

WORCESTER COUNTY PLANNING COMMISSION AGENDA
Thursday February 1, 2024

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 – January 4, 2024
- B. Board of Zoning Appeals Agenda – February 8, 2024
- C. Technical Review Committee Agenda – February 14, 2024

III. § ZS 1-325 Site Plan Review

Assateague Farm Brewery – Minor Site Plan Review

Proposed Agritourism facility / farm brewery operation consisting of commercial kitchen, bathroom, and tasting room additions to the existing 1500 sq. ft. roadside stand building, a 2400 sq. ft. brewery building, and a 3,600 sq. ft. storage building. Located at 8816 Stephen Decatur Highway, Tax Map 33, Parcel 29, Block 10, Tax District 03, A-2 Agricultural District, Assateague Island Farm, LLC, owner / Russell Hammond, surveyor.

IV. Code Requirement Waiver Request – Landscaping Irrigation

Arcola Towers – Onley Road – Proposed 170 ft. tall telecommunications monopole and 50 ft. x 50 ft. fenced compound. Located at 5614 Onley Road, Tax Map 79, Parcel 91, Tax District 08, A-1 Agricultural District, Parker Sharpley & Patricia Merrick, owners / Arcola Towers, LLC, applicant.

V. Miscellaneous

VI. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – January 4, 2024**

Meeting Date: January 4, 2024

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Mary Knight, Secretary
Ken Church
Marlene Ott
Phyllis Wimbrow

Staff

Jennifer Keener, Director, DRP
Matt Laick, Deputy Director, DRP
Stu White, DRP Specialist
Katherine Munsen, Planner V, DEP
Roscoe Leslie, County Attorney

I. Call to Order

II. Administrative Matters

A. Review and approval of amended minutes, December 7, 2023

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

Following the review, a motion was made by Ms. Smith to approve the minutes as written, Ms. Ott seconded the motion, and the motion carried unanimously.

B. Board of Zoning Appeals Agendas, January 11, 2024

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for January 24 2024. Ms. Keener was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board.

C. Technical Review Committee Agenda, January 10, 2024

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for January 10, 2024. 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.

**WORCESTER COUNTY PLANNING COMMISSION
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III. Text Amendment

As the next item of business, the Planning Committee reviewed a proposed text amendment submitted by Mr. Hugh Cropper to add a special exception use in the C-2 General Commercial District to allow multi-family dwelling units to be detached from the principal commercial structure.

Mr. Hugh Cropper, IV, presented the application. He described how they opted to mirror the C-3 Highway Commercial District language that was recently approved. To establish this use, it will require that a property be provided with adequate sewer capacity, as it is not likely to be supported on a septic system. In addition, the parcel or lot will have to be deep enough to support both the commercial and residential uses. He emphasized that there is a strong need for affordable housing in the county, which the Planning Commission echoed. As a special exception use, he noted that specific properties would require Board of Zoning Appeals approval, and that adjoining property owners would be given adequate notification of the request by certified mail.

Following the discussion, a motion was made by Ms. Knight to provide a favorable recommendation on the text amendment. Ms. Ott seconded the motion, and the motion was carried unanimously.

IV. Proposed Bishopville-Showell Rural Legacy Area

As the next item of business, Katherine Munson, Planner V, Department of Environmental Programs, provided a presentation on land protection in the county and a new proposed Rural Legacy Area in the Bishopville/Showell area. The presentation was also provided in hard copy to the Planning Commission. The draft application and a newsletter describing the Rural Legacy Program were provided in the meeting packet.

Highlights of the presentation included:

- Market value of agricultural products sold in Worcester County in 2017 exceeded \$100 million and Worcester County ranked 4th statewide in agricultural products sold
- Over 80% of the county is designated as Agriculture or Green Infrastructure in the 2006 Land Use Plan; 84% is zoned A-1 or RP
- 32.5% of the county is protected either in fee simple (state-owned) or conservation or agricultural easement.
- Although Worcester County is the 3rd largest county in the state and ranks 4th in agricultural production, the county ranks 11th in acres of farmland protected.

