

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday April 4, 2024

Worcester County Government Center, Third Floor Training Room B, Room 1304

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 – March 7, 2024

B. Board of Zoning Appeals Agenda – April 11, 2024

C. Technical Review Committee Agenda – April 10, 2024

D. Planning Commission Work Session Agenda – April 11, 2024

III. Text Amendment

A. Add a new subsection §ZS 1-201(c)(34) – Private, noncommercial buildings for the storage of personal property in the A-1 Agricultural District.

B. Add a new subsection §ZS 1-201(c)(34) – Farm-based Slaughterhouses in the A-1 Agricultural District.

IV. Miscellaneous

V. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – March 7, 2024**

Meeting Date: March 7, 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
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
Roscoe Leslie, County Attorney

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, February 1, 2024

As the first item of business, the Planning Commission reviewed the minutes of the February 1, 2024, meeting.

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

B. Board of Zoning Appeals Agendas, March 14, 2024

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

Ms. Tremblay made a statement of clarification to the Planning Commission for Board of Zoning Appeals case number 24-18. She stated that the request before the Board of Zoning Appeals is merely to approve or deny an expansion of an existing non-conforming campground. She further explained that the Board of Zoning Appeals will not be reviewing design, layout, or setbacks and that those items will be reviewed at a later date by the Technical Review Committee.

**WORCESTER COUNTY PLANNING COMMISSION
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C. Technical Review Committee Agenda, March 13, 2024

There were no items scheduled for review for the March 13, 2024, meeting.

III. §ZS 1-315 Residential Planned Communities

The Elms Townhome Community

As the next item of business, the Planning Committee reviewed a preliminary plat for the 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. Brian Zollinger and Steve Engel from Vista Design were present for the review.

Mr. Engel introduced the project. He stated that the project has been before the Planning Commission twice before and that the preliminary plat reflects a twenty-unit townhome community. He stated that the only issue that they are currently working through is with getting approval for the road names, which he is currently coordinating with 911 officials. Mr. Barbierri noted that the interparcel connection with Mystic Harbor subdivision had been removed, creating a dead end. He stated that in his forty-plus years of experience in the fire service, he recognizes the pitfalls of not having two-way access for emergency vehicles. Mr. Engel stated that county staff felt that the previously proposed interparcel connector would lead to more problems than solutions. Ms. Ott pointed out that there is no cul-de-sac proposed at the dead end. Mr. Engel replied that since the road is less than one hundred and fifty feet in length, this is allowable by Code. Mr. Barbierri asked for clarification from county staff regarding the removal of the proposed interparcel connector. Ms. Zirkle replied that she asked for a written letter from Mr. Carver approving access to their community. She stated that the applicants will need to request a Planning Commission waiver for the dead-end design. Mr. Barbierri stated that he would like to see the interparcel connector for a safety standpoint. Ms. Zirkle added that State Highway Administration (SHA) advise should be sought to see if they would approve another major access from Mystic Harbor to Stephen Decatur Highway. She noted that the access point would need to be designed for more than just the twenty proposed units if the interparcel connector was approved. Mr. Engel stated that he had made his initial application to SHA and received comments back. Ms. Zirkle said that the Department does not oppose the interparcel connection but needs documentation from SHA that it can be approved. Mr. Engel added that he has not asked SHA directly if they would approve of the connection and agreed with Ms. Zirkle that they may have an issue with it. Ms. Ott asked if the active open space had been moved to which Mr. Engle responded, the initial phase does not require active open space and that it would be addressed during the next phase.

**WORCESTER COUNTY PLANNING COMMISSION
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Following the discussion, a motion was made by Ms. Knight to make a favorable recommendation to accept the plat as presented without the interparcel connector. Ms. Smith seconded the motion, and the motion carried unanimously.

IV. Code Requirement Waiver Requests

A. Orange Tree Limited Storage

As the next item of business, the Planning Commission reviewed a request to waive the landscape irrigation and paved driveway requirements for a 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 in the C-2 General Commercial District. Frank Lynch, Jr. was present for the review.

