

WORCESTER COUNTY PLANNING COMMISSION AGENDA
Thursday March 7, 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 – February 1, 2024
- B. Board of Zoning Appeals Agenda – March 14, 2024
- C. Technical Review Committee Agenda – March 13, 2024

III. § ZS 1-315 RPC Residential Planned Communities

A. The Elms – Preliminary Plat Review – For removal of Interparcel connector to Mystic Harbor Subdivision/Revisions

Proposed construction of 20 townhome units. Located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, Tax Map 26, Parcel 445, Lot 1B, Parcel 445, Lot 2A, & Parcel 443, Lot E1, Tax District 10, R-4 General Residential District, Ocean 8 Group, LLC, owner / Vista Design, Inc. engineer.

IV. Code Requirement Waiver Requests

A. Orange Tree Limited Self Storage - Landscape Irrigation & Gravel Travelway and Parking

Proposed 2,975 square foot, three (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. Requesting waivers from landscape irrigation and paved travelway requirements.

B. Baywater Landings – Gravel Travelway and Parking

Landing, storage and processing facility for seafood. Located at 3908 Bayside Road, Tax Map 73, Parcel 85, Tax District 02, C-2 General Commercial District, Baywater Landing, LLC, owner. Requesting a waiver from a paved parking area.

V. Miscellaneous

VI. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 1, 2024**

Meeting Date: February 1, 2024

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbiéri, Chair
Mary Knight, Secretary
Ken Church
Marlene Ott
Phyllis Wimbrow
Betty Smith

Staff

Jennifer Keener, Director, DRP
Matt Laick, Deputy Director, DRP
Kristen Tremblay, Zoning Administrator
Stu White, DRP Specialist
Bob Mitchell, Director, Environmental Programs

I. Call to Order

II. Administrative Matters

A. Review and approval of amended minutes, January 4, 2024

As the first item of business, the Planning Commission reviewed the minutes of the January 4, 2024 meeting.

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

B. Board of Zoning Appeals Agendas, February 8, 2024

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for February 8, 2024. 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, February 14, 2024

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for February 14, 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
MEETING MINUTES – February 1, 2024**

III. §ZS 1-325 Site Plan Review

Assateague Farm Brewery

As the next item of business, the Planning Committee reviewed a site plan for a 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, in the A-2 Agricultural District. Paul Carlotta and Steve Kansak were present for the review.

Mr. Carlotta introduced the project. He stated that he was seeking major site plan approval for the property so permits could be procured for the proposed expansion of the existing building as well as the new brewery and storage buildings. Mr. Barbierri questioned if the property was served by private well and septic. Mr. Carlotta answered that tasting room building is served by public water and sewer from the Mystic Harbor Sanitary District and they currently have 6 Equivalent Dwelling Units (EDUs). He further stated that the brewery operation is served by an on-site private well and the wastewater is collected in a holding tank. Mr. Kansak added that the bathroom addition was a requirement from Environmental Programs and Bob Mitchell confirmed that to be the case.

Mr. Barbierri asked to review the Design Guidelines and Standards for Commercial Use waiver requests. Mr. Carlotta asked the Planning Commission to grant all the waivers that are listed in the Staff Report. Mr. Carlotta presented additional renderings which he described in detail. He stated that the renderings were revised to make an attempt to meet the Design Guidelines. Various architectural features have been added such as a cupola. Mr. Barbierri asked if there was a sidewalk. Mr. Carlotta stated that the sidewalk is only from the parking area to the building. Ms. Ott asked if it was a gravel parking lot to which Mr. Carlotta responded no, that it was made from compressed concrete millings. He stated that it was a hard, durable surface capable of providing wheelchair access. Mr. Barbierri asked about any proposed landscaping along the front of the building. Mr. Carlotta explained that he had planted approximately 15 trees across the front of the property which are four to five years old. Mr. Barbierri asked about foundation landscaping specifically in front of and around the building. Mr. Carlotta responded that he had no intention of planting any because he was trying to keep the farm appearance. He added that they do have window boxes that his wife maintains yearly. Ms. Ott asked Mr. Carlotta to add window boxes to the remainder of the windows.

Mr. Barbierri asked Staff if there was a requirement for sidewalks along Rt. 611. Ms. Keener responded that it is in the Design Guidelines, but the requirement can be waived by the Planning Commission. She added that State Highway was working on a plan to add sidewalks along Rt. 611 but that may not happen soon.

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 1, 2024**

Following the discussion, a motion was made by Ms. Knight to approve the proposal on the condition that additional window boxes and foundation landscaping will be installed. Mr. Church seconded the motion, and the motion carried unanimously with Ms. Wimbrow abstaining.

IV. Code Requirement Waiver Request

Arcola Towers – Onley Road

As the next item of business, the Planning Commission reviewed a request to waive the landscape irrigation requirement for a 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, in the A-1 Agricultural District.

Mr. Barbierrri introduced the proposal. He stated that the proposed tower was in a location where it would be a challenge to get water to. Ms. Wimbrow noted that the site plan did not illustrate proposed landscaping. Mr. White clarified that a revised site plan had been recently submitted to the Department for review containing the necessary landscaping. Mr. Barbierrri asked the Planning Commission if they would like to delay the vote until they could review the revised site plan. It was agreed that Staff could review the revised site plan to confirm compliance with the Zoning Code.

Following the discussion, a motion was made by Ms. Wimbrow to waive the landscape irrigation requirement as requested. Ms. Smith seconded the motion, and the motion carried unanimously.

Miscellaneous

Ms. Keener asked the Planning Commission to keep in mind that in the future, the Comprehensive Plan review would be taking place on the second Thursday of each month.

V. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Wimbrow.

Mary Knight, Secretary

Stuart White, DRP Specialist

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

THURSDAY MARCH 14, 2024

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. 24-16, on the lands of S.D. Hoffman Family, LLC, requesting a special exception to allow an outdoor recreation establishment and a variance to the front yard setback from an arterial highway from 100 feet to 60.16 feet (to encroach 39.84 feet), both for the expansion of Grand Prix Amusements in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-210, ZS 1-305 and ZS 1-325, located east of and adjoining 12424 Ocean Gateway, Tax Map 26, Parcel 295, Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 24-14, on the lands of Dixie Porter, requesting an after-the-fact special exception to allow 6-foot-tall fencing 21.8 feet into a front yard setback, pursuant to Zoning Code §§ ZS 1-116(c)(3), & ZS 1-305(k)(3) located at 9822 Keyser Point Road, Tax Map 26, Parcel 334, Tax District 10, Worcester County, Maryland.