**WORCESTER COUNTY PLANNING COMMISSION
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- The Priority Preservation Area was adopted in 2010 with an amendment to the comprehensive plan. The plan calls for protection of 100,000 acres within this area. 1,000 acres per year have been protected in the PPA since 2010.

Katherine Munson explained that the Rural Legacy Program is a state program with the goal of protecting contiguous areas of farmland and forest. It is funded by the real estate transfer tax. Counties apply for designation of specific areas. Once approved, funding awarded is used to purchase permanent easements from willing landowners. She explained that a new RLA in the norther end of the county is being proposed due to a significant lack of protection in this area and that there has been dwindling interest in the program among remaining landowners in the Coastal Bays RLA (Chincoteague watershed). Outreach including a meeting in August was done in summer 2023. Eleven (11) landowners have expressed interest. In response to a question, she stated that this level of interest is a good start. As property owners participate, they share information with their neighbors who become interested in the program. This has occurred in other Rural Legacy areas.

The original outreach area was reduced in size to the proposed area of 11,300 acres –the boundaries were determined mainly based on location of properties owned by interested landowners. The proposed area contains 3,600 acres of prime farmland. 10,300 acres are zoned A-1. It is a highly productive area and contains contiguous farmland. It also contains multiple branches that feed St. Martin River. Protection of land in this area will help protect the water quality of the northern coastal bays.

In response to a question, she clarified that the application to the state is due February 13, 2024. The application will still be reviewed by the Worcester County Agricultural Land Preservation Advisory Board and will need to be approved by the County Commissioners. In response to a question, she stated that review takes 8 months to one year and it is possible that the county could begin working with interested landowners this year if the application is approved and funded by the state.

Phyllis Wimbrow made the motion to make a favorable recommendation to the County Commissioners regarding adoption of the new proposed Rural Legacy Area. She said this area is important for agriculture, it is a beautiful area, land protection that has occurred in other areas of the county has not occurred in this area, and the farmers and landowners in this area deserve the opportunity to access this program to protect their land. Betty Smith seconded the motion and approval was unanimous.

V. Worcester County Comprehensive Plan Update

**WORCESTER COUNTY PLANNING COMMISSION
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As the next item of business, Michael Bayer and Nicole Wiley presented the final public engagement report to the Planning Commission. During the presentation, Mr. Bayer stated that the survey that was conducted June through August received a robust response. Ms. Wiley added that they had collected approximately 1,400 responses. She stated that there were some common themes and key words throughout the surveys such as affordable housing, availability of senior housing, public school funding, access to broadband, and access to higher paying jobs among others. Mr. Bayer described common key asset responses. Such as natural resources and open space, infrastructure, character and identity, quality of life, and economic development. Mr. Bayer stated that the information has been codified and analyzed and will be used to specifically frame the issues during the Comprehensive Plan update process.

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

Mary Knight, Secretary

Stuart White, DRP Specialist

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

AGENDA

THURSDAY FEBRUARY 8, 2024

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

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, February 14, 2024 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

- I. Call to Order

- II. Site Plan Review (§ ZS 1-325)
 - a. **Orange Tree Limited Self Storage** – Minor site plan review
Proposed 2,975 square foot, 3 bay self-storage building and an existing 1,166 square foot building to be used for self-storage. Located on the east side of Holly Grove Road at the intersection with Samuel Bowen Boulevard, Tax Map 26, Parcel 259, Tax District 10, C-2 General Commercial District, Orange Tree Limited, c/o Cullen Burke, owner / Frank Lynch, surveyor.

 - b. **Scarborough Oil Company** – Minor site plan review
Relocate oil terminal from 5330 Snow Hill Road site to 5512 Snow Hill Road site. Tax Map 55, Parcel 6, Tax District 02, C-2 General Commercial District, Betty Scarborough, owner / Somerset Engineering, engineer.