Mr. Lynch introduced the proposal. He stated that the property has quite a bit of wetlands and that the water tables are high negating the necessity for irrigation. He then presented an exhibit to the Planning Commission containing literature for the proposed crepe myrtle plantings which indicated that the species is drought tolerant.

Mr. Lynch then addressed the paved driveway waver request. He stated that the developer is proposing to use concrete millings for the driveway which packs tightly, similar to crush and run, and provides a hard durable surface.

Following the discussion, a motion was made by Mr. Church to waive the landscape irrigation and paved driveway requirements as requested. Ms. Ott seconded the motion, and the motion carried unanimously.

B. Baywater Landings

As the next item of business, the Planning Commission reviewed a request to waive the paved driveway requirement for a landing, storage, and processing facility for seafood. Located at 3908 Bayside Road, Tax Map 73, Parcel 85, Tax District 02, in the C-2 General Commercial District. Lee Beauchamp was present for the review.

Mr. Beauchamp introduced the proposal. He stated that the property has been an active marina for approximately sixty years and always had a gravel parking lot. He stated that it will keep in the character of the neighborhood and assist with maintaining the quality of the water. Mr. Barbierri added that the area had been cleaned up substantially in recent years. Mr. Church stated that the gravel driveway meets the character of the neighborhood as opposed to putting blacktop over it.

**WORCESTER COUNTY PLANNING COMMISSION
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Following the discussion, a motion was made by Ms. Ott to waive the paved driveway requirement as requested. Ms. Knight seconded the motion, and the motion carried unanimously.

V. Adjourn

Mary Knight, Secretary

Stuart White, DRP Specialist

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

THURSDAY APRIL 11, 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. 24-25, on the lands of Phillip Hamblin requesting a variance to the rear yard setback from 5 feet to 3 feet (to encroach 2 feet) for an open deck addition in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18) and ZS 1-318, located at 8505 N. Longboat Way, Tax Map 33, Parcel 347, Lot 225A, Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 24-24, on the lands of Andrew Wagner, requesting a special exception to allow 6-foot-tall fencing in a front yard setback, pursuant to Zoning Code §§ ZS 1-116(c)(3), & ZS 1-305(k)(3) located at 8248 Shire Drive, Tax Map 32, Parcel 243, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 24-26, on the lands of Aaron Lovegrove, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to allow a fence within the 100' buffer, pursuant to Natural Resources Code §§ NR 3-104(c)(4) and NR 3-111 and Zoning Code §§ ZS 1-116(m)(1), located at 12357 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 37, Tax District 10, Worcester County, Maryland.

6:45 p.m.

Case No. 24-27 on the lands of Joseph Serman, Jr., requesting a variance to a front yard setback from 50 feet to 20 feet (to encroach 30 feet) and a variance to the front yard setback from 60 feet to the center of the road right-of-way to 35.7 (to encroach 24.3 feet) for a proposed single family dwelling in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) and ZS 1-305, located at 7628 Public Landing Road, Tax Map 64, Parcel 51, Tax District 2, Worcester County, Maryland.

6:50 p.m.

Re-advertisement of 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 35.46 (to encroach 14.54 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.

6:55 p.m.

Case No. 24-29, on the lands of George Tunis, on the application of Kristina Watkowski, requesting a special exception (transient use) to allow a special event in the R-3 Multi-family Residential District, pursuant to Zoning Code Sections ZS 1-105(c)(5), ZS 1-116(c)(3) and ZS 1-337, located at 12942 Old Bridge Road, Tax Map 27, Parcel 487, Lots 24, 25, 26 & 27, Tax District 10, Worcester County, Maryland.

7:00 p.m.

Case No. 24-28, on the lands of Tina Warren, requesting a special exception to allow a kennel for the boarding of household pets and variances to the separation distance of 200 feet from all property lines for an outside pen to 20 feet from the right side property line (to encroach 180 feet), 55 feet from the front property line (to encroach 150 feet), 28 feet from the left property line (to encroach 172 feet) and a variance to the lot width of 200 feet to 149.1 feet (to reduce by 50.9 feet) in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-201(c)(30), ZS 1-305 and ZS 1-325, located at 10052 Hayes Landing Road, Tax Map 32, Parcel 358, Lot 3, Tax District 3, Worcester County, Maryland.