6:40 p.m.

Case No. 24-13, on the lands of Ricky Caudill, requesting an after-the-fact variance to the rear yard setback from 25 feet to 21.37 feet (to encroach 3.63 feet) for an existing deck and stairs in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-305 and ZS 1-315, located at 11332 River Run Lane, Tax Map 16, Parcel 102, Section 1, Lot 52, Tax District 3, Worcester County, Maryland.

6:45 p.m.

Case No. 24-11, on the lands of Joseph Bordenski, on the application of Kristina Watkowski, requesting a variance to the rear yard setback from 30 feet to 15.05 feet (to encroach 14.95 feet) and a variance to the front yard setback from 50 feet to the center of the road right-of-way to 40.59 (to encroach 9.41 feet) for a proposed single family dwelling 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 on Snug Harbor Road about 1,002 feet east of the intersection with Meadow Drive, Tax Map 33, Parcel 346, Section A, Lot 21, Tax District 10, Worcester County, Maryland.

6:50 p.m.

Case No. 24-20, on the lands of Robert Baker, on the application of Kristina Watkowski, requesting an after-the-fact variance to the rear yard setback from 30 feet to 23.85 feet (to encroach 6.15 feet) for an existing deck and steps in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206 & ZS 1-305 located at 12518 Selsey Road, Tax Map 21, Parcel 8, Block 19, Lot 3, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 24-18, on the lands of Island Resort Park, Inc., on the application of Mark Cropper, requesting a special exception to expand an existing non-conforming campground, to add 62 campsites and a variance to the required setback to an “R” district from 1,000 feet to 861.34 feet (to encroach 138.66 feet), pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-122(d)(2) & ZS 1-318, located at 9537 Cropper’s Island Road, Tax Map 40, Parcels 93 & 241, Lot C, Tax District 4, Worcester County, Maryland.

Administrative Matters

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, March 13, 2024 at 1:00 p.m.

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

There are no items for review on the March agenda, therefore no meeting will be held.



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

January 30, 2024

Cathy Zirkle, DRP Specialist III (ext. 1136)

Project: **The Elms Townhome Community – Minor Residential Planned Community – Preliminary Plat Review.** Proposed construction of 44 townhouse units reduced to 20 townhouse units. Located on the eastern side of MD Route 611 (Stephen Decatur Highway) approximately 450 feet south from the intersection with Sunset Avenue, Tax Map 26, Parcel 445, Lot 1B, Parcel 445, Lot 2A and Parcel 443, Lot E1, Tax District 10, R-4 General Residential District.

*Preliminary Plat requirements may be found at §ZS 2-403 – <https://ecode360.com/14027498>

§ZS 2-403(c)(4) - After the Technical Review Committee has reviewed and commented on the preliminary plat, the applicant shall revise the preliminary plat accordingly. Once revised, the applicant shall resubmit to the Department fifteen paper copies of the plat, along with fifteen copies of a written description of how each of the comments of the Technical Review Committee has been addressed. At least one copy of the revised preliminary plat shall have all revisions highlighted. The Department may then forward copies of the revised preliminary plat and written description to the Technical Review Committee for its review and comment. Once approved by the Technical Review Committee, the preliminary plat application will then be scheduled for review and final action by the Planning Commission.

In addition to other pertinent required approvals, an approved forest conservation plan must be obtained prior to the preliminary plat review by the Planning Commission.

SPECIFIC COMMENTS:

1. Please adjust how you are showing the phases – Mylars can only be submitted in black and white.

2. You must apply for road name approval. Please start this process as soon as possible. A waiver request will need to be presented to the Planning Commission for the use of “dead ends” *Add the general location, names and width of roads, the general location of adjoining property lines, and the names of owners, the tax map, parcel and tax account identification numbers, the zoning and the use of all adjoining properties shown in the appropriate areas.*

3. Please note for future reference that spaces within the garage may not be counted as a parking space unless unobstructed by the required parking spaces per §ZS 1-103 Definitions: *“Parking Space, Off-Street - A designated space reserved for the parking of an automobile, which is located in such a way that no parking or maneuvering incidental to parking shall be on any public street, road, sidewalk or alley and which is so designed that any automobile may be parked or unparked without moving another.”*
<https://ecode360.com/14018289>

4. As the connection to Fisherman’s Drive has been removed, it is recommended that the active open space be relocated to this area to be closer to the residences themselves, but it is not required.

5. The setback from MD 611 is 50’, Unit “A1” is not quite 45’ from the property line.

6. Please show all boundary lines as solid lines, even if they abut a right-of-way.

7. Units must be shown as individual lots if they are to be sold separately. Boundary lines should be solid.

- 8.

VISTA

DESIGN, INC.

Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants • GIS Specialists

January 17, 2024

Cathy Zirkle
DRP Specialist III
Department of Development, Review and Permitting
Worcester County Government Office Building
One West Market Street, Room 1201
Snow Hill, Maryland 21863

RE: The Elm's Townhome Community – Minor Residential Planned Community

Ms. Zirkle-

Enclosed for your review and approval please find the fifteen copies (15) of the revised preliminary plats per the Technical Review Committee comments dated January 10, 2024. As Requested, one (1) of these copies has the revisions highlighted in yellow. These comments for the minor site plan submission of the preliminary plat and have been addressed as follows:

Specific Requirements:

- 1. The words "Preliminary Plat – Not to Be Recorded" shall be shown on the plat immediately above the Title.**
The plan has been revised to add this note above the title. This note has also been revised within the title block.
- 2. Please correct the flood map number.**
The flood map number has been corrected to 24047C0180H.
- 3. Please add RPC to the zoning note.**
The RPC note was provided within the site information, under the Proposed Land Use category.
- 4. Please provide written approval for connection to Fisherman's Drive**
The connection to Fisherman's Drive has been removed.
- 5. Please add owner(s), Environmental Programs and Planning Commission signature lines.**
The requested signature lines have been added.
- 6. Please correct the off-street parking calculations to reflect 20 units.**
The off-street parking calculation has been revised to reflect 20 Units.
- 7. Please include 0' (zero) side yard setbacks for interior units.**
We have revised the Unit Setbacks to include the "0' (Interior Units) for the side yard setbacks.
- 8. A third parking space will be required for any unit allowing short-term rentals.**
At this time, these units will not be short-term rentals.
- 9. Please consider adding guest parking.**
We have provided the required amount of off-street parking. Please note that one (1) space is provided in the garage and two (2) spaces are provided in the driveway.
- 10. The boundary line of the subdivision shall be designated and shown as a solid, heavy line.**