- III. Adjourn

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: February 1, 2024

PURPOSE: Major Site Plan Review

*****NOTICE:** The applicant needs to be aware that any approval by the Planning Commission does not mean final approval of the site plan. All comments provided by the Planning Commission and Technical Review Committee (TRC) will need to be addressed on the site plan or otherwise, and resubmitted for TRC review prior to the granting of 'signature approval.' 'Signature Approval' is needed before any building and/or zoning permits will be issued.

DEVELOPMENT: Assateague Farm Brewery

Proposed Agritourism facility / farm brewery operation consisting of commercial kitchen, bathroom, and tasting room additions to the existing 1500 sq. ft. tasting room/roadside stand building, a 2400 sq. ft. brewery building, and a 4,400 sq. ft. storage building.

LOCATION: Located at 8816 Stephen Decatur Highway, Tax Map 33, Parcel 29, Block 10, Tax District 03.

ZONING DESIGNATION: A-2 Agricultural District.

BACKGROUND: In August 2016, an after-the-fact permit was issued to convert an existing stable to a roadside stand with associated signage, two greenhouses, and a fence. In September 2016, a permit was issued to add a juice bar for incidental processed agricultural products. This project has been through TRC review multiple times with various iterations of the proposal. The current proposal went through TRC in January 2024.

SIGNS: The facility currently has a 26 square foot on-building sign, a 73 square foot freestanding sign, and a 75 square foot free standing sign.

PARKING: Per §ZS 1-320, a minimum of 40 spaces and a maximum of 75 spaces are required. There are 41 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: One loading zone space is provided in the proposed brewery building/storage building area away from the parking area.

TRAFFIC CIRCULATION: The site is accessed through an existing single entrance directly to the to the proposed asphalt millings parking area. The parking area is a two-way loop in front of the building.

PEDESTRIAN AND BICYCLE CONNECTIVITY: §ZS 1-320 requires one (1) rack for each 100 parking spaces or portion thereof. Four (4) bike racks are proposed.

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

LANDSCAPING: The property has mature landscaping. No additional landscaping has been proposed.

FOREST CONSERVATION LAW: This property is subject to Forest Conservation Law. Staff will require written confirmation from the Department of Environmental Programs Natural Resources Division that their requirements have been met prior to signature approval.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project has obtained Stormwater Site Concept 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-Seaside Blend Architectural tradition. The building elevations have been reviewed under the *Design Guidelines and Standards for Commercial Uses*. 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: Assateague Island Farm, LLC c/o Paul Carlotta

APPLICANT: Paul Carlotta

SURVEYOR: Russell Hammond

PREPARED BY: Stuart White, DRP Specialist

PLANNING COMMISSION CONSIDERATIONS – DESIGN GUIDELINES

Design Guidelines: Waivers Requested

Sec 10	Public Facades
Sec 13	Details
Sec 16	Pedestrian and bicycle circulation
Sec 17	Landscaping

Section 10

(b)(1)H. 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)(1)J. 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.

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.

Section 16

(b)(2) Sidewalks at least five 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.

(b)(8) Seating areas for pedestrians shall be provided near the entry and under protective coverings.

Section 17

(b)(5) A thirty-five-foot-deep landscaped buffer shall be provided in the front yard setback of all properties fronting on an arterial or major collector highway.

(b)(7) Facades with customer entrances shall have significant landscaping in order to provide visual interest, prevent monotony, break up wall and pavement expanses, and clearly define

entries. Building perimeter landscaping shall be installed and maintained along at least fifty percent of the facade width. The building perimeter landscaping shall be in landscaped areas, raised planters, or planter boxes that are each a minimum of five feet wide and are a maximum of ten feet from the building. These areas shall be landscaped with plant clusters of varied species and heights.

(B)(8) All other facades, except the facade incorporating the service area, shall be buffered from public view with no less than a ten-foot-wide buffer with foundation planting. The buffer shall, at a minimum, have landscaping in planters or planter beds which extend a minimum of three feet from the building along the entire width of the facade, and contain plant clusters of varied species and heights.



