION LAW:** This property is subject to Forest Conservation Law. This property is subject to Forest Conservation Plan #06-18. This property has met compliance with the Worcester County Forest Conservation through the establishment of on-site Forest Conservation area easements. The Forest Conservation easements on Lot 1 and the adjacent Parcel 2 have been timber harvested within the last two or three years. A Timber Harvest Permit was issued 10/16/19. During an inspection at the time of TRC review, it was observed that there were no large trees present nor were there any new seedlings present in the Forest Conservation easements. It was also observed that there was no suitable seed bank nearby which would aid in natural regeneration. As a result, the Forest Conservation easements will need to be replanted.

**STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL:** This project has obtained Stormwater Site Final Plan approval.

**CRITICAL AREA LAW:** This property is located outside of the Atlantic Coastal Bays Critical Area (ACBCA) program boundary.

**WATER SUPPLY AND WASTEWATER SERVICES:** This project is served by on-site well and septic. Staff will require written confirmation from the Department of Environmental Programs that their requirements have been met prior to signature approval.

**ARCHITECTURAL JUSTIFICATION:** This development is located within the Agricultural Architectural tradition. The building elevations have been reviewed under the *Design Guidelines and Standards for Commercial Uses*. The building was designed and built to the standards for a minor site plan project, which was not subject to architectural review. As a result, a significant

number of waivers will need to be considered.

The Planning Commission is empowered to grant waivers to the mandatory standards where it finds that the proposed alternative building or site design features generally achieve the overall objectives of the guidelines and standards that apply to the waiver being requested. In reviewing waiver requests, the Planning Commission shall focus on the issues in a collective fashion as they apply to a particular facet of a project and not on each individual item in and of itself. The objective is to appreciate that in building or site design the total can truly be greater than the value of each component individually. Substantive building or site features which are provided beyond those required either by the terms of the *Zoning and Subdivision Control Article* or this document shall weigh heavily in evaluation of waiver requests.

The items requiring a waiver from the Planning Commission have been itemized below under “Planning Commission Considerations.” The applicant is required to justify their waiver request based upon the criteria outlined in Section 2(b) of the *Design Guidelines and Standards*.

**PROPERTY OWNER:** DW RE Holdings, LLC

**APPLICANT:** David Whigham

**LAND PLANNER:** Bob Hand and Associates

**PREPARED BY:** Stuart White, DRP Specialist

## PLANNING COMMISSION CONSIDERATIONS – DESIGN GUIDELINES

### Design Guidelines: Waivers Requested

Sec 9	Materials
Sec 10	Public Facades
Sec 11	Entrances
Sec 12	Color
Sec 13	Details
Sec 15	Parking
Sec 19	Community Features & Spaces
Sec 20	Outdoor, Service and Utility Areas

#### Section 9

(2) Appropriate materials for exterior walls and trim shall cover at least seventy-five percent of the surface area (excluding windows, doors, etc.) and shall include the following:

- A. Wood and hardy plank clapboard or shingles.
- B. Brick.
- C. Tinted and textured concrete masonry units.
- D. Vinyl and metal siding replicating the look of wood.
- E. Detailed stucco and Exterior Insulation and Finish System (EIFS) 6.

(3) Exterior wall or trim materials shall not include the following unless their finished appearance complies with (2) above:

- C. Prefabricated steel panels.

#### Section 10

(b)1A. Elements within each segment of the facade shall be symmetrical. Facade elements and openings shall be repeated in the same positions on either side of an imaginary central vertical line of that segment. Minor variations to a symmetrical condition can be absorbed while maintaining an overall sense of balance.

(b)1B. No uninterrupted width of any facade shall exceed sixty horizontal feet.

(b)1C. Facades greater than sixty feet in width shall be provided with wall plane projections or recesses that:

1. Have a depth of at least two feet or three percent of the facade width, whichever is greater; and
2. Extend at least twelve feet or twenty percent of the facade width, whichever is greater.

(b)1E. Facades shall include at least two continuous details of twelve inches or less in height within the first ten feet of the building wall, measured vertically at street or sidewalk level.

(b)1F. A minimum of one significant detail or massing component shall be repeated at least three times along each facade. The scale of the chosen element should relate to the scale of the structure.

- (b)1H. Facades shall incorporate transparent features such as windows and doors over a minimum of twenty-five percent of the surface area of facades but shall not exceed forty percent.
- (b)1J. The building facade shall have a clearly identifiable base, body and cap with horizontal elements separating these components. The component described as the body shall constitute a minimum of fifty percent of the total building height.
- (b)1M. Each building floor shall be expressed on the facade by trim bands or masonry courses to define floor lines and thus help define human scale.

### Section 11

(b)(1) Each principal building shall have clearly defined, readily visible customer entrances with at least two of the following features:

- A. Canopy or portico.
- B. Overhang.
- C. Recess or projection.
- D. Arcade.
- E. Raised corniced parapet over the entry door.
- F. Peaked roof.
- G. Arch.
- H. Outdoor patio.
- I. Display window.
- J. Architectural detail such as color changes, siding variations, tile work, or defining moldings which are integrated into the building structure and design.
- K. Planter or wall of reduced height that incorporates or frames landscaped areas and/or places for sitting.

(b)(4) Any facade fronting required parking shall have an entry meeting the standards of this section.

### Section 12

(b)(3) Facade colors shall be nonreflective, subtle, neutral or earth tones. The use of high intensity, metallic or fluorescent colors is prohibited.

### Section 13

(b)(1) Building facades must include a repeating pattern that shall include at least two of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at least every thirty feet, either horizontally or vertically. (See Photo 50.)

- A. Color change.
- B. Texture change.
- C. Material change.
- D. An architectural or structural bay with a change in plane of at least twelve inches in width, such as an offset, reveal or pilaster.

(b)(2) Walls in public view shall incorporate fenestration. Windows shall be individually recognizable units in scale with the structure. They are very effective for visual interest and add a sense of scale. Window area should not exceed forty percent of a facade's area. Curtain walls and other floor to ceiling windows or, conversely, undersized windows distort scale and should not be used. Windows should be rectangular with the longest dimension in height.

#### Section 15

(b)(13) All handicapped parking spaces shall be located within the front parking lot, as described as the area between the abutting streets and a line drawn along the front facade to the side property lines of the structure located closest to the public road and extending to the side property lines and shall be situated in the closest proximity to the entrances feasible. Accessible routes, handicapped spaces, etc. are to be considered as part of the site's connectivity.

#### Section 16

(b)(8) Seating areas for pedestrians shall be provided near the entry and under protective coverings. Seating should be provided at least every one hundred feet of sidewalk along building facades having customer entrances.

#### Section 19

(b)(1) Each commercial structure shall contribute to the improvement of public spaces by providing a community space that is centrally located, connected to the pedestrian walkway and placed in areas with the highest pedestrian traffic. It should be constructed of materials that are similar to the principal materials of the building and landscaped compatibly. This community space shall provide seating and at least one of the following:

- A. Patio.
- B. Pedestrian plaza.
- C. Transportation center.
- D. Window shopping walkway.
- E. Outdoor playground area.
- F. Kiosk area.
- G. Water feature.
- H. Clock tower.
- I. Other such deliberately shaped area or focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces.

(b)(2) Required community spaces shall be at least eight hundred square feet in size with no side less than twelve feet long.

#### Section 20

(b)(8) Delivery and loading spaces shall comply with the terms of the *Zoning and Subdivision Control Article*.

THE INFORMATION CONTAINED ON THESE PLANS 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, COPIES OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY RD HAND AND ASSOCIATES, INC.

**GENERAL NOTES**

PARKING AREAS AND ACCESS DRIVES SHALL BE CONSTRUCTED OF ASPHALT AT A MINIMUM. WETLANDS DELINEATED BY COASTAL COMPLIANCE, INC.

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

EXISTING CONDITIONS, BOUNDARY AND TOPOGRAPHIC MAPPING BY FRANK G. LYNCH JR. AND ASSOCIATES, INC.

REFER TO ARCHITECTURAL PLANS FOR BUILDING HEIGHT, TYPE OF CONSTRUCTION ETC.

THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF THIS PROPERTY

ENTRANCE DESIGN IS PRELIMINARY. FINAL DESIGN SUBJECT TO MDSHA ACCESS PERMIT CRITERIA AND APPROVALS

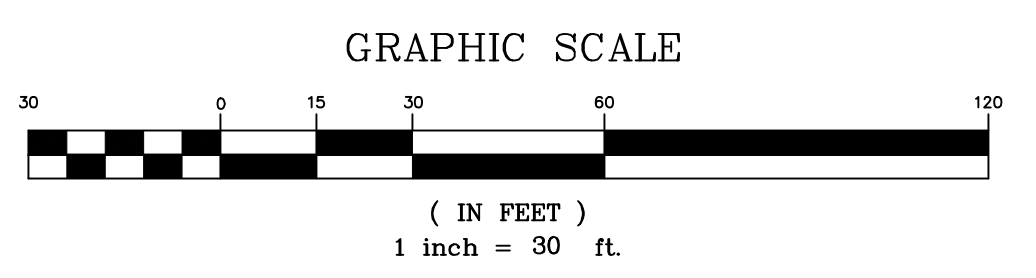
CONCRETE WHEEL STOPS AND PAINTED STRIPES WILL BE USED TO DEMARCAT PARKING SPACES.

DUMPSTER ENCLOSURE WILL BE SCREENED ON 3 SIDES WITH 6' BRICK WALL.

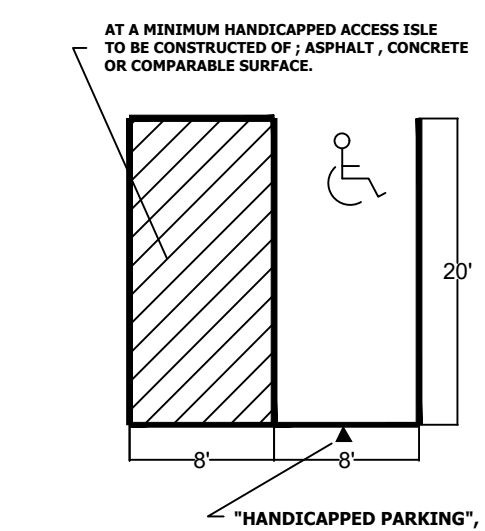
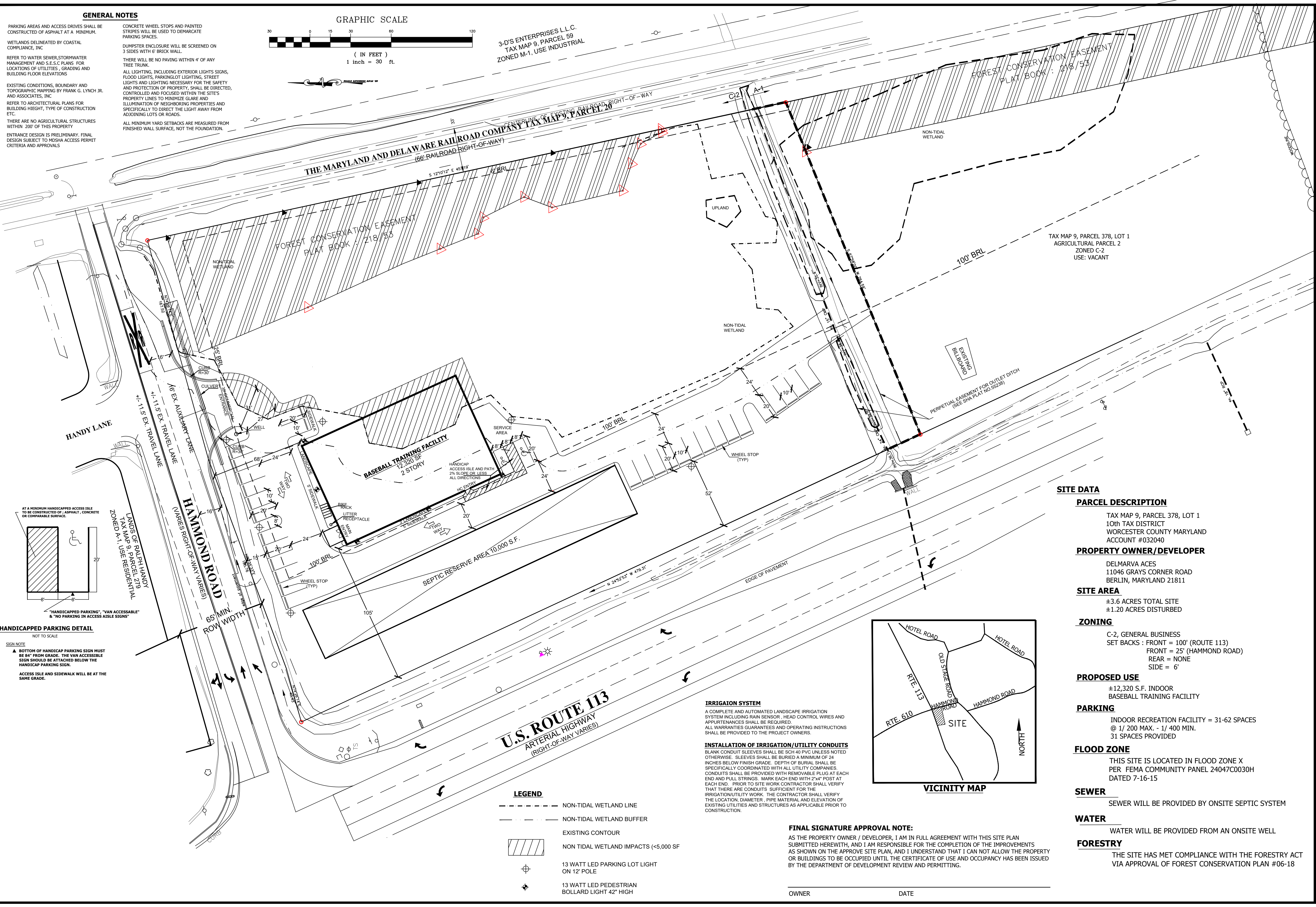
THERE WILL BE NO PAVING WITHIN 4' OF ANY TREE TRUNK.