- The boundary line of the subdivision has been revised to show as a solid, heavy line.
11. Add, if applicable – a general layout showing any proposed phase lines or partial platting of the subdivision.
The plan has been revised to show proposed unit phasing.
 12. Add the general location, names, and width of roads, the general location of adjoining property lines, and the names of owners, the tax map, parcel and tax account identification numbers, the zoning and the use of all adjoining properties shown in the appropriate areas.
The names and width of the roads have been shown on the preliminary plat. The tax account identification numbers have been added to the individual property owners shown on the plan. All other information shown listed in the above comments was previously provided.
 13. Include the layout of proposed roads, including their names and widths.
Please refer to comment response No. 12 above.
 14. Include the layout, dimensions, gross area, and buildable area of each proposed lot.
Layout, dimensions, and gross area were previously provided on the preliminary plat. The buildable area (B.A.) has been added to the proposed lots.
 15. Include a listing of any deed restrictions and covenants which would apply to the development.
A draft of the deed restrictions and covenants has not been provided at time and are forthcoming.
 16. Include the statement – “Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and applicant of this subdivision.”
The above statement has been added to the plans.

The above are responses to the comments received in the TRC packet and meeting on January 10, 2024. We feel that all the comments have been addressed and have submitted Plans of the revisions for review and approval. If there are any questions, comments or concerns that need to be discussed, please feel free to contact our office at any time.

Thank you,



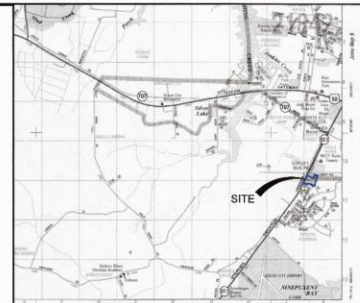
Brian Zollinger
Vista Design, Inc.

PRELIMINARY PLAT - NOT TO BE RECORDED

THE ELM'S

LUXURY TOWNHOME COMMUNITY

MINOR RESIDENTIAL PLANNED COMMUNITY
WEST OCEAN CITY, MARYLAND



SITE DATA
OWNER
Ocean 8 Group, LLC
3804 Westing Trail Dr.
Ocean City, MD 21842
Contact Mr. Tishel Hales
PH: 443-273-1789
Email: tishel@o8group.com

CONSULTANT
Vista Design, Inc.
Contact: David Engel, R.L.A.
11634 Worcester Highway
Shrewsbury, Maryland 21862
Phone: (410) 352-3874
Fax: (410) 352-3875

SITE INFORMATION
Site Map: 0005
Parcel: 0445 Lot 18
0445 Lot 2A
0432 Lot E1

Parcel 0445 Lot 18 was Re-zoned to R-4 General Residential District, per Zoning Reclassification Resolution No. 23-18 on June 20, 2023.

Existing Land Use: Vacant Lands
Proposed Land Use: Townhome Units
Minor Residential Planned Community (RPOC)

Site Area:
Parcel 0445 Lot 18: 43.29 Ac.
Parcel 0445 Lot 2A: 42.42 Ac.
Parcel 0432 Lot E1: 40.63 Ac.
Total: 126.42 Ac.

Limits of Disturbance: 4247,960 SF / 9.68 Ac.
Max Allowable Density: 51 Units (8 Units per Acre)
Proposed Density: 20 Units (3.11 Units per Acre)
Max Bldg. Height: 4 Stories or 45'

Lot Limits: Min 10'
Min Lot Size: 2,000 SF
Site Setbacks: Front: 52' (Along MD Route 611)
Side: 15' (Along Fishermans Drive)
Rear: 15'

Unit Setbacks: Front: 30'
Side: 5' (Interior Units) & 5'
Rear: 10'

The subject property is located in the Shipyard Bay Watershed, Watershed No. 02130104

OPEN SPACE
Required: Common Open Space: None Required
Provided: Common Open Space: 42.89 Ac.
Active Open Space: 40.25 Ac.

WATER & SEWER PROVIDER
Mystic Harbour Sanitary Service Area
Required: 1 (1) EDN / Unit + 20 EDNs
Existing: 7 Twenty (20) EDNs of water and sewer allocated from the Mystic Harbour Sanitary Service Area

NON-TIDAL WETLANDS
Per an onsite visit and investigation by Coastal Compliance Solutions, Inc., there are no Tidal or Non-Tidal Wetlands within the project boundary.

FLOOD ZONE
This property is located within Flood Zone X. Per FEMA Map # 2404701000N, Dated July 16, 2015

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAZ
This property is located in the Atlantic Coastal Bays Critical Area (ACBCLA) boundary designated Intensity Development Area (IDA) and is a non-watershed. Any and all proposed activities must meet the requirements of Title 21 (Land and Water Resources), Subtitle 1 (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

PROPOSED LAND USE
SITE AREA:
Area within the Critical Area (IDA): 46.42 Ac.
Limits of Disturbance: 45.68 Ac.

EXISTING LAND USE
Existing Intensive (Asphalt/Grass): 40.28 Ac.
Vegetation: 40.57 Ac.
Grass / Open Space: 45.59 Ac.
TOTAL EXISTING: 126.42 Ac.

PROPOSED LAND USE
Townhomes, Driveways & Decks: 30.74 Ac.
Asphalt/Grass, Curbs & Sidewalks: 48.79 Ac.
Grass / Open Space: 44.79 Ac.
Existing Intensive (Green Turf): 40.57 Ac.
TOTAL PROPOSED: 165.92 Ac.

TOTAL PROPOSED IMPERVIOUS: 11.67 Ac.