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

January 10, 2024

Assateague Farm Brewery – Minor Site Plan Review (Possible Major)

Proposed Agritourism facility / farm brewery operation consisting of commercial kitchen, bathroom, and tasting room additions to the existing 1,500 sq. ft. tasting room building, a 2,400 sq. ft. brewery building, and a 4,400 sq. ft. storage building. Located at 8816 Stephen Decatur Highway, Tax Map 33, Parcel 29, Block 10, Tax District 03, A-2 Agricultural District, Assateague Island Farm, LLC, owner / Russell Hammond, surveyor.

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 \$275 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans containing footing, foundation, framing, floor plans, 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. Two (2) 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/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:

§ZS1-202	A-2 Agricultural 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 **may be** subject to the *Design Guidelines and Standards for Commercial Uses (please see below for more information).*

1. It appears that the total square footage for all the buildings combined exceeds 10,000 square feet and may require **Major Site Plan Review** by the Planning Commission.
 - a. If the combined square footage of the structures to be used for Agritourism/Agricultural Alcohol Production exceeds the threshold for a minor site plan review, review by the Planning Commission as a Major would be necessary. Please note that the project would be subject to the *Design Guidelines and Standards for Commercial Uses*.
 - b. 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.
 - c. Please provide the proposed uses for the 4,400 square foot storage building and the 2,355 square foot existing building storage area.
2. ‘Restaurants’ are not a permitted land use in the A-2 Agricultural District. A ‘Processing or Preparation’ area for the sale of incidental processed agricultural products under the

'Roadside Stand' would be acceptable in lieu of a 'kitchen;' so named suggests the development of a 'restaurant.'

- a. "[RESTAURANT](#) - Any establishment where food and drink are prepared, served and consumed and whose design or principal method of operation is characterized by customers being provided with an individual menu and being served their food and drink by a restaurant employee at the same table or counter at which said items are consumed."
 - b. "[ROADSIDE STAND](#) - A stand, vehicle or structure used or designed to be used for the display or sale of agricultural products."
 - c. <https://ecode360.com/14018289>
3. Please verify the parking numbers are calculated to the proposed Agritourism/Agricultural Alcohol Production and Roadside stand as applicable. Please update the parking calculations table as needed.
 4. Please relocate the proposed ADA parking spaces to the closest, most direct route to the building (parking spaces 1 and 2) and verify that they will be located on a hard, durable, and smooth surface.
 5. The 44'x100' storage building on the site plan does not match the 36'x100' storage building on the permit application currently on file for review by this Department. Please align either the site plan or the building permit application as applicable.
 6. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
 7. Please provide a landscaping plan in accordance with §ZS 1-322 if new vegetation is proposed.
 8. 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.
 9. 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 the method of maintenance for landscaped areas.

Other Agency Approvals:

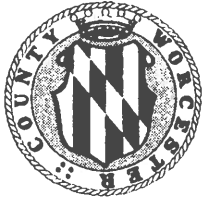
1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of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

NEXT STEPS: For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for 'final signature approval' before building/zoning permits will be issued.

***Please provide a detailed listing of all site plan changes along with any resubmission.**



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: Assateague Island Farm LLC

Date: 1/10/2024

Tax Map: 33 Parcel: 29 Section: Lot: Block:

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 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.
14. **Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.**
15. **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 has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.