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

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



3-D'S ENTERPRISES L.L.C.  
TAX MAP 9, PARCEL 59  
ZONED M-1, USE INDUSTRIAL



**HANDICAPPED PARKING DETAIL**  
NOT TO SCALE

**SIGN NOTE**

▲ BOTTOM OF HANDICAP PARKING SIGN MUST BE 84" FROM GRADE. THE VAN ACCESSIBLE SIGN SHOULD BE ATTACHED BELOW THE HANDICAP PARKING SIGN.

ACCESS ISLE AND SIDEWALK WILL BE AT THE SAME GRADE.

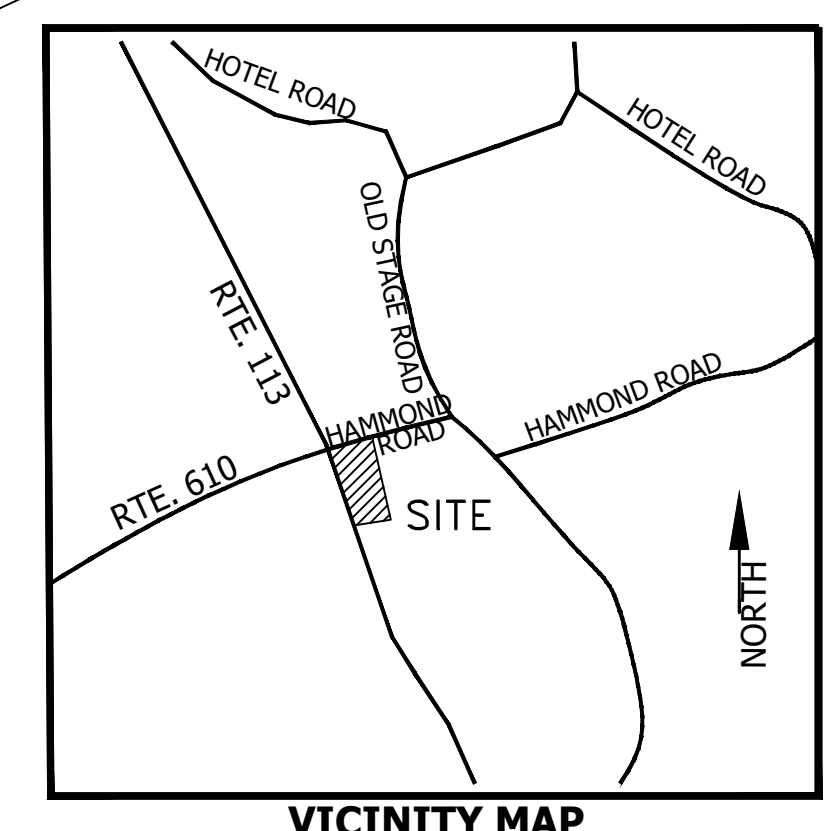
- LEGEND**
- NON-TIDAL WETLAND LINE
  - - - NON-TIDAL WETLAND BUFFER
  - EXISTING CONTOUR
  - ▨ NON TIDAL WETLAND IMPACTS (<5,000 SF)
  - ⊕ 13 WATT LED PARKING LOT LIGHT ON 12' POLE
  - ⊕ 13 WATT LED PEDESTRIAN BOLLARD LIGHT 42" HIGH

**IRRIGATION SYSTEM**  
A COMPLETE AND AUTOMATED LANDSCAPE IRRIGATION SYSTEM INCLUDING RAIN SENSOR, HEAD CONTROL WIRES AND APPURTENANCES SHALL BE REQUIRED. ALL WARRANTIES GUARANTEES AND OPERATING INSTRUCTIONS SHALL BE PROVIDED TO THE PROJECT OWNERS.

**INSTALLATION OF IRRIGATION/UTILITY CONDUITS**  
BLANK CONDUIT SLEEVES SHALL BE SCH 40 PVC UNLESS NOTED OTHERWISE. SLEEVES SHALL BE BURIED A MINIMUM OF 24 INCHES BELOW FINISH GRADE. DEPTH OF BURIAL SHALL BE SPECIFICALLY COORDINATED WITH ALL UTILITY COMPANIES. CONDUITS SHALL BE PROVIDED WITH REMOVABLE PLUG AT EACH END AND PULL STRINGS. MARK EACH END WITH 2"x4" POST AT EACH END. PRIOR TO SITE WORK CONTRACTOR SHALL VERIFY THAT THERE ARE CONDUITS SUFFICIENT FOR THE IRRIGATION/UTILITY WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION, DIAMETER, PIPE MATERIAL AND ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS APPLICABLE PRIOR TO CONSTRUCTION.

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



**SITE DATA**

**PARCEL DESCRIPTION**  
TAX MAP 9, PARCEL 378, LOT 1  
10th TAX DISTRICT  
WORCESTER COUNTY MARYLAND  
ACCOUNT #032040

**PROPERTY OWNER/DEVELOPER**  
DELMARVA ACES  
11046 GRAYS CORNER ROAD  
BERLIN, MARYLAND 21811

**SITE AREA**  
±3.6 ACRES TOTAL SITE  
±1.20 ACRES DISTURBED

**ZONING**  
C-2, GENERAL BUSINESS  
SET BACKS : FRONT = 100' (ROUTE 113)  
FRONT = 25' (HAMMOND ROAD)  
REAR = NONE  
SIDE = 6'

**PROPOSED USE**

±12,320 S.F. INDOOR  
BASEBALL TRAINING FACILITY

**PARKING**

INDOOR RECREATION FACILITY = 31-62 SPACES  
@ 1/ 200 MAX. - 1/ 400 MIN.  
31 SPACES PROVIDED

**FLOOD ZONE**

THIS SITE IS LOCATED IN FLOOD ZONE X  
PER FEMA COMMUNITY PANEL 24047C0030H  
DATED 7-16-15

**SEWER**

SEWER WILL BE PROVIDED BY ONSITE SEPTIC SYSTEM

**WATER**

WATER WILL BE PROVIDED FROM AN ONSITE WELL

**FORESTRY**

THE SITE HAS MET COMPLIANCE WITH THE FORESTRY ACT VIA APPROVAL OF FOREST CONSERVATION PLAN #06-18

**SITE PLAN**  
TAX MAP 9, PARCEL 378, LOT 1  
WORCESTER COUNTY MARYLAND

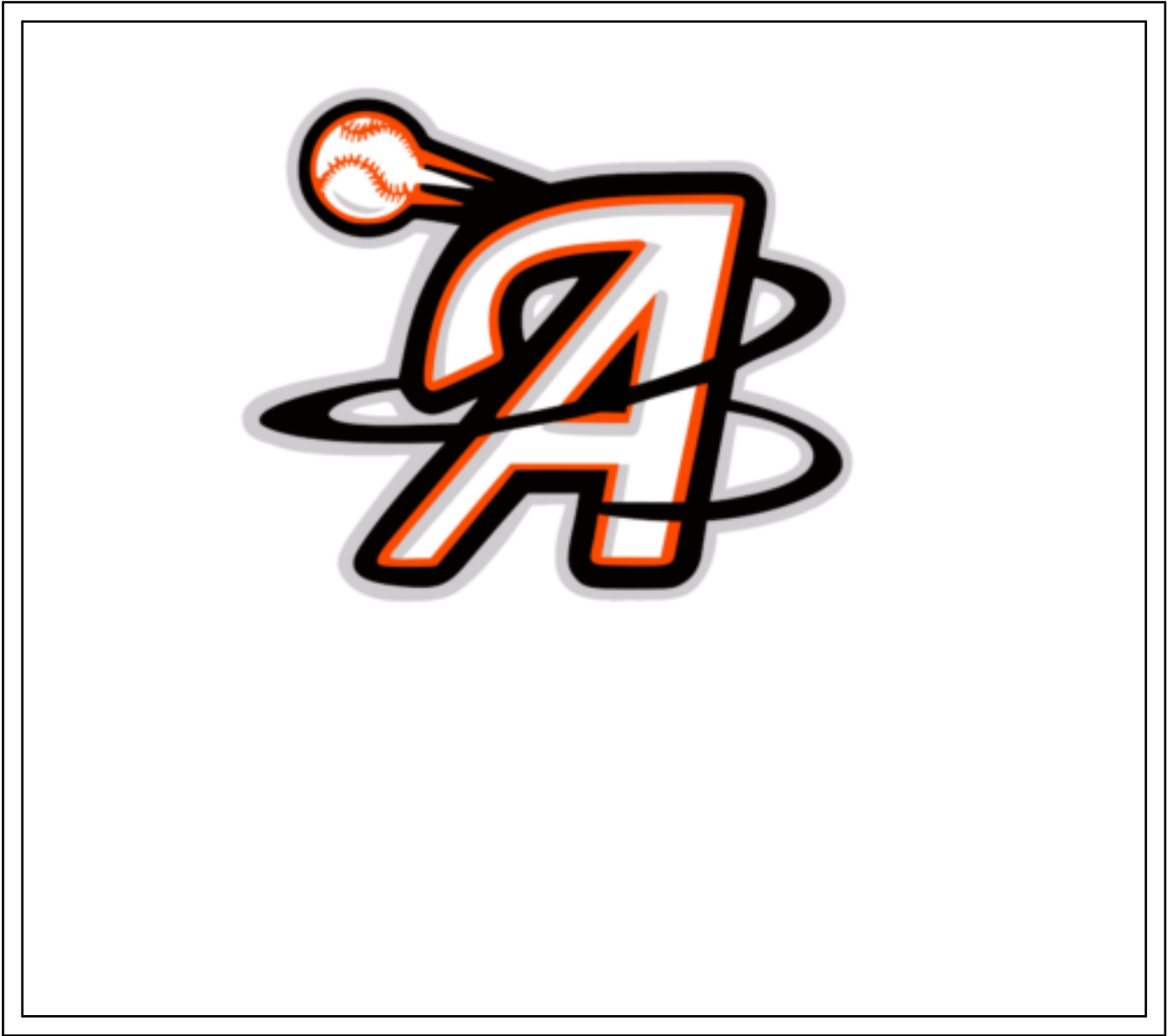
**R.D. HAND AND ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY  
12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623

DATE 2/7/23  
REV. DATE 11/6/23  
DRAW BY  
CHK'D BY R.D.HAND  
DRAWING S-1  
SCALE 1"=30'