OFF-STREET PARKING REQUIREMENTS REQUIRED
Townhomes: 2 per Unit (min), 2.5 per Unit (max)
300/Unit: 40 Spaces (min), 50 Spaces (max)

PROPOSED
(1) Garage & (1) Driveway per Unit: 40 Spaces
TOTAL: 40 Spaces
1 Zero (0) Bicycle Racks (Units have garages)

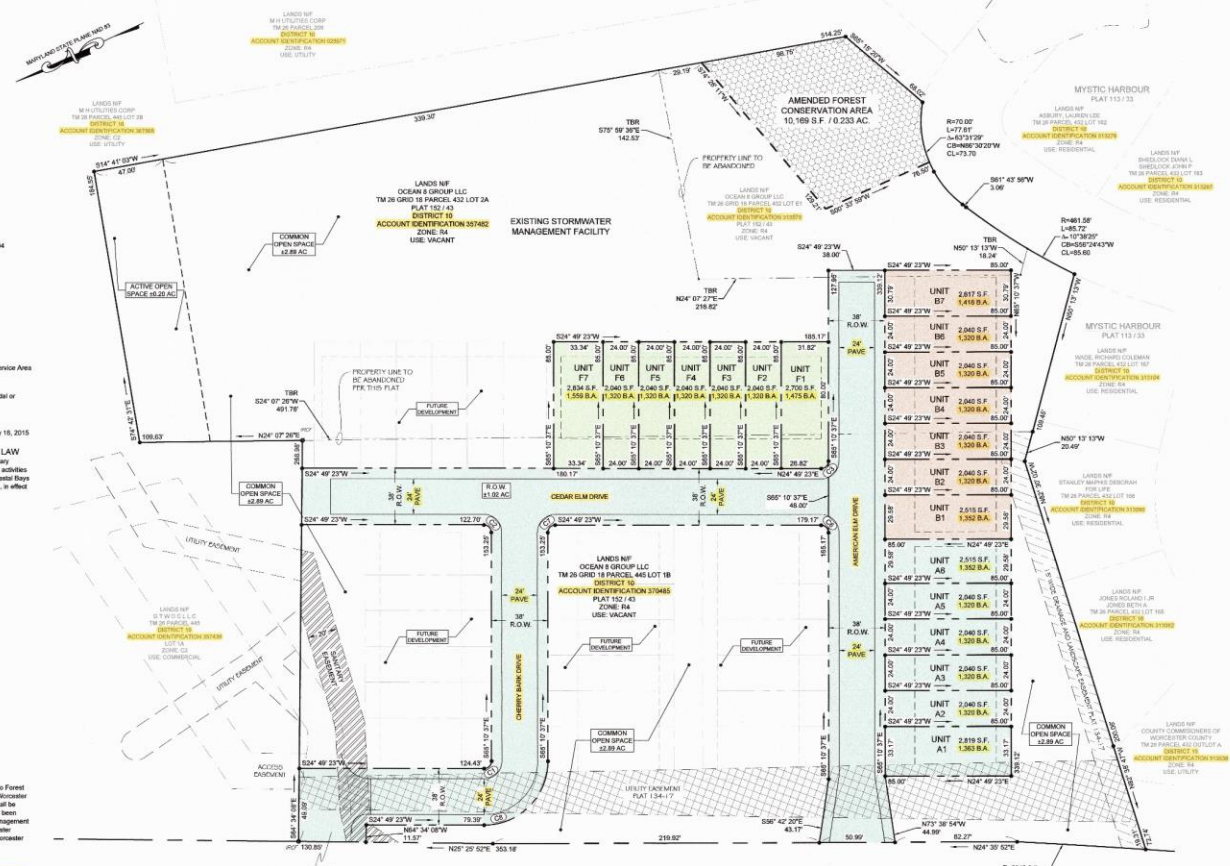
FOREST CONSERVATION STATEMENT
This site is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan No. 05-20. This site has been subject to a regulated activity which will be subject to the County Forest Conservation Law. A Forest Conservation Easement Plan has been approved and is on file with the Department of Environmental Programs. A Short Term Management Plan and Riparian Protective Agreement, dated of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plan in the Land Records of Worcester County, Maryland.

NOTE
Worcester County does not guarantee the development or construction of any amenities shown on this plan. All such amenities shall be the responsibility of the owner and applicant of this subdivision.

SURVEYOR'S CERTIFICATION
I, DOMINIC AGRESTA, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF MARYLAND, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF MARYLAND.

DOMINIC AGRESTA, PROFESSIONAL LAND SURVEYOR, REGISTRATION #21467

DATE



VICINITY MAP
NOT TO SCALE

Right of Way Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.80	5.00	90°00'00"	S20°10'37"E	7.92'
C2	7.80	5.00	90°00'00"	N69°49'23"E	7.92'
C3	7.80	5.00	90°00'00"	S20°10'37"E	7.92'
C4	7.80	5.00	90°00'00"	S89°49'23"W	7.92'
C5	7.80	5.00	90°00'00"	S20°10'37"E	7.92'
C6	87.54	43.00	90°00'00"	S20°10'37"E	68.81'

LEGEND:

- Property Line
- ROW Line
- Adjacent Property Line
- Existing Utility Easement
- Existing Drainage & Landscape Easement
- Existing Access Easement
- Existing Sanitary Sewer Easement
- Proposed Forest Conservation Easement
- Iron Rod Capped Found
- Iron Pipe Found

Phase 1 Units

Phase 2 Units

Phase 3 Units

OWNERS CERTIFICATION
As the Property Owner/Developer, I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved Site Plan and understand that I cannot allow the property of buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development and Planning.

Tishel Hales - Ocean 8 Group, LLC DATE

DEPARTMENT OF ENVIRONMENTAL PROGRAMS
Worcester County, Maryland

Director DATE

PLANNING COMMISSION
Worcester County, Maryland

Director DATE

NOTE:
This drawing, specifications and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for the project only, and remain the copyrighted property of VDI. No use or reproduction of any of the instruments of service of VDI by the Client or anyone without the written permission of VDI shall be allowed. The Client shall be responsible for the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
This drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations therein.