2. Worcester County Department of Development, Review and Permitting has no permits in our records for a tasting room at this location. Permit 16-0702 was issued 8/23/2016 for a roadside stand.
In accordance with the “Declaration of Land Restriction for certain Structures Non-Conversion Agreement recorded on 9/21/2016, the 1500 square foot roadside stand will have to be brought into compliance with the 2018 I-codes (See attached document).
3. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
4. ADA: Provide all details and specifications per 2010 ADA design standards.
5. Provide all information per section C103.2: **“Information on construction documents of 2018 IECC”**.
6. Provide an Energy Compliance Report and lighting plan (wattage report).
7. Wind Design: 128 MPH (assumed); Risk category II; Exposure “C”.
8. All footings to be designed per John D. Hynes report dated 6/14/2023. Design information to be indicated on the submitted construction documents.
9. Existing fire separation assembly between proposed tasting area and storage area may require modifications based on use group designation.
10. Provide occupant load calculations for interior and exterior seating per Table 1004.5 of the IBC.

11. Designated tasting area 1703 sq. (tables & chairs 15 sq. ft.) = 113 occupants.
Designated tasting area 1703 sq. (standing 7 sq. ft.) = 243 occupants.
An A-2 occupancy (consumption of food or drinks) of 100 occupants would require an automatic sprinkler system.
12. The current permit application for the Storage building 36' x 100' does not reflect the size of the building 44' x 100' submitted for TRC review.

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 Planner, III JB
Subject: January 10, 2024 - Technical Review Committee Meeting
Date: December 29, 2023

Assateague Farm Brewery – Minor Site Plan Review – Proposed Agritourism facility/farm brewery operation consisting of commercial kitchen, bathroom and tasting room additions to the existing 1500 sq. ft. tasting room/roadside stand building, a 2400 sq. ft. brewery building, and a 4,400 sq. ft. storage building. Located at 8816 Stephen Decatur Highway, Tax Map 33, Parcel 29, Block 10, Tax District 03, A-2 Agricultural District, Assateague Island Farm, LLC, owner / Russell Hammond, surveyor.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Resource Conversation Area (RCA) and is non- waterfront. The proposed work and Limits of Disturbance is located outside the Critical Area; therefore, we have no further comments.

Storm Water Management & Erosion and Sediment Control:

Stormwater Management Concept Plan approval has been obtained.

General Provisions:

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

Citizens and Government Working Together

- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;
David Bradford, Deputy Director (via email);
Stuart White, DRP (via email).

Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a January 10, 2024 Meeting

From: Environmental Programs Staff

Subject: Major Site Plan: Assateague Island Farm, LLC
Tax Map: 33, Parcel: 29

Date: January 5, 2024

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. An EDU chart will be needed to itemize the proposed uses and provide the appropriate flow figures. This property has been allocated six (6) sewer and water EDUs from the Mystic Sanitary Service Area. That limits the public flow from this facility to 1,800 gallons. The proposed uses need to fit within that flow footprint.
2. Please note that public water & sewer serves this property from the Mystic Harbour Sanitary Service Area.
3. An appropriately sized grease trap will need to be approved and inspected by this office and included in the plumbing permit fixture counts.
4. Where are the sanitary facilities proposed for the new brewery building?
5. Will there be seating for the food customers? Where will that be and what area will those tables occupy?
6. Commercial plumbing plans will need to be submitted for plan review with the building permit and \$125 review fee submitted. A plumbing permit will also need to be obtained for the interior work and a separate one for the site utility work. Gas permits will be needed as well, if utilized for this project.
7. Plumbing Code is the 2018 International Plumbing Code (IPC).

Citizens and Government Working Together

8. The Gas Code is the International Fuel Gas Code, 2018 Edition.

Citizens and Government Working Together

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
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TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Assateague Island Farm
LOCATION: Tax Map 33; Parcel 29
CONTACT: Assateague Island Farm, LLC
MEETING DATE: January 10, 2024

TRC #: 2023911

COMMENTS BY: Matthew Owens
Fire Marshal

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

Scope of Project

The proposed construction of an Agritourism facility/farm brewery operation consisting of the commercial kitchen, bathroom, and tasting room additions to the existing 1500 square foot tasting room/roadside stand building, a 2400 square foot brewery building, and a 4400 square foot storage building. The address is 8816 Stephen Decatur Highway, Berlin, Maryland.