**SHEET**  
S-1

**SHEET INDEX**

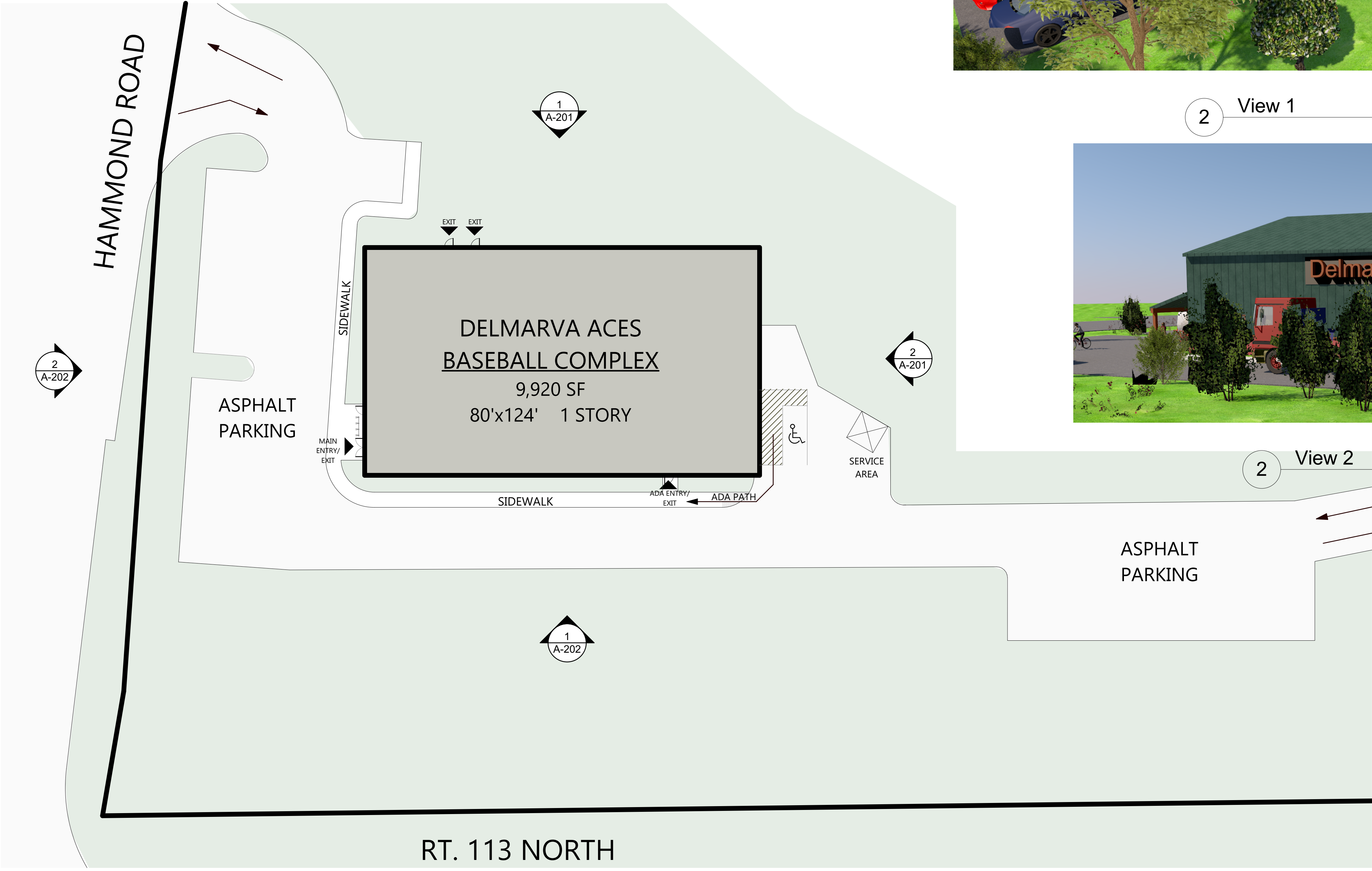
- General Drawings**
  - G-001 Cover Sheet
- Floor Plans**
  - A-101 Foundation & Framing Plan
  - A-102 Floor Plans
  - M-001 MEP Plan
- Elevations**
  - A-201 Exterior Elevations
  - A-202 Exterior Elevations
- Sections**
  - A-301 Building & Wall Sections



2 View 1



2 View 2



5 Architectural Site Plan  
SCALE: 1" = 20'

**Rick Schoellkopf**  
**Architect**  
 5700 Coastal Hwy  
 Suite 306  
 Ocean City, MD 21842  
  
 Contact:  
 rick@atlanticpd.com  
 (443)397-8265

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland



License: 9260  
 Expiration: 9/11/2024

**Delmarva Aces**  
**Baseball Complex**  
 Map 09, Parcel 378  
 Lots 1 & 2  
 Bishopville, MD 21813

Client Contact:  
 DW RE HOLDINGS LLC  
 12429 WINDSOR RD  
 OCEAN CITY MD 21842  
 Dave Whigham  
 (443) 235-6647

REVISED 11/05/2023  
 REVISED 09/08/2023  
 REVISED 06/01/2023

**REVISED**  
**11/05/23**

PROJECT NO:  
 MODEL FILE:  
 Delmarva Aces Baseball Complex.pin  
 DATE: 05/04/2023