SCALE: 1" = 40'

REVISIONS
01/17/24 PER THE DEVELOPER COMMENT OF 01/16/24

PROJECT DATA
Project No.: 23-004
Phase No.: 23-004-001
Date: 12/27/24

PRELIMINARY PLAT
NOT TO BE RECORDED
MINOR RESIDENTIAL
PLANNED COMMUNITY

THE ELM'S
LUXURY TOWNHOME
COMMUNITY
WEST OCEAN CITY, MD
OCEAN 8 GROUP, LLC

VISTA
DESIGN, INC.
Landscape Architecture, Land Planning, Civil, Engineering and Surveying
1000 Worcester Hwy, West, MD 21842
PH: 410-352-3874

DATE

DATE

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: March 7, 2024

PURPOSE: Code requirements waiver requests

DEVELOPMENT: Orange Tree Limited Self Storage

PROJECT: Proposed 2,975 square foot, three (3) bay self-storage building and an existing 1,166 square foot building to be used for self-storage.

LOCATION: Located on the east side of Holly Grove Road at the intersection with Samuel Bowen Boulevard.

ZONING DESIGNATION: C-2 General Commercial

BACKGROUND: The property previously had a restaurant, two manufactured homes, and a storage building. The restaurant has been demolished and the manufactured homes removed. The storage building remains and is to be used as the second storage building in this proposal. The project went before the Technical Review Committee (TRC) on February 14, 2024 and a revised set of plans was submitted for review by the Planning Commission.

TRAFFIC CIRCULATION: The site is accessed from Holly Grove Road. The gravel driveway to the existing storage building is proposed to be extended to the new building. A paved accessible parking space is proposed.

LANDSCAPING: The property is surrounded by dense mature trees on three sides. Additional trees are to be planted along Holly Grove for additional buffering.

PLANNING COMMISSION CONSIDERATIONS:

- According to §ZS 1-320(f)(1), all parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution.
- 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.

Waivers to these code requirements are being requested.

OWNER: Orange Tree Limited, LLC, James Burke

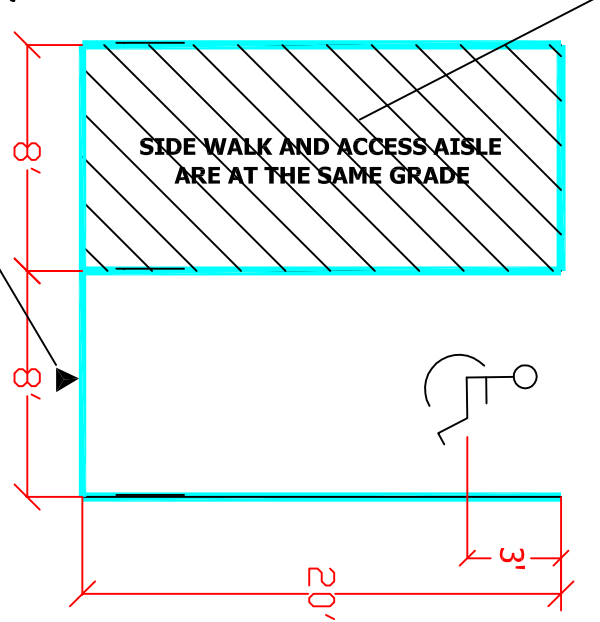
Surveyor: Frank Lynch, Jr.

PREPARED BY: Stuart White, DRP Specialist

PARCEL 108 - TAX MAP 26

METSYS 3D/ANIM/COORD 3D/PLS DWY/RY/14M

AT A MINIMUM HANDICAPPED ACCESS ISLE TO BE CONSTRUCTED OF ASPHALT, CONCRETE OR COMPARABLE SURFACE.



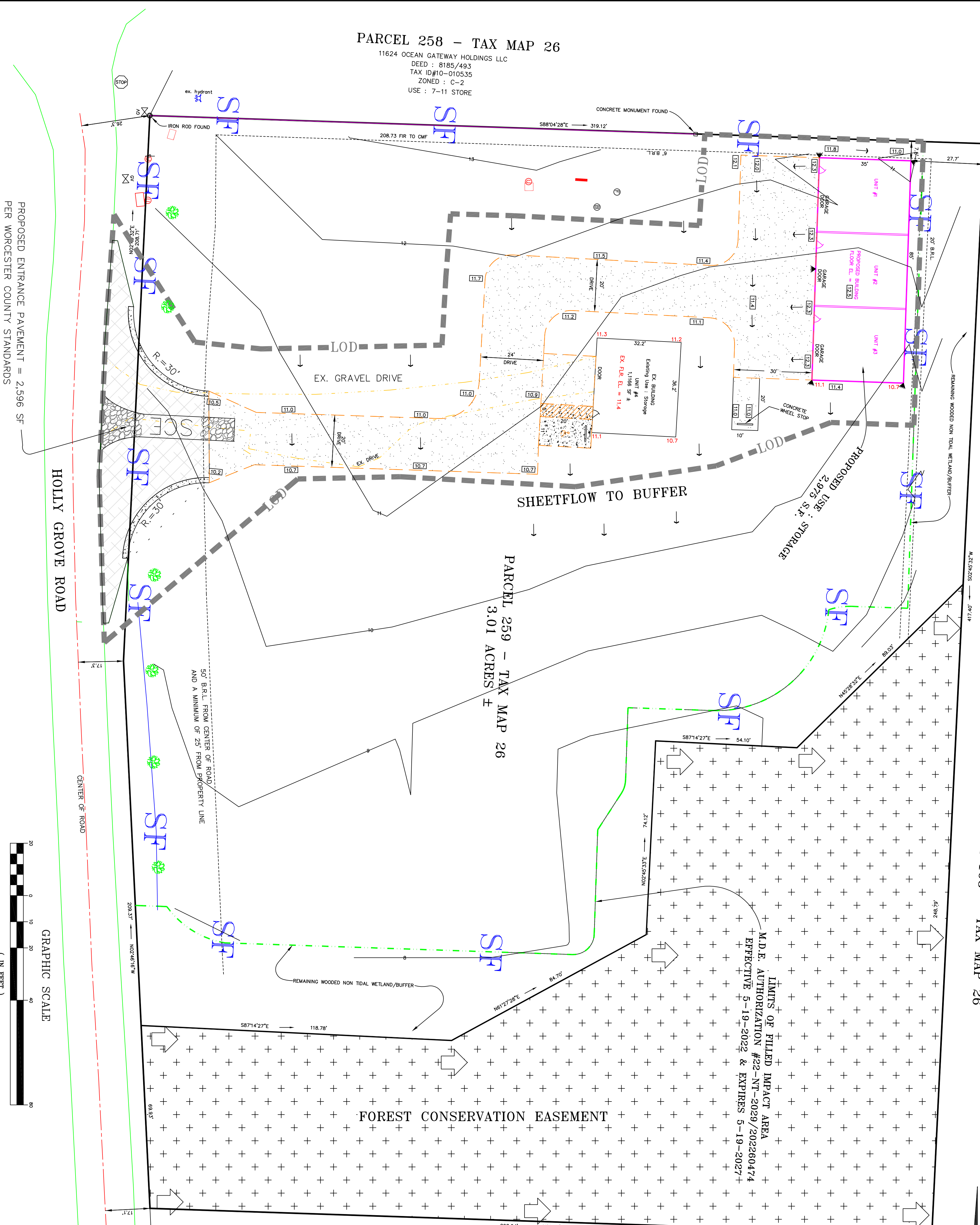
HANDICAPPED PARKING DETAIL
& "NO PARKING IN ACCESS AISLE SIGNS"
& "HANDICAPPED PARKING," "VAN ACCESSIBLE"
SIGN NOTE
NOT TO SCALE