General Comments

1. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
2. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments


1. A complete set of building plans shall be submitted and approved prior to the start of construction.
2. Any building containing an assembly occupancy where the aggregate occupant load of the assembly occupancy exceeds 300 shall be protected by an approved, supervised automatic sprinkler system in accordance with NFPA 13, *The Standard for the Installation of Sprinkler Systems*. Any place of assembly (50 or more occupants) shall be protected by an approved, supervised automatic sprinkler system in accordance with NFPA 13 if they are considered a dance hall, discotheque, nightclub, or an assembly with festival seating.
3. A code compliant fire alarm system shall be installed in an assembly occupancy with an occupant load of more than 300 persons.
4. Plans shall be submitted and reviewed for the proposed commercial kitchen.
5. Brewery equipment shall be installed and inspected per the manufacturer's recommendations.
6. No further comments at this time.



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: December 29, 2023

Date of Meeting: January 10, 2024

Project: Assateague Farm Brewery

Location: 8816 Stephen Decatur Hwy; Tax Map: 33, Parcel: 29

Owner/Developer: Assateague Island Farm, LLC

Surveyor: Russell Hammond

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and review fee have been submitted. A Simplified Forest Stand Delineation (FSD) & Forest Conservation Plan (FCP) must be approved and forestry recording documents submitted prior to permitting.

The net tract area is 0.46 acres, none of which is forested. With an afforestation threshold of 20 percent and conservation threshold of 50 percent, there is a planting requirement of 0.09 acres. If the obligation is to be met via off-site forest retention or via mitigation bank, the obligation will increase to a ratio of 2:1 which will bring the total of forest retention to be provided to 0.18 acres.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. Stormwater Final Plan approval must be received prior to permitting.

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

Citizens and Government Working Together

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



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 1, 2024
TO: Applicant
FROM: David M. Bradford, Deputy Director
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

**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: January 4, 2024

SUBJECT: TRC Meeting – January 2024 – Roads and Water/Wastewater Comments

I Assateague Farm Brewery

- a) Brewery waste is not to be discharged to Worcester County Sewer.
- b) Please show existing water and sewer mains along Rt. 611.
- c) Please verify with Environmental Programs that EDU's are available for the proposed project.

II Arcola Towers – Onley Road

- a) No comments from the Water/Wastewater Division.
- b) A \$5,000 commercial entrance bond will be required by the Roads Division.
- c) Please include the construction entrance detail on the plan.

III Fisherman's Marina

- a) Please provide a utility plan showing all existing and proposed water and sewer lines.
- b) Please verify with Environmental Programs that EDU's are available for the proposed project.

IV The Elms

- a) Please submit a water and sewer utility plan for review by the Water/Wastewater Division.

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

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Friday, December 29, 2023 7:11 AM
To: Stuart White
Cc: Jeffrey Fritts
Subject: Re: January PC and TRC draft agendas

Good morning Stu,

After a review of the subject developments, MDOT SHA determined that the proposed Assateague Farm Brewery, Arcola Towers (Onley Road) and Fisherman's Marina will have no negative impact to the surrounding State roadway network.

We previously commented on the Elms fka 4 Seasons Townhome Community and it will require a commercial access permit.

Thank you,



roads.maryland.gov

Aws Ezzat, P.E.
Regional Engineer
Access Management
410.677.4048 office
443.430.7462 mobile
AEzzat@mdot.maryland.gov
**Maryland Department of
Transportation**
660 West Road, Salisbury, MD
21801

From: Stuart White <swhite@co.worcester.md.us>
Sent: Wednesday, December 20, 2023 4:15 PM
To: April Payne <apayne@co.worcester.md.us>; Aws Ezzat <AEzzat@mdot.maryland.gov>; Bill Bradshaw <bbradshaw@co.worcester.md.us>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; 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>; Katherine Munson <kmunson@co.worcester.md.us>; Kelly Henry <khenry@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristen Tremblay <ktremblay@co.worcester.md.us>; Kristi Evans <kevans@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Matthew Laick <mlaick@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>; Betty Smith <judges45@aol.com>; Jerry Barbierri <jerryba@comcast.net>; kenchurch7@aol.com <kenchurch7@aol.com>; Marlene Ott <marlene@marleneott.com>; Mary Knight