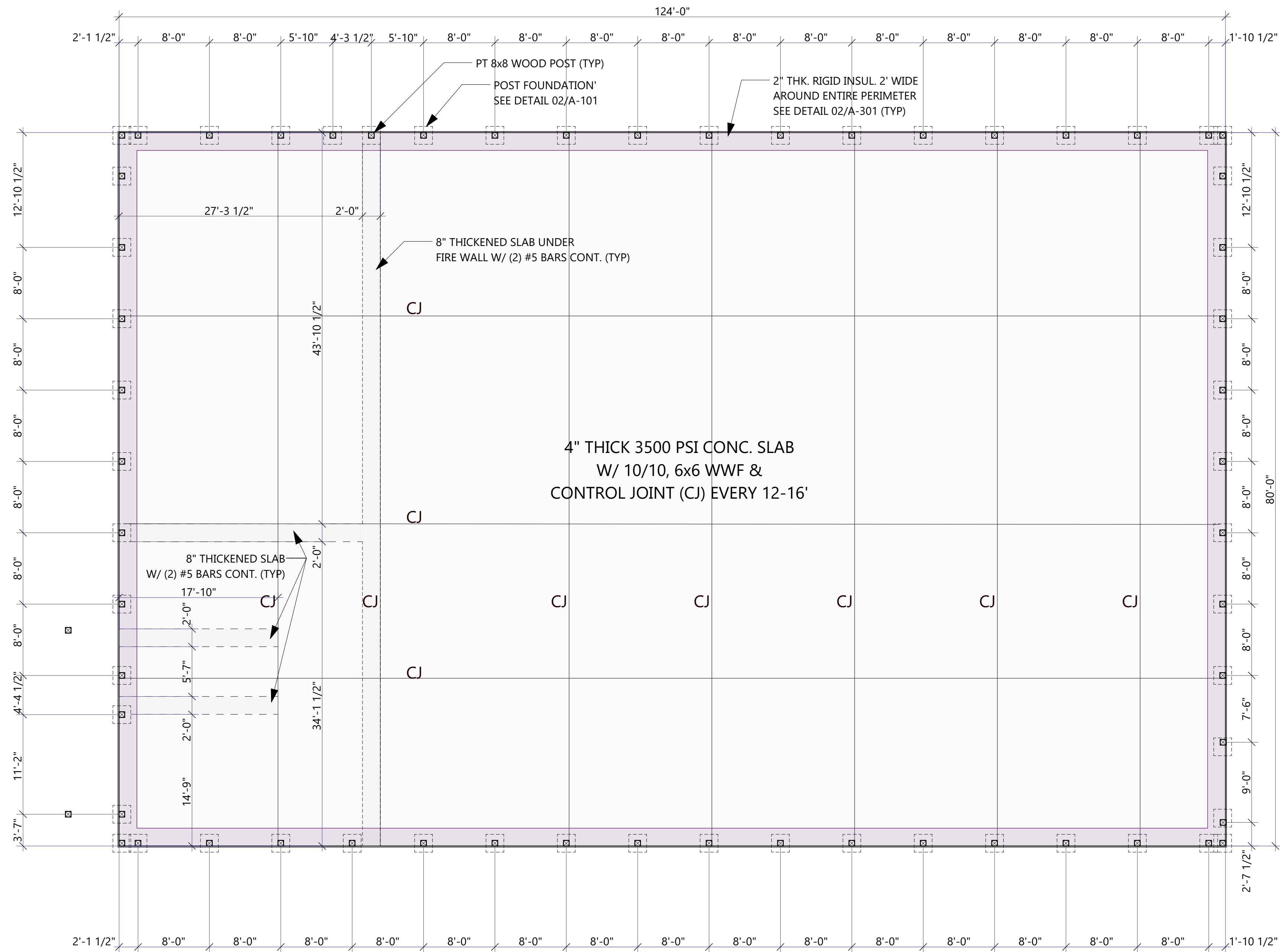
SHEET TITLE  
 Cover Sheet

**G-001**

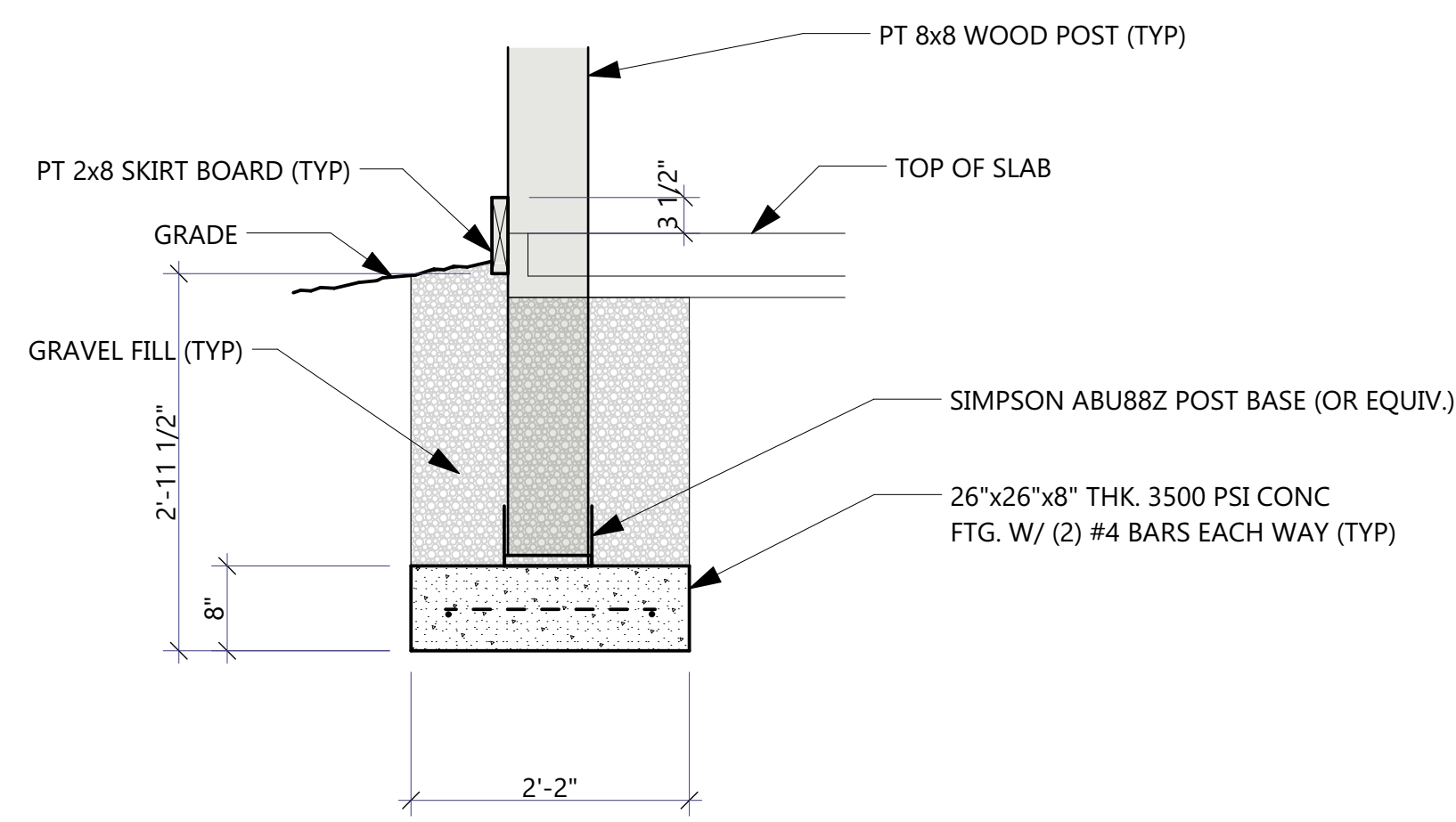
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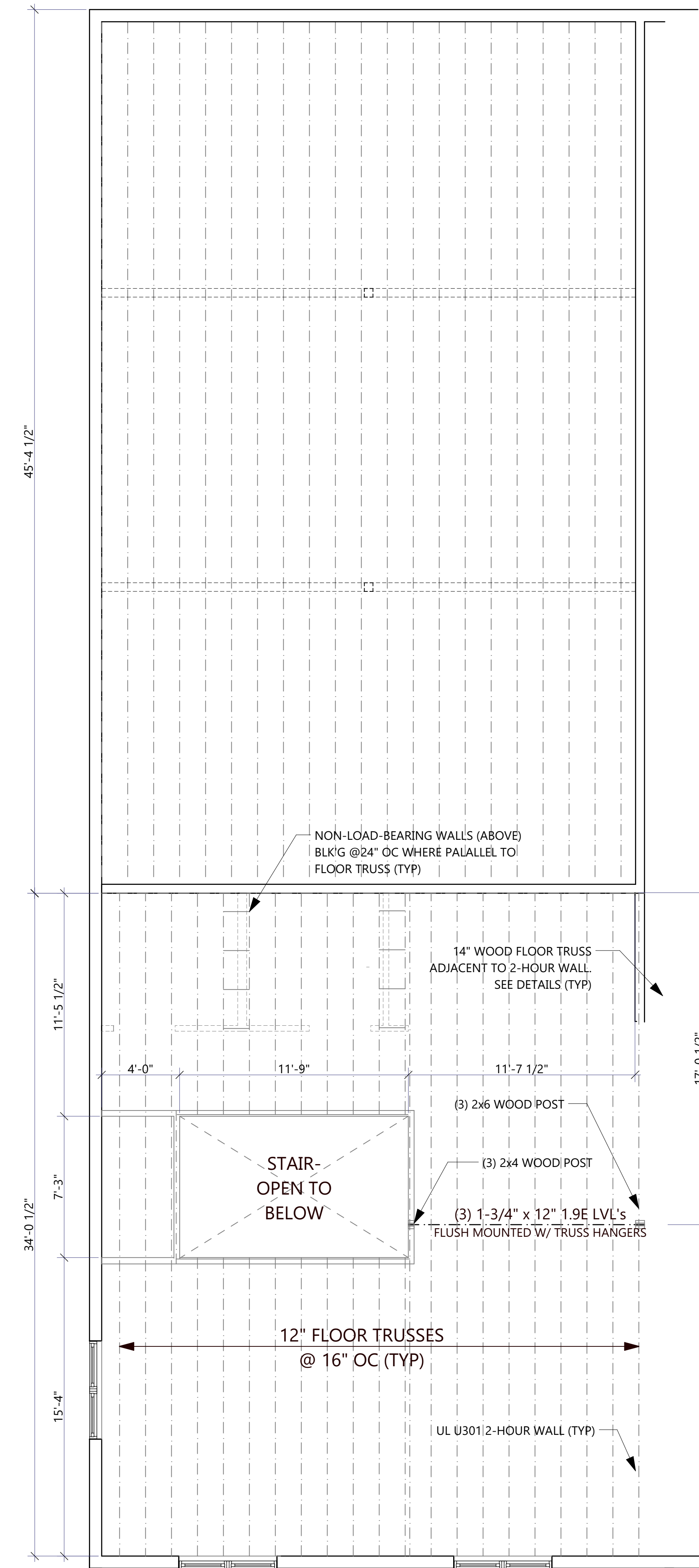
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**1 Foundation Plan**  
SCALE: 1/8" = 1'-0"



**2 Post Foundation Detail**  
SCALE: 3/4" = 1'-0"



**3 Second Floor Framing Plan**  
SCALE: 1/4" = 1'-0"

**Rick Schoellkopf**  
Architect  
5700 Coastal Hwy  
Suite 306  
Ocean City, MD 21842  
  
Contact:  
rick@atlanticpd.com  
(443)397-8265

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland



License: 9260  
Expiration: 9/11/2024

**Delmarva Aces**  
**Baseball Complex**  
Map 09, Parcel 378  
Lots 1 & 2  
Bishopville, MD 21813

Client Contact:  
DW RE HOLDINGS LLC  
12429 WINDSOR RD  
OCEAN CITY MD 21842  
Dave Whigham  
(443) 235-6647

REVISED 11/05/2023  
REVISED 09/08/2023  
REVISED 06/01/2023

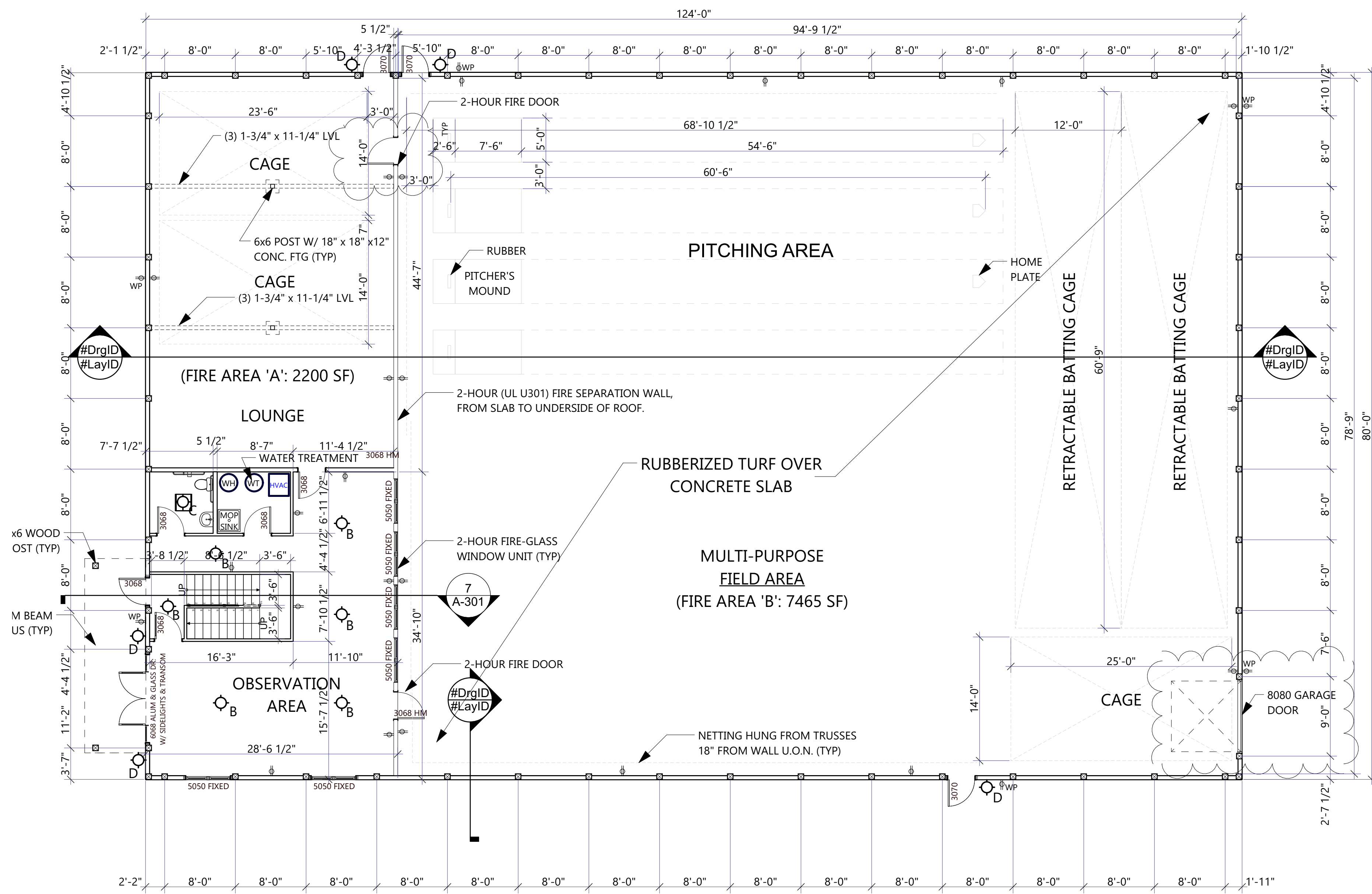
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DATE: 05/04/2023

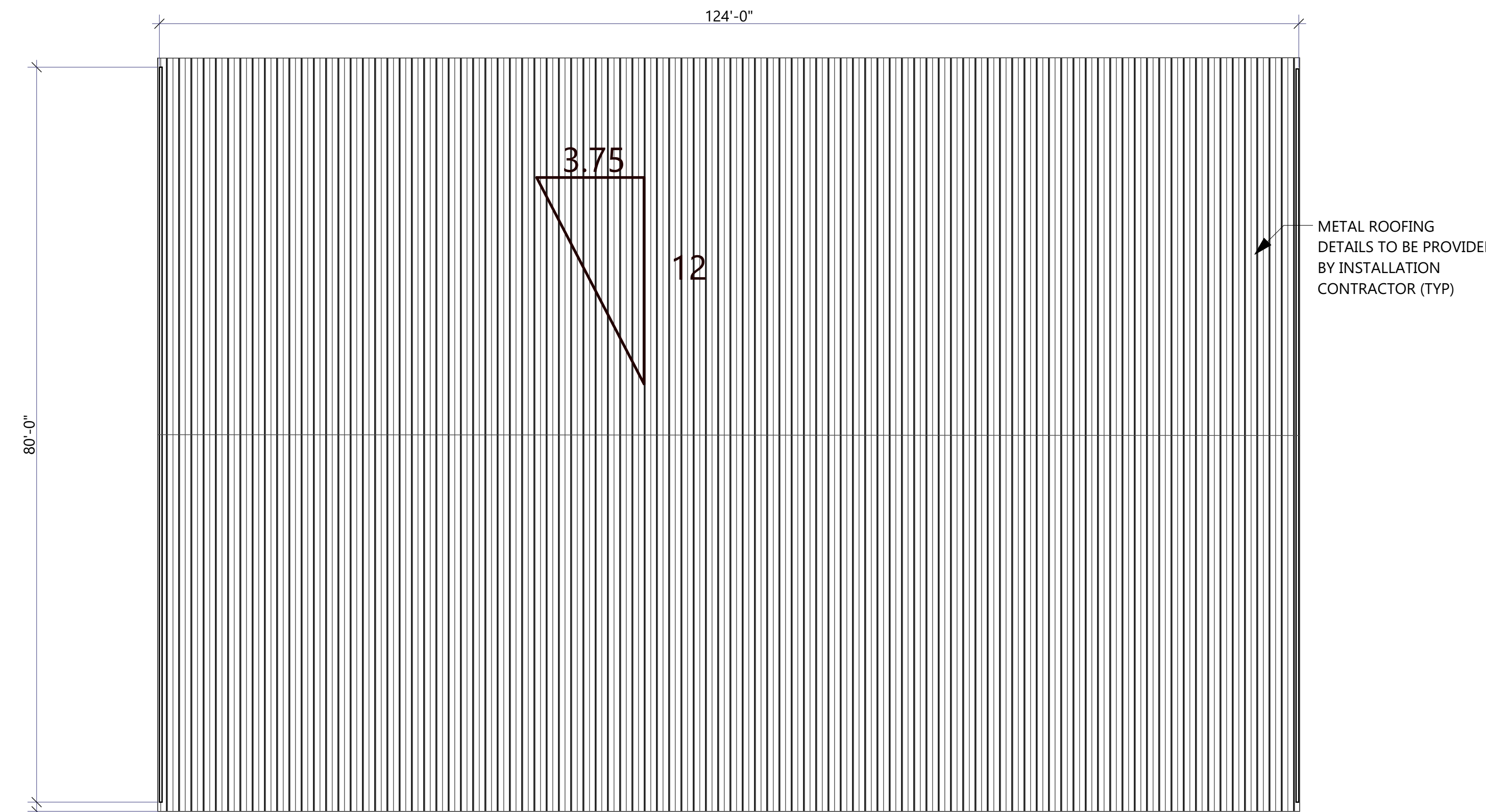
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**Foundation & Framing Plan**