Administrative Matters

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, April 10, 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. **Baywater Landing Marina** – Minor site plan review
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.

 - B. **The Elms** – Construction plan review
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.

- C. Adjourn

WORCESTER COUNTY PLANNING COMMISSION

WORK SESSION AGENDA

Thursday April 11, 2024

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

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

II. Comprehensive Plan Update

Visioning work session for the Worcester County Comprehensive Plan update with Wallace Montgomery.

III. Adjournment



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

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ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Worcester County Planning Commission
From: Jennifer Keener, AICP, Director
Date: March 26, 2024
Re: Text Amendment Application – Add a new subsection §ZS 1-201(c)(34) – Private, noncommercial buildings for the storage of personal property in the A-1 Agricultural District

Jonathan Anders has submitted a text amendment application to add a special exception use to the A-1 Agricultural District to allow private, noncommercial buildings for the storage of personal property. A copy of the draft bill language is attached for your consideration.

As is the case with all text amendment applications, the application was distributed to staff for review and comment. The Planning Commission shall review the request and make a recommendation to the Worcester County Commissioners (favorable or unfavorable) and can make recommendations for changes to the proposed language. If at least one County Commissioner introduces the amendment as a bill, then a public hearing date will be set for the Commissioners to obtain public input prior to acting on the request.

BACKGROUND

Currently, § ZS 1-305(p)(3) limits accessory buildings (sheds, pole barns, garages, etc.) to no more than 500 square feet for personal storage without having a principal use/ dwelling on the property. There is no limitation on the size of an accessory building if there is a principal use/ dwelling.

Agricultural storage buildings are allowed to exceed 500 square feet in gross floor area without having a principal use/ dwelling, but must be located on an active farm, and used for agricultural storage only. The use is permitted in the A and E Districts by right, and the RP District by special exception. As defined in § ZS 1-103, agriculture includes forestry, dairying, pasturage, crop growth, horticulture, floriculture, viticulture, the raising of livestock and poultry (definitions can be found on page 3 of this staff report).

Accessory buildings for personal storage under 500 square feet in gross floor area and agricultural buildings of any size are permitted under zoning permits, with only a final inspection required to verify placement. Accessory buildings for personal storage that meet or exceed 500 square

feet in gross floor area require a building permit and are subject to all applicable building and energy codes.

DISCUSSION

Ms. Kristen Tremblay, AICP, Zoning Administrator, points out in her memo that DRP routinely receives inquiries to permit structures for personal storage. The requested amendment would allow an applicant to seek a special exception for a building of any size to store personal property without having a principal residence in the A-1 Agricultural District. The building would be subject to the same principal building setbacks as a single-family dwelling in the zoning district and have an enhanced lot area (20 acres). The language as drafted only allows the building to be used for the storage of personal property and does not permit commercial storage or warehousing for a business. The department has determined that the proposed 20-acre minimum lot area would impact 1,716 parcels throughout the county (see attached map).

As part of any zoning permit application for an agricultural structure, staff verify that the property is under agricultural production, meeting the zoning definitions of “Agriculture” and “Farm”. For example, requests for properties under crop production are easily verified via aerial imagery. For agricultural structures associated with a forestry activity, the department requires a copy of a Forest Management Plan. Once the Certificate of Use and Occupancy is issued, the department will only conduct a follow-up inspection to verify that the building is being used for the specified purpose if a nuisance complaint is filed.

If this amendment were to be approved and a property owner wished to convert an existing building from agricultural to personal storage, a permit would be required. Structures at or above 500 square feet in gross floor area would be required to comply with all applicable building and energy codes in effect at the time of application as a change in use. Retrofitting a former agricultural structure may be difficult, since there are no requirements for plans or inspections of footers, foundations, truss systems, or insulation requirements under a zoning permit. It will likely result in engineering expenses for evaluation of code compliance, as well as the expense of improvements to bring the building up to code.

