

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday July 7, 2022

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

Thursday, July 7, 2022

I. Call to Order (1:00 p.m.)

II. Administrative Matters (1:00 p.m. est.)

- A. Review and Approval of Minutes – May 5, 2022
- B. Board of Zoning Appeals Agenda – July 14, 2022
- C. Technical Review Committee Agenda – July 13, 2022

III. Site Plan Review - §ZS 1-325 (1:05 p.m. est.)

A. Maryland Medical Owners II Storage – Major site plan review

Proposed 3 story, 100' x 130' self-storage building, containing 217 climate controlled units totaling 39,000 sq. ft. of gross floor area. Located on the east side Racetrack Road approximately 340 feet south of the intersection with Taylorville Lane, Tax Map 21, Parcel 66, Lot 1, Tax District 3, C-2 General Commercial District, Maryland Medical Owners, LLC, owner / J.W. Salm Engineering, Inc., engineer.

B. Sunrise Solar – Major site plan review

Proposed Ground mounted solar array, LOD approximately 2.474 acres. Located at 3864 Grove Lane, Pocomoke, MD, Tax Map 85, Parcel 1, Tax District 1, A-1 Agricultural District, NFB, LLC, owner / Wilkins - Noble, LLC, engineer.

IV. Maryland Agricultural Land Preservation Foundation (MALPF) FY23 Easement Sale Application Review and Approval:

1. Bixler, Nick, TM 38, P 26; Davis Road, Snow Hill; 80 acres
2. Blank, William Berger, Jr.; TM 64, P 112; 7440 Public Landing Road; 283.69 acres
3. Butler, James and Margaret Estate (William Hudson, Personal Representative); TM 91, P 47; Hilman Road, Pocomoke City; 250 acres
4. Cantwell, Mary, TM 31, P 26, 32, 33; Evans Road/Ironshire Station Road, Berlin; 183 acres
5. Fair, Freddie and Faye, TM 93, P 41; Steel Pond Road, west side, Stockton; 102 acres
6. Fair, Freddie and Faye & Marion Butler, Matthew Butler; TM 69, P 41; Fleming Mill Road, west side, Pocomoke City, 50 acres
7. Glad-Mar Land Co., Inc. TM 77, P 6; Whitesburg Road, Snow Hill; 110 acres
8. Larry Dean and Deborah Guy; TM 99, P 27; Hall Road; 96.75 acres
9. Holland, Mark and Ricky Holland; TM 91, P 42, 122; Hillman Road/Cedar Hall Road 80 acres

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday July 7, 2022

10. Piper, Wayne and Jennifer; TM 92, P 69; Sheepphouse Road, Pocomoke City; 144.93 acres
11. Queponco Farms, Inc. TM 49, P 71; 6636 Basket Switch Road; Newark; TM 187.75 acres (re-application, FY22)

V. Proposed Water & Sewer Amendment

Island Resort Campground, Amendment SW 2022-1

This amendment is for a campground expansion and wastewater project for the Island Resort Campground located in Newark, Maryland. Island Resort Park, Inc., proposes to expand the existing campground sewer and water planning area for the addition of 62 lots, make modifications to the existing wastewater treatment plant and infrastructure to handle the additional flow, and expand their on-site wastewater treatment capacity via spray irrigation on an adjacent agricultural field on TM 40 Parcel 93. Rauch Engineering is applicant on behalf of Island Resort Park, Inc.

VI. Adjournment