**A-101**

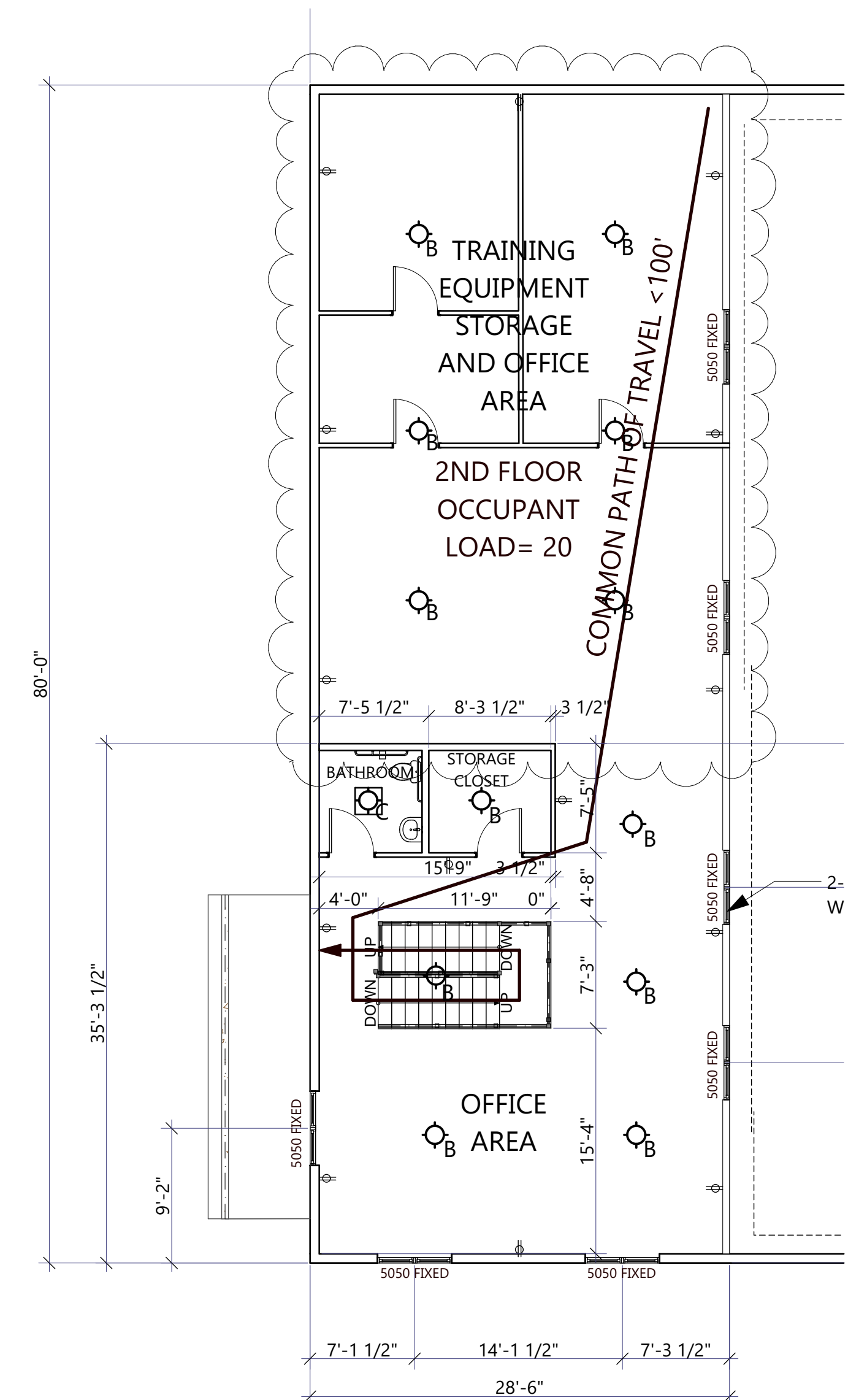
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**1 First Floor Plan**  
SCALE: 1/8" = 1'-0"



**3 Roof Plan**  
SCALE: 3/32" = 1'-0"



**2 Second Floor Plan**  
SCALE: 1/8" = 1'-0"

**Rick Schoellkopf**  
Architect  
5700 Coastal Hwy  
Suite 306  
Ocean City, MD 21842  
  
Contact:  
rick@atlanticpd.com  
(443)397-8265

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland

License: 9260  
Expiration: 9/11/2024

**Delmarva Aces**  
**Baseball Complex**  
Map 09, Parcel 378  
Lots 1 & 2  
Bishopville, MD 21813

Client Contact:  
DW RE HOLDINGS LLC  
12429 WINDSOR RD  
OCEAN CITY MD 21842  
Dave Whigham  
(443) 235-6647

REVISED 11/05/2023  
REVISED 09/08/2023  
REVISED 06/01/2023

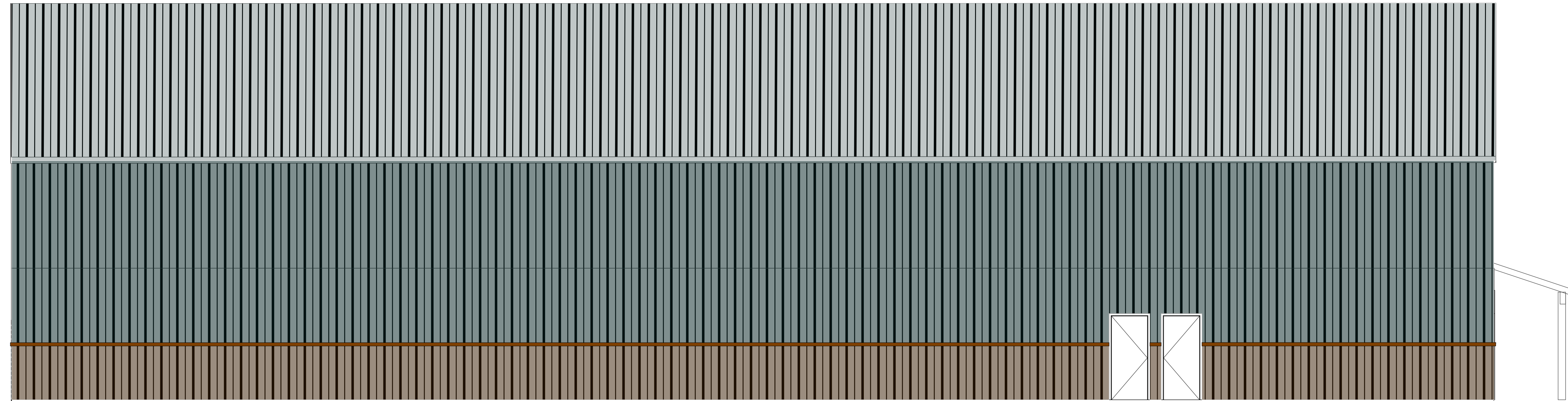
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DATE: 05/04/2023

SHEET TITLE

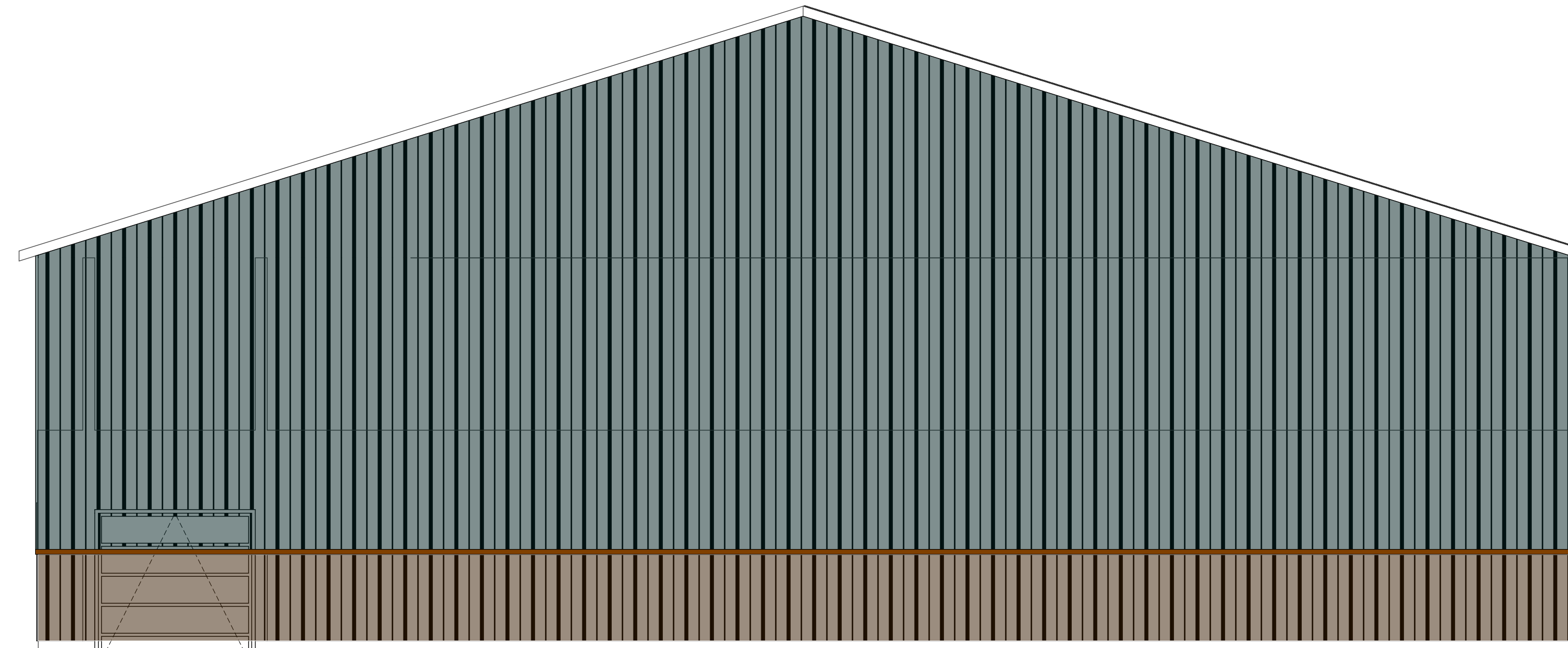
Floor Plans

**A-102**

\\SERVER\Users\Public\Documents\RSA Projects\Aces Baseball Practice Facility\PLN\Delmarva Aces Baseball Complex.pln



1 East Elevation  
SCALE: 3/16" = 1'-0"



2 South Elevation  
SCALE: 3/16" = 1'-0"

+11'-0"  
2 Second Floor

+0"  
1 First Floor

Rick Schoellkopf  
Architect

5700 Coastal Hwy  
Suite 306  
Ocean City, MD 21842

Contact:

rick@atlanticpd.com  
(443)397-8265

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were prepared or approved  
by me, and that I am a  
duly licensed architect  
under the laws of the  
State of Maryland



License: 9260  
Expiration: 9/11/2024

Delmarva Aces  
Baseball Complex  
Map 09, Parcel 378  
Lots 1 & 2  
Bishopville, MD 21813

Client Contact:

DW RE HOLDINGS LLC  
12429 WINDSOR RD  
OCEAN CITY MD 21842  
Dave Whigham  
(443) 235-6647

REVISED 11/05/2023

REVISED 09/08/2023

REVISED 06/01/2023

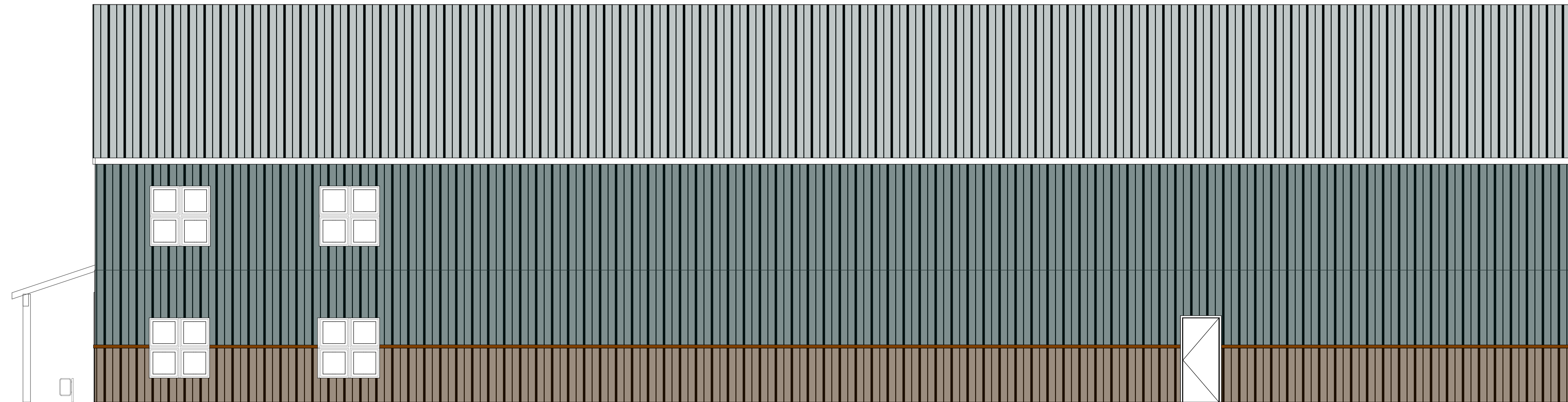
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Delmarva Aces Baseball Complex.pln

DATE: 05/04/2023

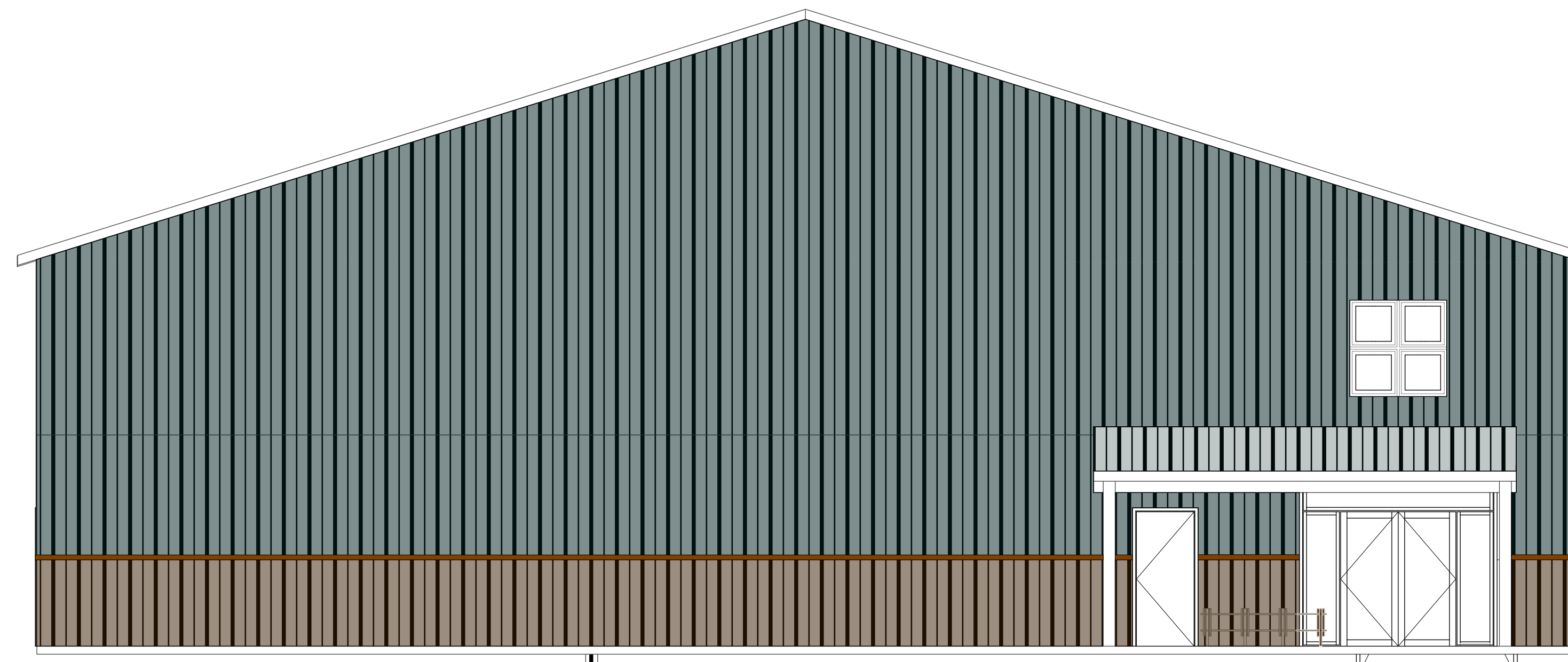
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Exterior Elevations

A-201

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1 West Elevation  
SCALE: 3/16" = 1'-0"



2 North Elevation  
SCALE: 3/16" = 1'-0"

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Architect  
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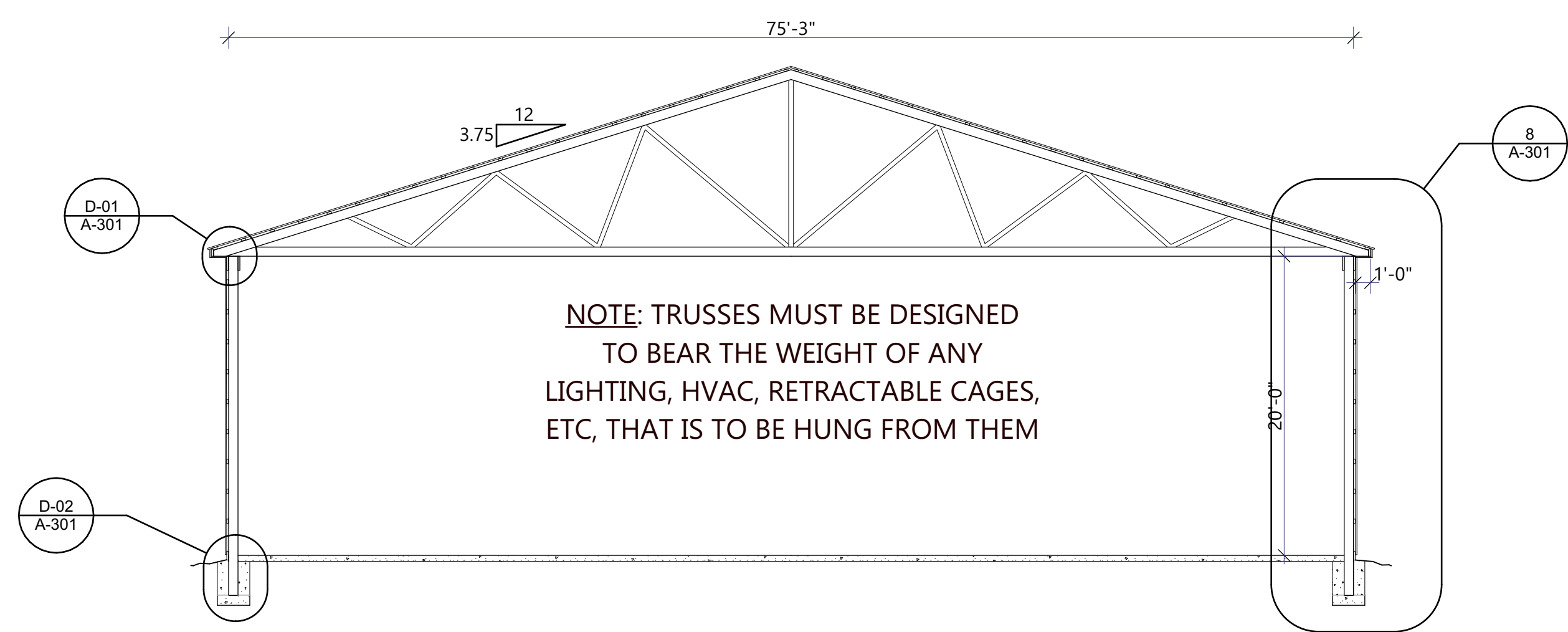
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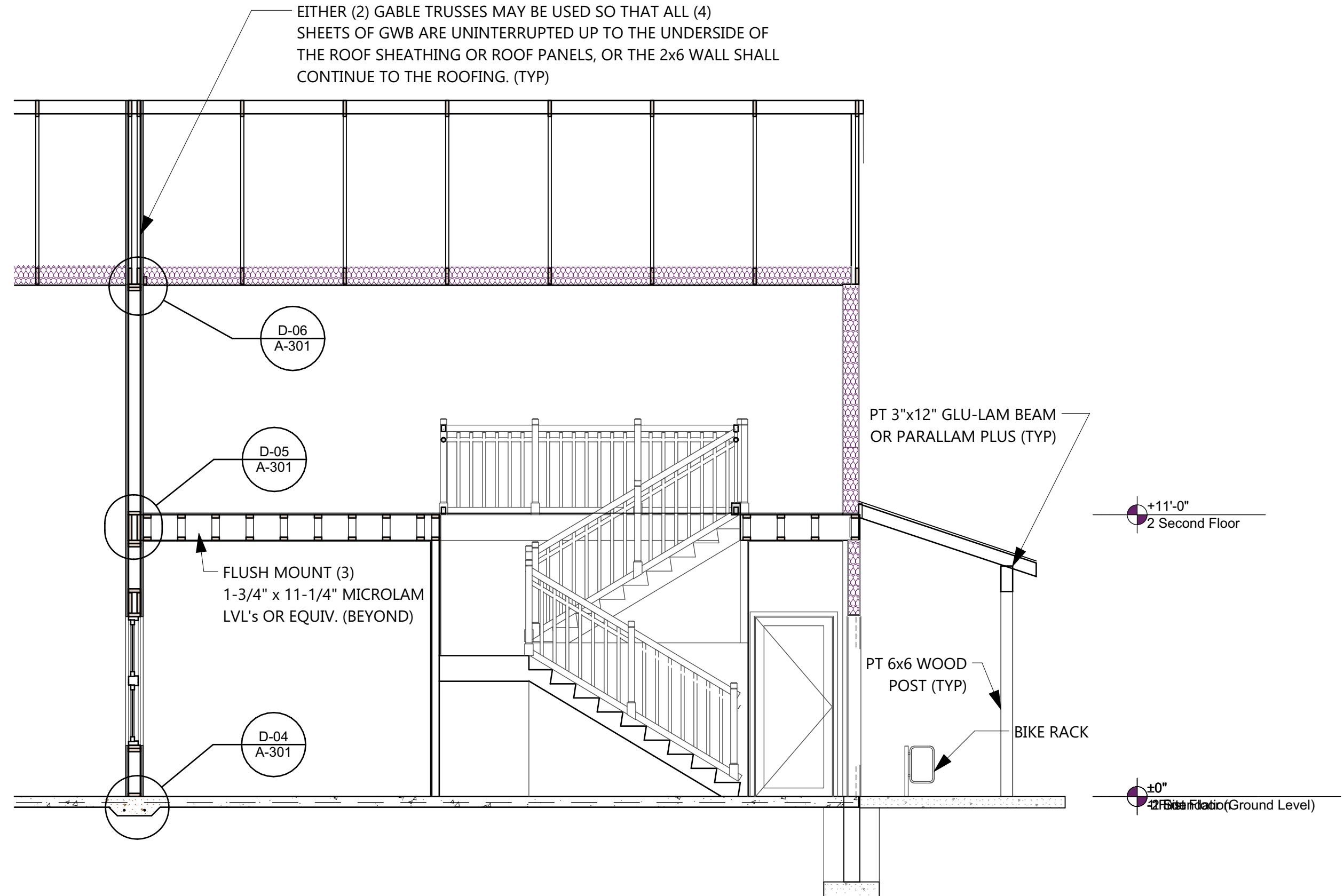
Exterior Elevations