Regarding concerns relative to the storage of personal property outside of the building, this would best be addressed under § PH 1-101(a)(4) Nuisances, which limits the outdoor storage or accumulation of personal property to no greater than 100 square feet if the storage area is not visually screened from adjoining public road rights-of-way and adjoining properties or contained within the building.

RECOMMENDATION

Overall, the staff finds that this is a policy decision regarding whether to allow traditional accessory structures to be principal permitted structures. The requirement to obtain a special exception, as well as the applicable building code and energy code requirements may detract a property owner from seeking the necessary approvals for such a use. As always, I will be available at your upcoming meeting to discuss any questions or concerns that you have in regard to the proposed amendment.

cc: Roscoe Leslie, County Attorney
Matt Laick, GISP, Deputy Director
Kristen Tremblay, AICP, Zoning Administrator
File

Existing definitions and code references:

AGRICULTURE - The use of land, buildings and structures for forestry, dairying, pasturage, crop growth, horticulture, floriculture, viticulture, the raising of livestock and poultry for sale and including other conventional agriculture uses and structures such as farm offices, commercial and noncommercial greenhouses and nurseries, noncommercial fertilizer storage, noncommercial maintenance, storage and repair facilities, farm ponds, noncommercial grain dryers, barns, poultry and hog houses and the storage and application of manure produced by farm animals or poultry. The term "agriculture" shall not include commercial grain dryers or dwellings and shall not include the storage or application of sewage sludge. See definition of "farm."

FARM - A lot or parcel of five or more acres which is conscientiously and consistently managed for bona fide agricultural purposes.

NONCOMMERCIAL - Any activity conducted for personal use or enjoyment without the intent of realizing a profit through the sale of goods or services, or any use or activity conducted by a nonprofit organization.

PRIVATE - Any land or structure not owned and operated by a public or quasi-public jurisdiction or organization.

§ ZS 1-305(p)(3): No accessory use or structure shall be permitted on a lot unless the principal use or structure was in existence previously or until construction of the principal structure is diligently pursued; provided, however, that a single customary residential accessory structure less than five hundred square feet in area, a single private dock, boat ramp or pier abutting a single-family lot may be constructed for the exclusive, personal use of the lot owner.

§ PH 1-101(a)(4): Other than as provided in Subsections (a)(4)A and B below, the outdoor storage or accumulation of personal property occupying greater than one hundred square feet of land area per parcel or lot, including but not limited to the following: appliances, appliance parts, furniture, linens, household goods, lawn mowers, auto, truck, boat, recreational vehicle, motorcycle or bicycle parts, scrap metal, glass, scrap paper, bicycles, wire, electrical or plumbing parts and fixtures, tools, building supplies and materials not in storage for existing permitted construction activity on the site.

- A. When the storage or accumulation of personal property as described in Subsection (a)(4) above is visually screened from adjoining public road rights-of-way and adjoining properties or contained wholly within a completely enclosed structure, the storage or accumulation of personal property may occupy greater than one hundred square feet of land area per parcel or lot.
- B. The provisions of this subsection shall not apply to properties utilized for bona fide agricultural purposes.

APPLICANT’S VERSION

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 24-__

BY:
INTRODUCED:

A BILL ENTITLED

AN ACT Concerning

Zoning – Private, noncommercial storage buildings in the A-1 Agricultural District

For the purpose of amending the Zoning and Subdivision Control Article to allow as a special exception use private, noncommercial buildings for the storage of personal property without a principal residence.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-201(c)(34) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be renumbered as § ZS 1-210(c)(35) and a new subsection § ZS 1-210(c)(34) be enacted to read as follows:

- (34) Private, noncommercial buildings for the storage of personal property. Minimum lot requirements shall be: lot area, twenty acres; lot width, two hundred feet; front yard setback, thirty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, twenty feet; and rear yard setback, fifty feet.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.