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

PARCEL 108 - TAX MAP 26
M.D.E. AUTHORIZATION #22-NT-2029/202260474
EFFECTIVE 5-19-2022 & EXPIRES 5-19-2027

EXTERIOR LIGHTING
1. ALL LIGHTING, INCLUDING EXTERIOR LIGHTS, SIGNS, BUILDING LIGHTING, PARKING LOT LIGHTING, STREETLIGHTS 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, PROTECT THE NIGHT SKY FROM LIGHT POLLUTION, AND NOT BE DIRECTED AT OR INTO NEIGHBORING PROPERTIES. THE ANGLE SHALL NOT PRODUCE A BEAM OF LIGHT THAT IS NOT CONTROLLED BY THE SITE. LIGHT FIXTURES SHALL BE MOUNTED AT A HEIGHT OF 15 FEET OR GREATER. LIGHT FIXTURES SHALL BE MOUNTED AT A HEIGHT OF 15 FEET OR GREATER. LIGHT FIXTURES SHALL BE MOUNTED AT A HEIGHT OF 15 FEET OR GREATER. LIGHT FIXTURES SHALL BE MOUNTED AT A HEIGHT OF 15 FEET OR GREATER.
2. ALL EXTERIOR LIGHTS SHALL BE METAL HALIDE OR ANOTHER TYPE OF WHITE LIGHTING.
3. NO LIGHTING FIXTURE SHALL PROJECT LIGHT AT AN ANGLE GREATER THAN FORTY-FIVE DEGREES FROM THE CENTER OF THE EXTERIOR LIGHT SOURCE AFTER CONSIDERATION OF THE OBJECT TO BE ILLUMINATED. THE ANGLE OF THE SEPARATION BETWEEN THE FIXTURE AND THE OBJECT AND THE STRENGTH OF THE LIGHT SOURCE.

PARCEL 258 - TAX MAP 26
11624 OCEAN GATEWAY HOLDINGS LLC
DEED : 8185/493
TAX ID#10-010535
ZONED : C-2
USE : 7-11 STORE



PROJECT NOTES
1. LOT AREA: 3,009 AC.±
2. TAX ID#10-010918
3. EX. ZONING: C-2
ZONING SETBACKS: FRONT: 25' OR 50' FROM CENTER OF ROAD
REAR = 20' SIDES = 6'
4. FLOOD ZONE: X PER FIRM NO. 2404701180H
DEED REF. - 1571/734
5. OTHER SILT LOAM AND KENTUCK SILT LOAM (CLASS D)
6. THERE ARE NON TIDAL WETLAND AND BUFFER IMPACTS WITHIN THE LIMITS OF DISTURBANCE.
7. SEE LETTER OF AUTHORIZATION FROM M.D.E. #22-NT-2029/202260474 DATED 5-19-2022 AND EXPIRES 5-19-2027.
8. THIS SITE IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
9. THIS SITE IS WITHIN WORCESTER COUNTY SUBWATERSHED #2130103 - ISLE OF WIGHT BAY DRAINAGE.
10. THE EXISTING AND PROPOSED BUILDING WILL BE USED FOR STORAGE.
11. THE TRASH WILL BE REMOVED BY THE OWNERS, IF ANY IS CREATED BY THE PROPOSED STORAGE USE.

PLAN PREPARED BY: FRANK LYNCH JR. **DATE:**
OWNER : ORANGE TREE LTD
6500 COASTAL HIGHWAY 1
OCEAN CITY, MD, 21842-3000
ATTN : JAMES BURKE

PROFESSIONAL SEAL
Frank G. Lynch, Jr.
& Associates, Inc.
SURVEYING - LAND PLANNING
10535 RACETRACK ROAD - BERLIN, MARYLAND 21811
(410) 641-5869 641-5973
DESIGNED BY: N/A
SURVEYED BY: FGLJ/CL
FILE NO.: 12140-24
CHECKED BY: FRANK G. LYNCH
SCALE: 1" = 20'

EXEMPTION BY SPRINGER BONE, INC. AND CONFERRED BY DEBORAH HINKLE, MDE ON 12-09-2021. REFER TO MADE LETTER OF AUTHORIZATION#22-NT-2029/202260474 DATED MAY 19, 2022 AND EXPIRES 5-19-2027.

#	REVISION	DATE	CHKD

PROJECT: TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND
DEED : 1571/384

TITLE: PARCEL 259 - TAX MAP 26
LANDS OF ORANGE TREE LIMITED

PROPOSED ENTRANCE PAVEMENT = 2,596 SF
PER WORCESTER COUNTY STANDARDS

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: March 7, 2024

PURPOSE: Code requirement waiver request

DEVELOPMENT: Baywater Landings

PROJECT: Landing, storage, and processing facility with incidental retail sales.

LOCATION: Located at 3908 Bayside Road, Snow Hill.

ZONING DESIGNATION: C-2 General Commercial

BACKGROUND: In the late sixties, the property was approved for a 10-site trailer park. In 1972, a permit for a storage building with a shop behind an existing marina building was issued. Various trailer permits were issued through the years, with the most recent being in 1995. Since then, all the trailers and buildings have been removed except one building which has been renovated for the current operation.