A-202

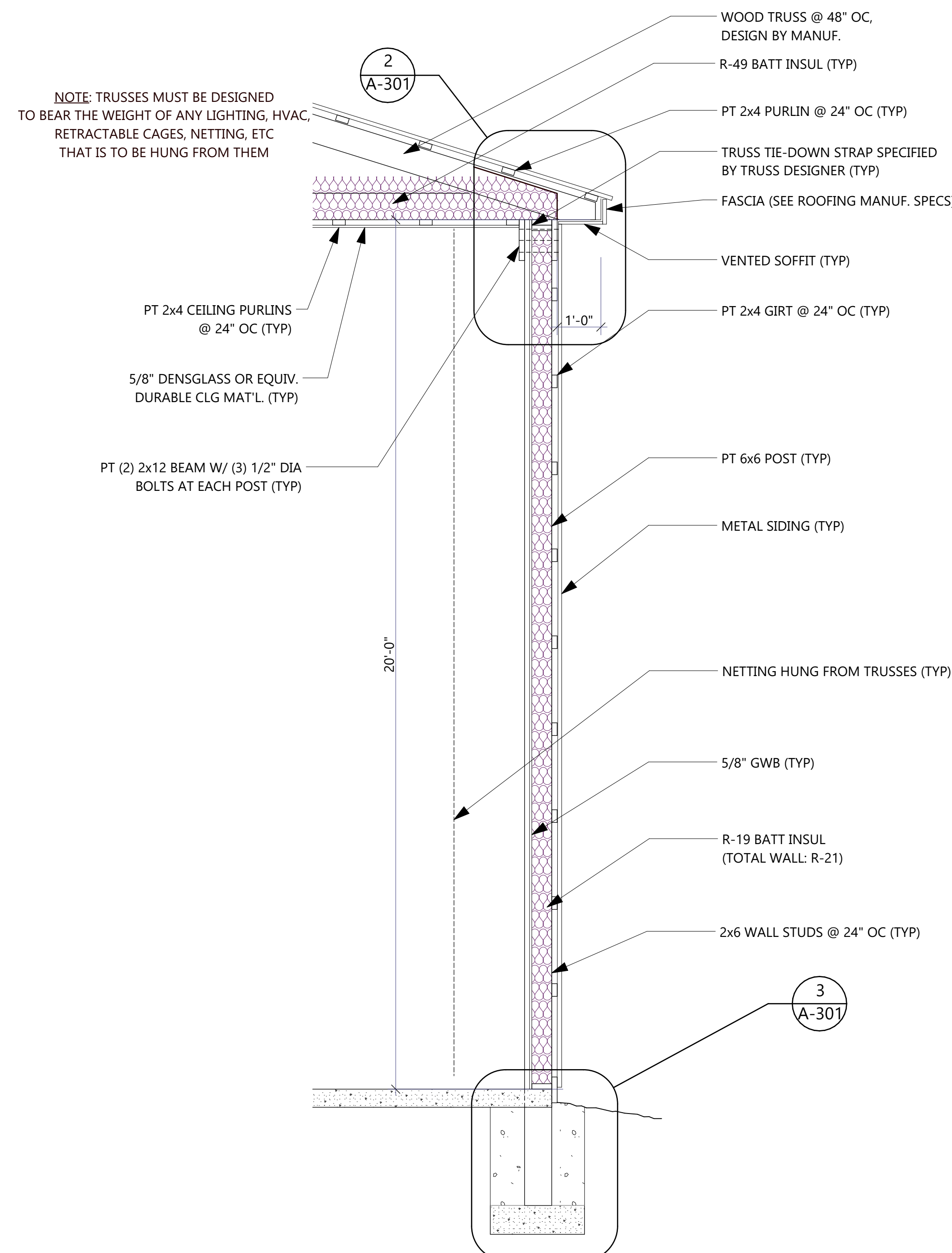
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**1 Building Section 1**  
SCALE: 1/8" = 1'-0"