<mmknight@comcast.net>; Phyllis Wimbrow <pwimbrow1956@gmail.com>; Rick Wells <dawncircle@outlook.com>

Subject: January PC and TRC draft agendas

Good afternoon,

Please see the attached draft agendas for the January 4 Planning Commission and January 10 Technical Review Committee meetings. TRC materials will be distributed this afternoon. Additional electronic TRC site plans to follow in an additional email. Feel free to contact me with any questions.

Thanks,

Stu

Stu White
DRP Specialist II
Department of Development, Review, & Permitting
One West Market Street, Rm. 1201
Snow Hill, MD 21863
410-632-1200 x1139
swhite@co.worcester.md.us





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FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 17, 2023
TO: Applicant
FROM: David M. Bradford, Deputy Director *DMB*
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: February 1, 2024

PURPOSE: Code Requirement Waiver Request – Landscaping Irrigation

DEVELOPMENT: Arcola Towers

PROJECT: Proposed 170 ft. tall telecommunications monopole and 50 ft. x 50 ft. fenced compound.

LOCATION: Located at 5614 Onley Road

ZONING DESIGNATION: A-1 Agricultural

BACKGROUND: The 23-acre farm is currently improved with a single-family dwelling and two mobile homes as part of a Farm Building Group. There are also two active chicken houses and numerous accessory agriculture buildings. Aside from the poultry operation, much of the rest of the farm is tilled. The project went to TRC on January 10, 2024, and the developers are currently working with staff to address all comments.

TRAFFIC CIRCULATION: The site is accessed from Onley Road via the existing dirt farm lane used for the poultry operation.

LANDSCAPING: According to §ZS 1-342(b)(2)E, a buffer at least twenty-five feet in width planted with native species trees capable of reaching not less than sixty feet in height when mature is required.

PLANNING COMMISSION CONSIDERATIONS:

- 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.

Waiver to this code requirement is being requested.

OWNER: Parker Sharpley & Patricia Merrick

APPLICANT/DEVELOPER: Arcola Towers, LLC

ENGINEER: Entrex Communication Services, Inc.

PREPARED BY: Stuart White, DRP Specialist



January 12, 2024

Kristen M. Tremblay, AICP, Zoning Administrator
Worcester County Government Center
One West Market Street, Room 1201
Snow Hill, Maryland 21863-1070

RE: Arcola Towers-Onley Road (Arcola Site Name Girdletree)

January 10, 2024, TRC Project Specific Comment 6:

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 methods of maintenance for landscaped areas.

Dear Ms. Tremblay,

We respectfully request that the Worcester County Planning Commission waive the landscape irrigation requirement per §ZS 1-322(b)(7) for this site for the following reasons:

- 1) Section §ZS 1-343(b)(2)(B) requires a minimum separation distance of one thousand feet from the nearest off-site residential structure. And Section §ZS 1-343(b)(2)(F) sighted in such a way as to have the least possible adverse effect on the visual environment. These requirements necessitate placing the tower deep into a property in locations that are not readily accessible to a water supply. Providing irrigation would be a hardship for this project.
- 2) Our landscape plan will include all other required elements of §ZS 1-322, including a maintenance plan describing the replacement of dead materials per §ZS 1-322(d)(8) and bonded per §ZS 1-322(h)(2). These provisions will ensure the landscaped areas remain viable and healthy, thus meeting the intent of the irrigation requirement.

Please let me know if I can answer any questions or address any concerns.

Kindest Regards,

A handwritten signature in blue ink, appearing to read "K. Stelzer", with a long horizontal flourish extending to the right.

Kristen Stelzer
Land Use and Regulatory Director
Arcola Towers, LLC