PASSED this _____ day of _____, 2024.

Worcester County

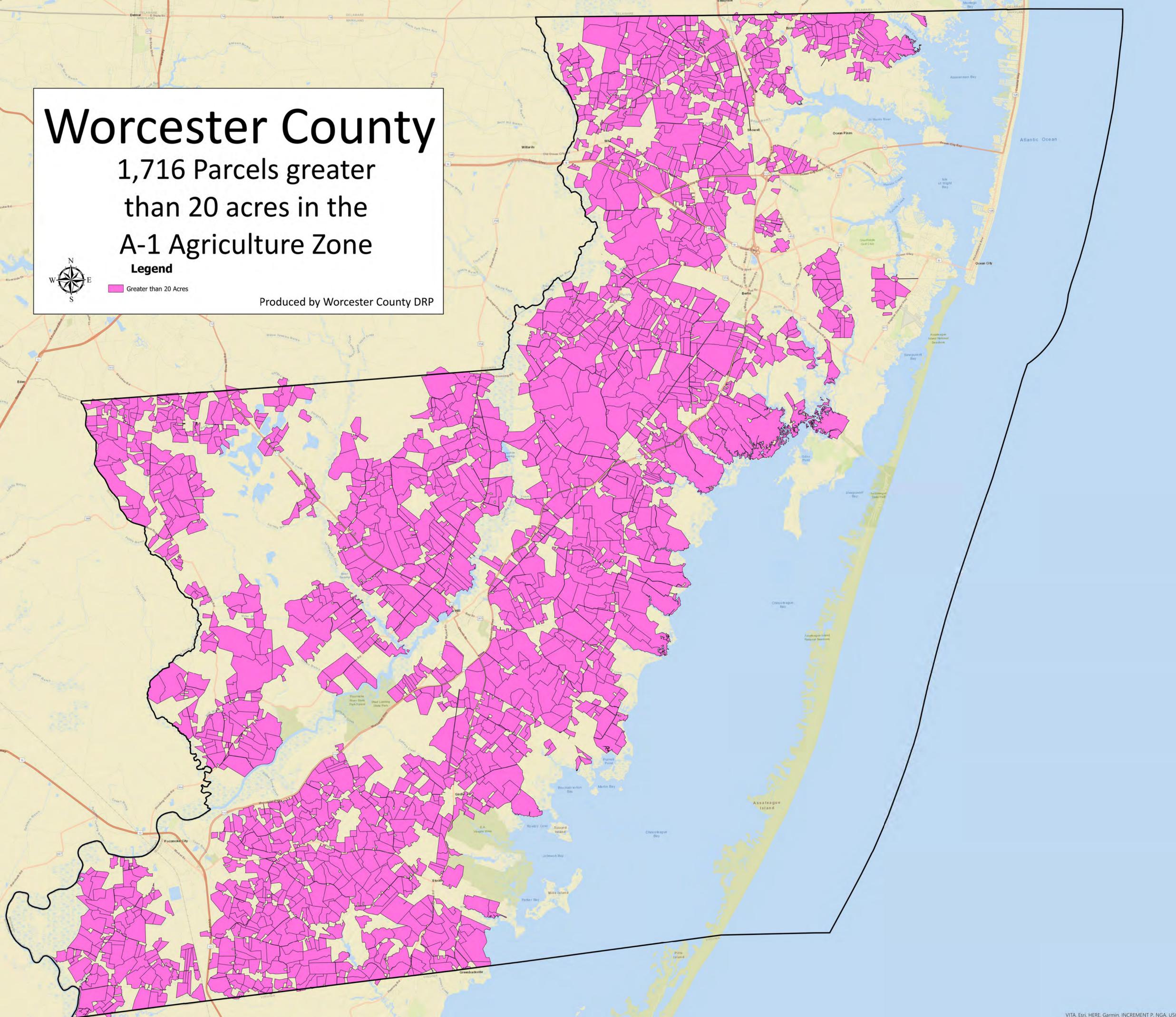
1,716 Parcels greater than 20 acres in the A-1 Agriculture Zone



Legend

Greater than 20 Acres

Produced by Worcester County DRP





DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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ZONING DIVISION
BUILDING DIVISION
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ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Jennifer K. Keener, AICP, Director; Matthew Laick, GISP, Deputy Director
From: Kristen M. Tremblay, AICP, Zoning Administrator
Date: March 20, 2024
Re: Zoning Ordinance Proposed Text Amendment – Add a new subsection ZS1-201(c)(34)
– Private, noncommercial storage buildings in the A-1 Agricultural District

.....