TRAFFIC CIRCULATION: The site is accessed from Bayside Road by an existing gravel drive and parking area.

PLANNING COMMISSION CONSIDERATIONS:

- According to §ZS 1-320(f)(1), all parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution.

A waiver to this code requirement is being requested.

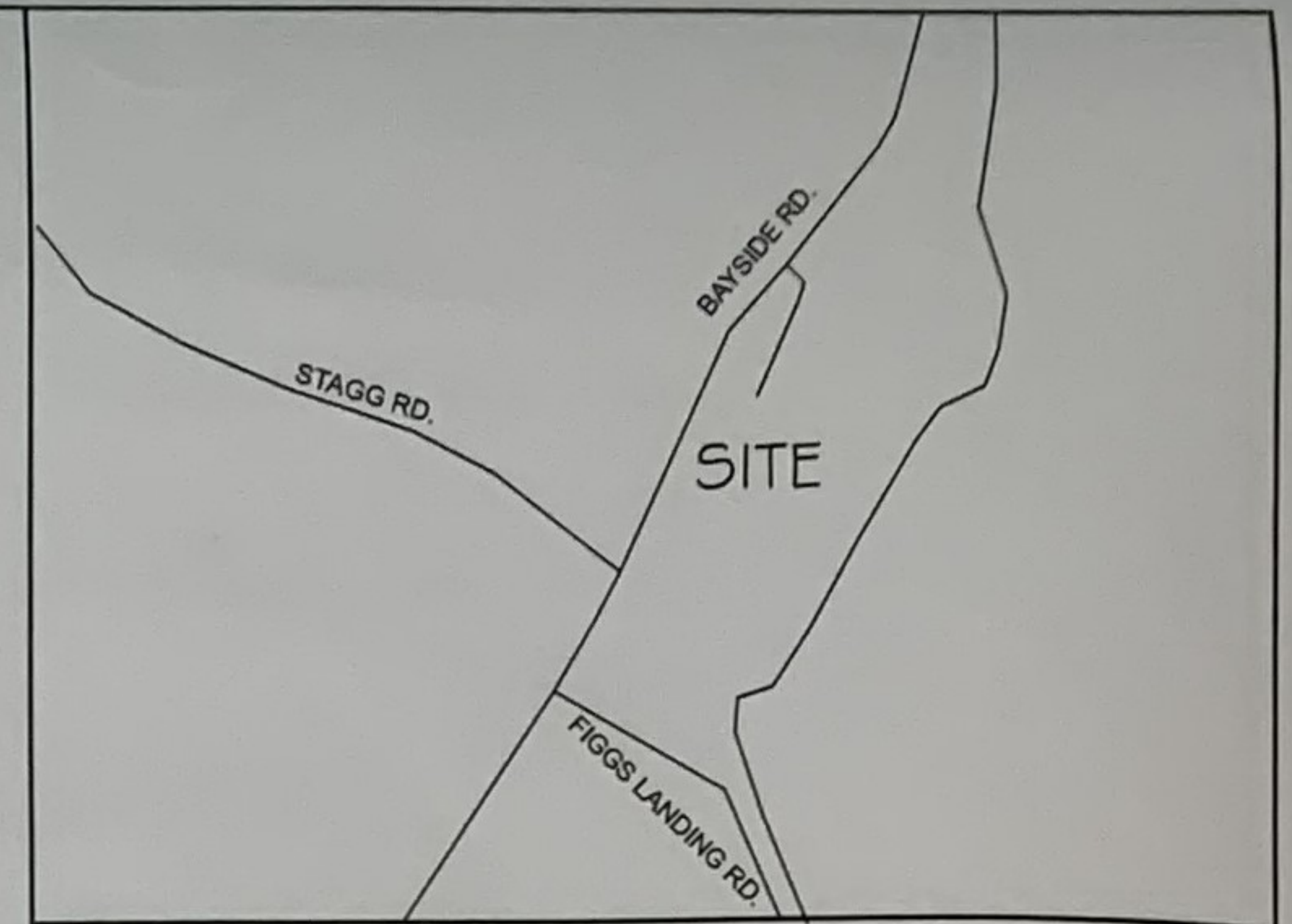
OWNER: Baywater Landing, LLC, Lee Beauchamp