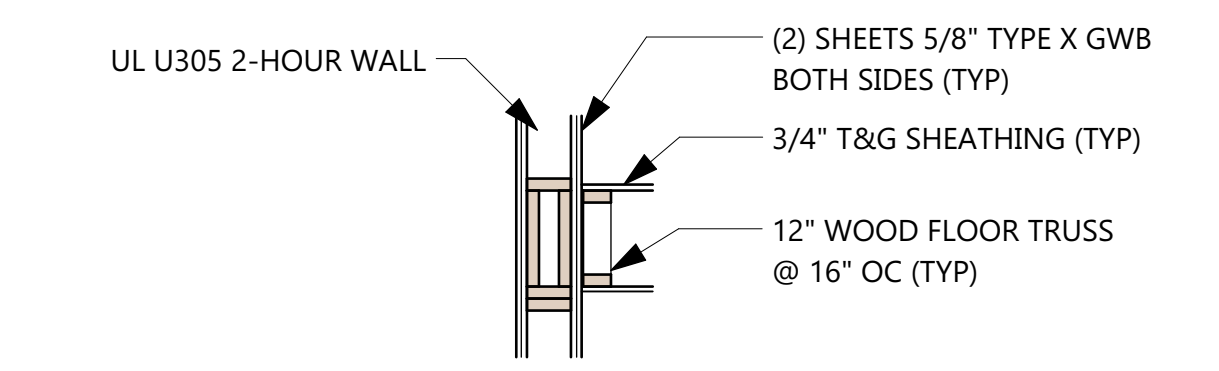


**7 Partial Building Section**  
SCALE: 1/4" = 1'-0"

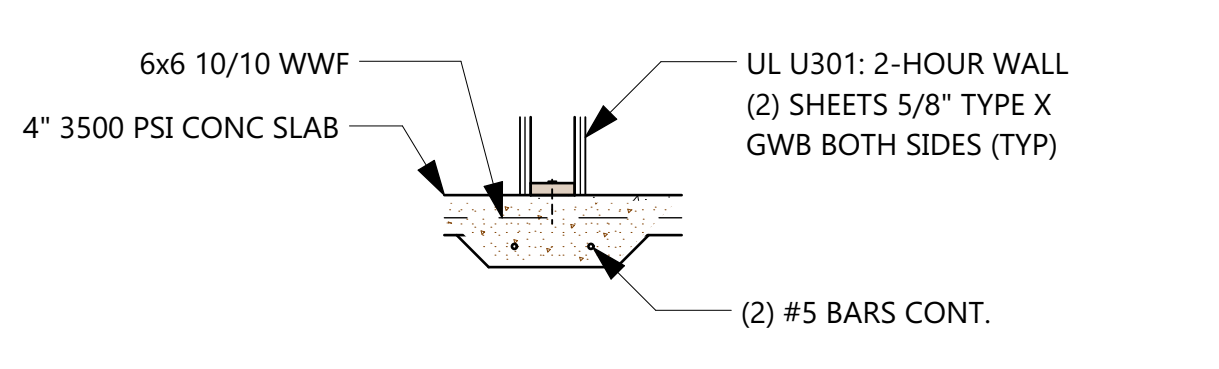


**8 Typical Wall Section**  
SCALE: 1/2" = 1'-0"

**4 Fire Wall Detail**  
SCALE: 1/2" = 1'-0"

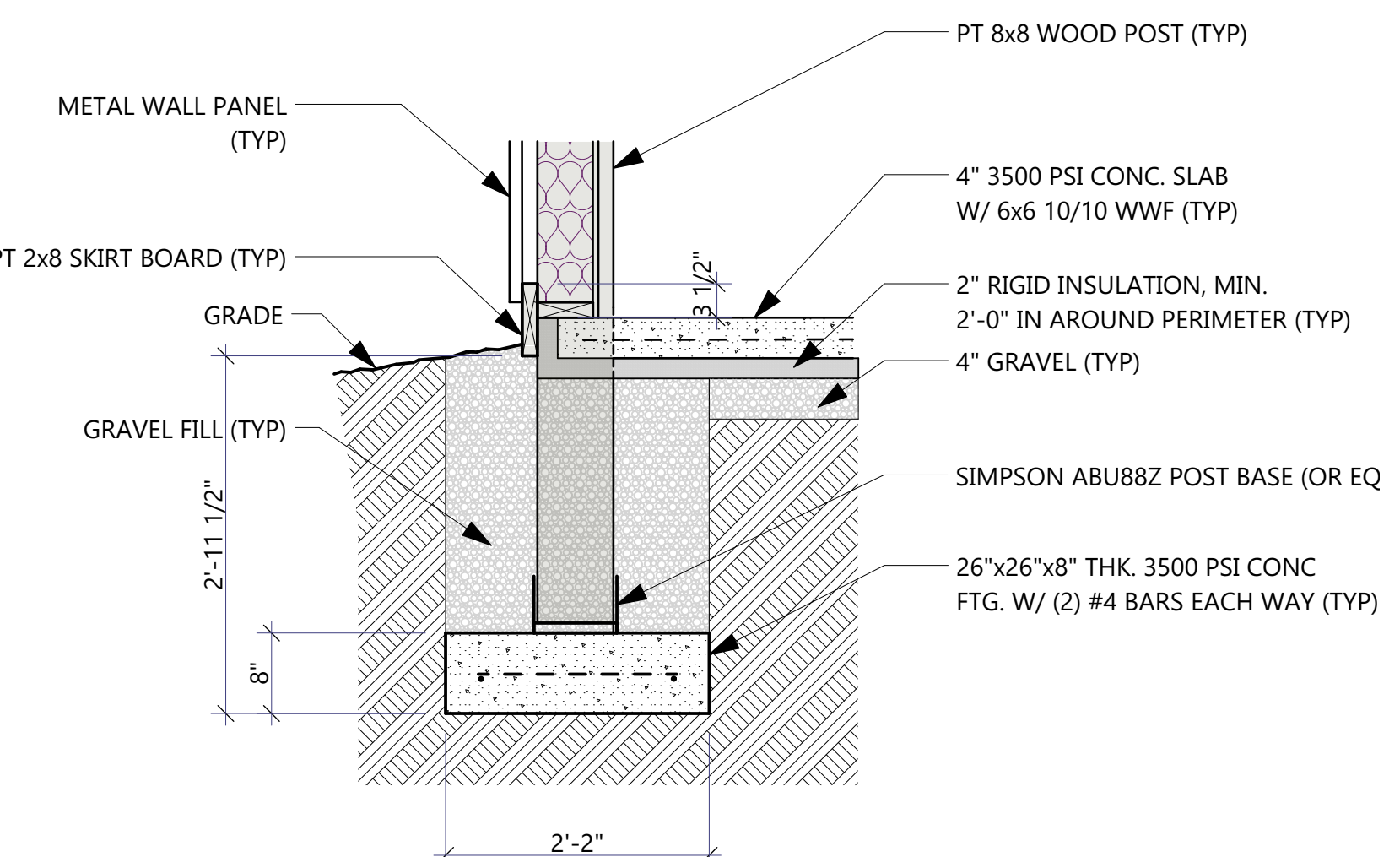


**5 Fire Wall Detail**  
SCALE: 1/2" = 1'-0"



**6 Fire Wall Detail**  
SCALE: 1/2" = 1'-0"

**2 Detail**  
SCALE: 3/4" = 1'-0"



**3 Detail**  
SCALE: 3/4" = 1'-0"

**Rick Schoellkopf**  
Architect  
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rick@atlanticpd.com  
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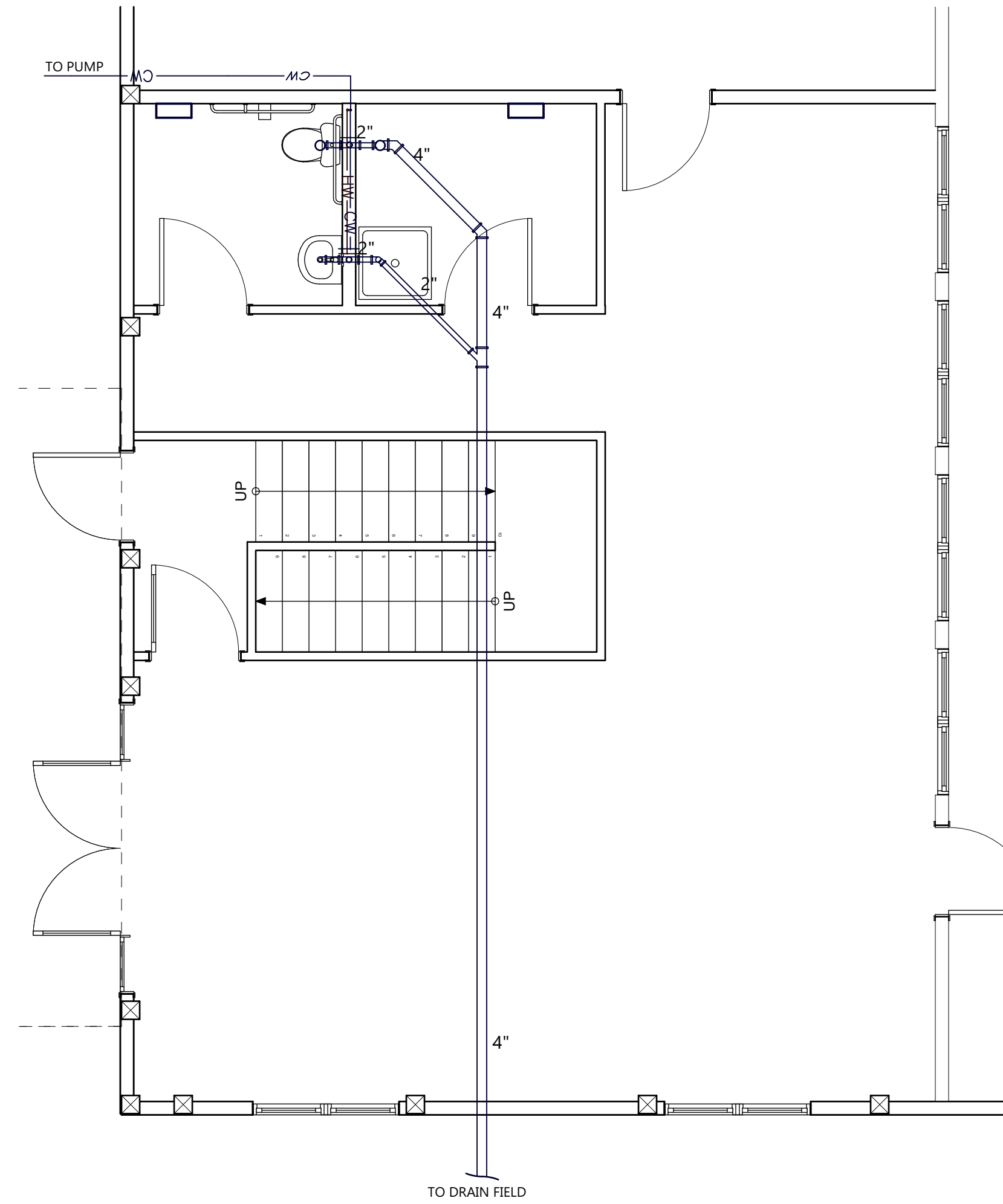
PROJECT NO:  
MODEL FILE:  
Delmarva Aces Baseball Complex.pln  
DATE: 05/04/2023

SHEET TITLE  
**Building & Wall Sections**

**A-301**

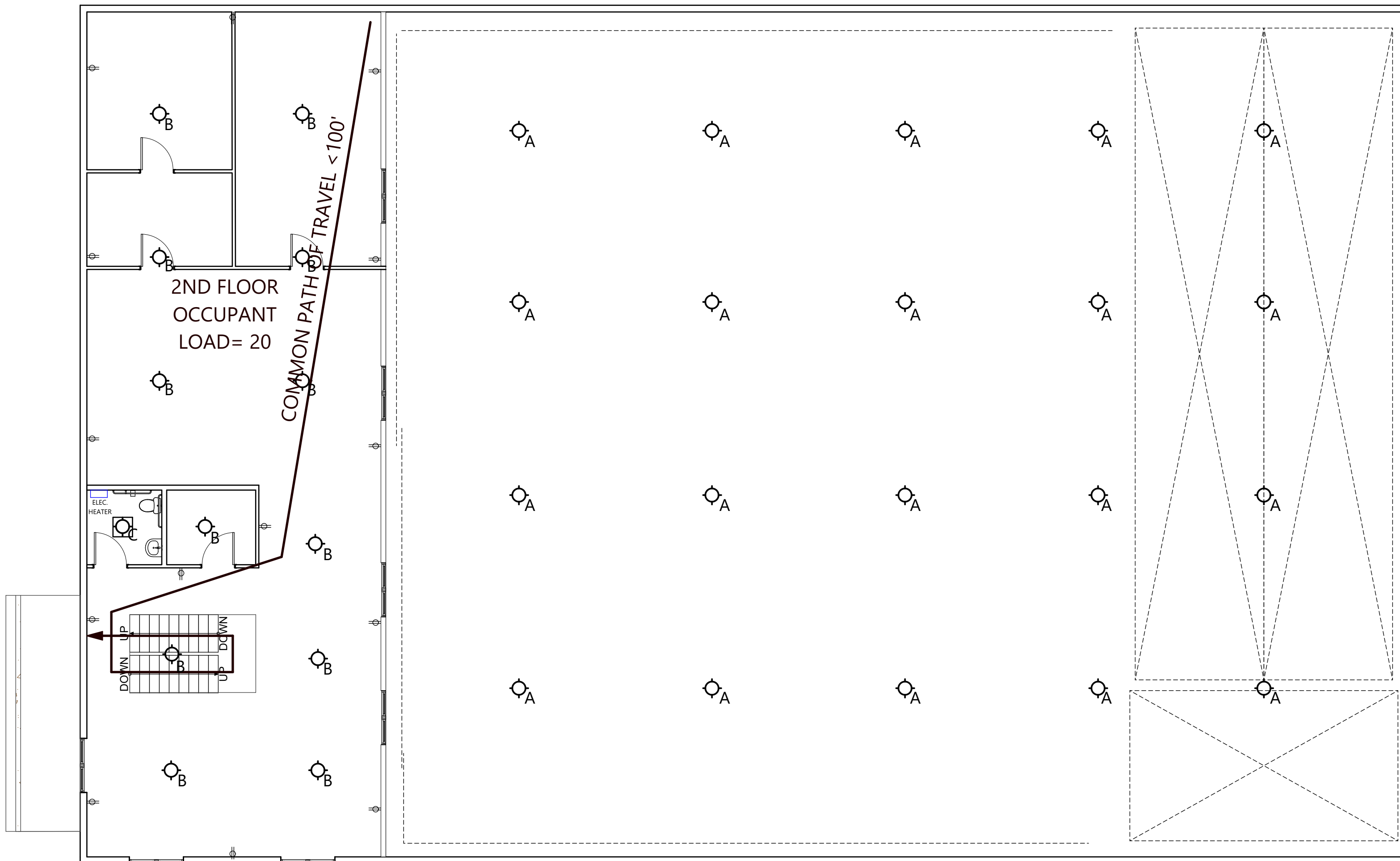
LIGHT FIXTURE LEGEND								
MARK	TYPE	MODEL #	MOUNT	AREA OF USE	LAMP WATTS	LAMP TYPE	LUMENS/WATT	NOTES
A	UFO HIGH BAY	MLG-LED-HBHO-240-5-120	EYHOOK PENDANT	PRACTICE AREA	240	LED	190	EQUIV. OF 1000W MH
B	PROGRESS EVERLUME	P810021-030-30	FLUSH-CEILING	OFFICE/WAITING	20	LED	84	DIMMABLE
C	FAN/LIGHT	SLIMFIT FAN W/ LED LIGHT	RECESSED	REST ROOMS	10	LED	110	90 CFM
D	PLT SOLUTIONS	PLTS-11949	WALL	EXT. ENTRIES	25	LED	147	INTEGRATED PHOTOCCELL

**1 First Floor Electrical Plan**  
SCALE: 1/8" = 1'-0"

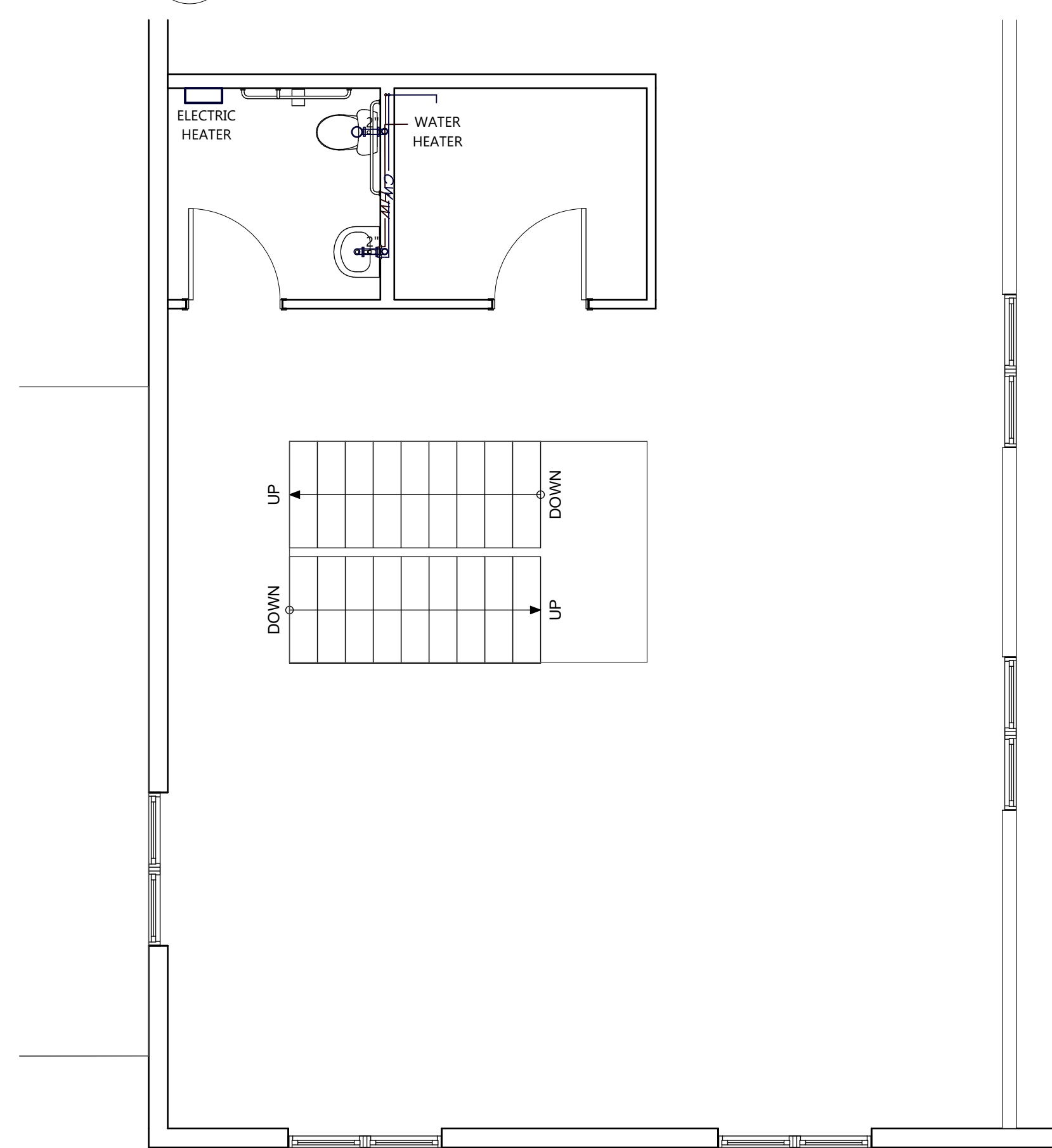


**3 First Floor Mechanical Plan**  
SCALE: 1/4" = 1'-0"

**MECHANICAL NOTES**  
 1. BUILDING IS NOT HEATED AND COOLED EXCEPT THAT BATHROOMS ARE HEATED WITH ELECTRIC HEATERS.  
 2. USE DAYTON RECESSED ELECTRIC WALL-MOUNT HEATER IN BATHROOMS; 1500W, 120V AC, 1-PHASE, WHITE (DAYTON 5ZK68)



**2 Second Floor Electrical Plan**  
SCALE: 1/8" = 1'-0"



**4 Second Floor Mechanical Plan**  
SCALE: 1/4" = 1'-0"

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 Architect  
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 MODEL FILE:  
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SHEET TITLE  
**MEP Plan**

**M-001**