PLANNER: O-P-S

PREPARED BY: Stuart White, DRP Specialist



TANHOUSE CREEK

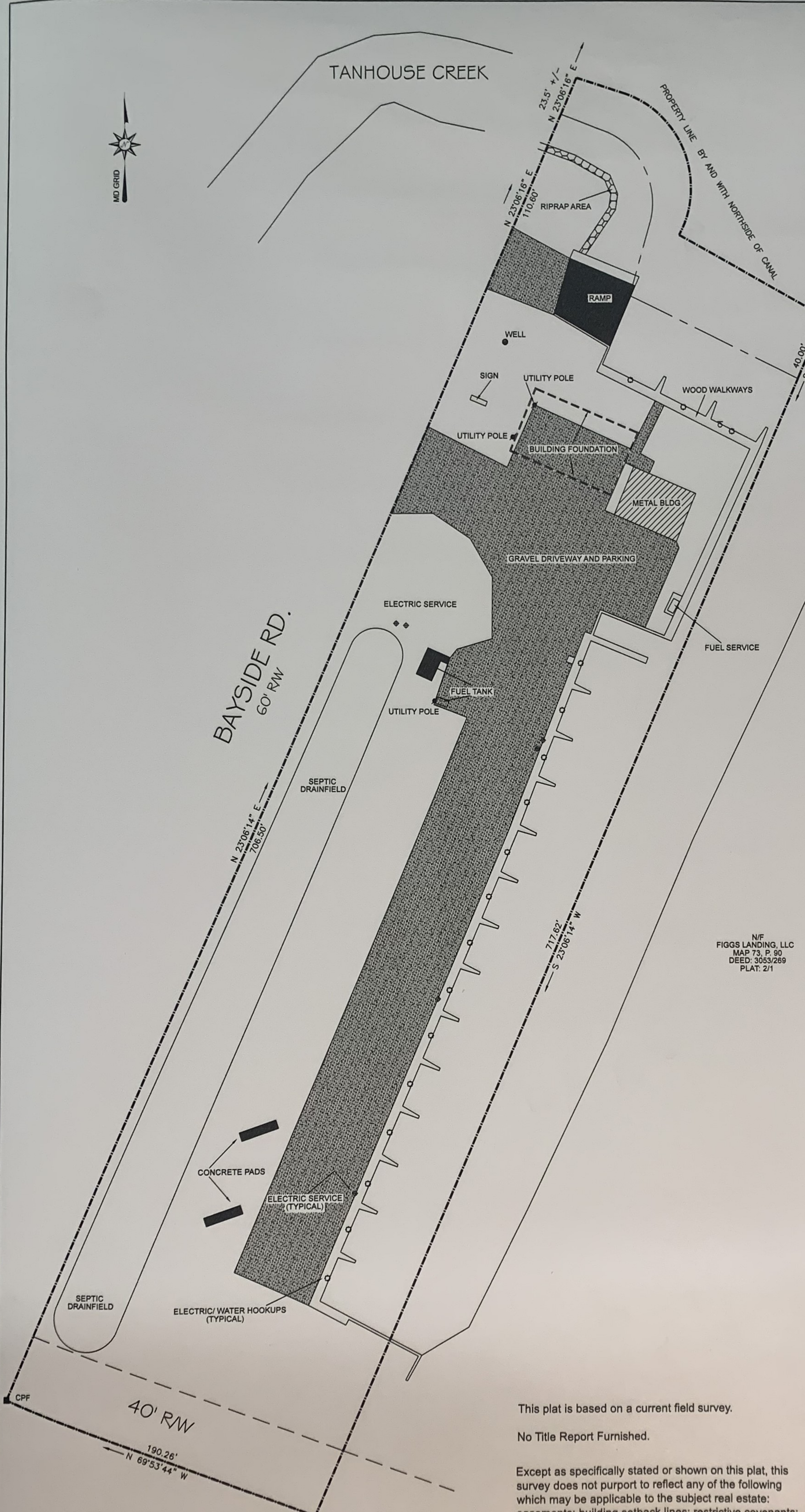


LOCATION MAP • NOT TO SCALE

BAYSIDE RD.
60' RW

CANAL

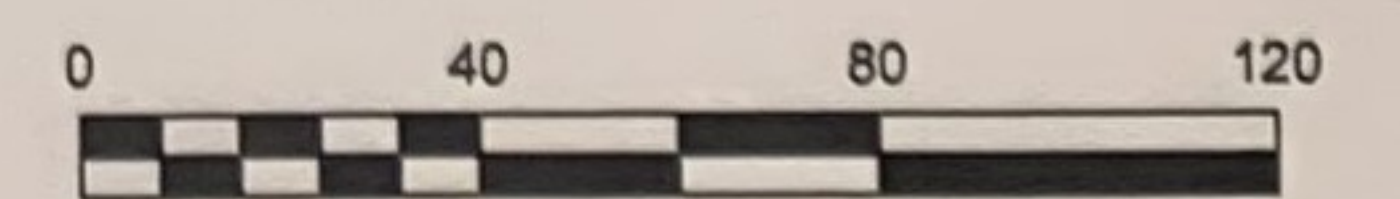
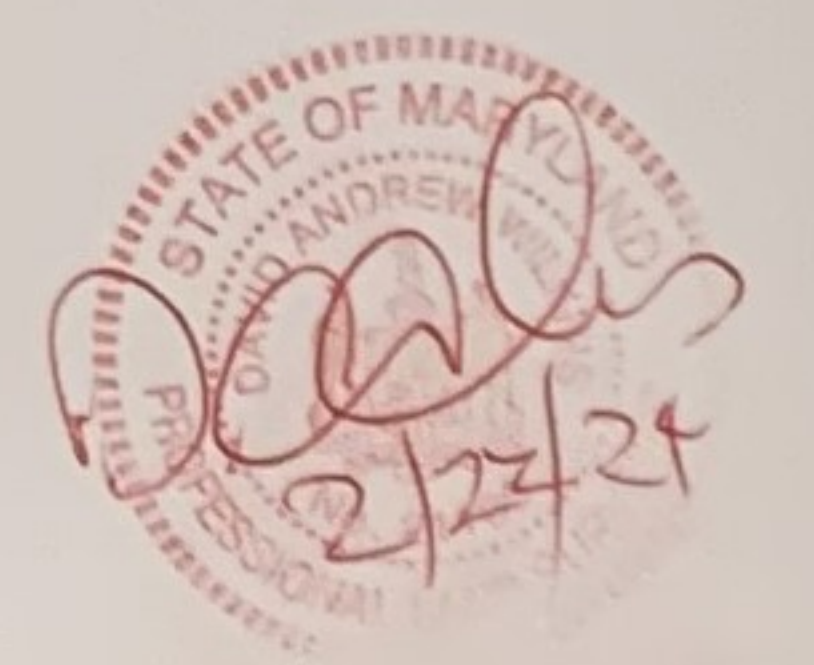
TO CHINCOTEAGUE BAY



GENERAL NOTES

1. WORCESTER COUNTY TAX MAP 73, P. 85
2. ZONED: C-2
3. DEED REF: 7814/242
4. PLAT REF: 2/1
5. SECOND ELECTION DISTRICT
6. FLOOD ZONE AE 3' AND 4'

N/F
FIGGS LANDING, LLC
MAP 73, P. 90
DEED: 3053/269
PLAT: 2/1



This plat is based on a current field survey.

No Title Report Furnished.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

LANDS OF
BAYWATER LANDING, LLC

ASBUILT LOCATION SURVEY

SCALE	1" = 40'	SURVEYED	DAW	JOB NO.	HARGIS MARINA
DATE	10/1/2023	DRAWN	DAW	FIELD BOOK X	PAGE X
REVISED		CAD FILE	ASB	SHEET 1	OF 1

WILKINS-NOBLE LLC
LAND SURVEYING and CIVIL ENGINEERING

11729 CHURCH ST. 410-621-0321
PRINCESS ANNE, MD 21853 410-621-0320 (FAX)

DAVID ANDREW WILKINS, L.I.C. #21186, EXPIRATION DATE OF 01-04-2026, EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF COMAR TITLE 9, SUBTITLE 13, CHAPTER 09.13.06.