Thank you for providing me with an opportunity to comment on the proposed text amendment requested by Jonathan Anders.

The proposed text amendment seeks to allow a private, noncommercial storage building as a special exception in the A-1 Agricultural District.

Personal storage is traditionally viewed as an accessory to principle uses on properties. I have had multiple inquiries of a similar vein in order to place a pole barn for personal storage with no other land uses proposed, so there is some interest beyond the applicant in doing this type of land use. However, I do not feel that a traditional ‘accessory’ land use should be permitted as a ‘principle’ land use.

I would be concerned that the personal storage component could spill out into the entire property - not just within enclosed walls or that business property would also be stored in these structures. Enforcement of ‘personal property only’ would be problematic and difficult to accomplish on a quotidian basis. There is no suggestion by the applicant that this use would be ‘screened’ or otherwise blocked from public view or subject to landscaping requirements.

In the A-1 Agricultural District, an accessory ‘personal storage barn’ is permissible in conjunction with another principle use such as a residence.

I do not believe the code should be amended at this time.

Please let me know if you have any other questions.



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MEMORANDUM

To: Roscoe Leslie, County Attorney
Kristen Tremblay, AICP, Zoning Administrator
Matthew Laick, GISP, Deputy Director
From: Jennifer Keener, AICP, Director
Date: February 29, 2024
Re: Text Amendment Application – Add a new subsection §ZS 1-201(c)(34) – Private, noncommercial storage buildings in the A-1 Agricultural District

Jonathan Anders has submitted a text amendment application to add a special exception use to the A-1 Agricultural District to allow private, noncommercial storage buildings. A copy of the draft bill language is attached for your consideration.

Currently, § ZS 1-305(p)(3) limits accessory buildings (sheds, pole barns, garages, etc.) to no more than 500 square feet for personal storage without having a principal use/ dwelling on the property. Only agricultural storage buildings are allowed to exceed this size, but must be located on an active farm, and used for agricultural storage only. Agricultural structures and accessory buildings under 500 square feet in gross floor area are permitted under zoning permits, with only a final inspection required for placement.

The request would allow a building of any size for the storage of personal property without having a principal residence. Structures over 500 square feet would be required to comply with all applicable building and energy codes in effect at the time of application for a building permit. The department has determined that the proposed 20-acre minimum lot area would impact 1,716 parcels throughout the county.

I intend to present this amendment at the April 4, 2024, Planning Commission meeting. Therefore, please send any comments you may have on the application by Wednesday, March 20, 2024, so that I may finalize the staff report.

If you have questions or need additional information, please let me know.



Worcester County Commissioners
 Worcester County Government Center
 One W. Market Street, Room 1103
 Snow Hill, Maryland 21863

**PETITION FOR AMENDMENT TO THE OFFICAL TEXT
 OF THE ZONING AND SUBDIVISION CONTROL ARTICLE**

(For Office Use Only – Please Do Not Write in this Space)

Date Received by Office of the County Commissioners _____

Date Received by Development Review and Permitting _____

Date Reviewed by the Planning Commission _____

I. Application: Proposals for amendments to the text of the Zoning and Subdivision Control Article may be made by any interested person who is a resident of Worcester County, a taxpayer therein, or by any governmental agency of the County. Check applicable status below:

- a. Resident of Worcester County: _____
- b. Taxpayer of Worcester County: X
- c. Governmental Agency: _____
 (Name of Agency)

II. Proposed Change to Text of the Zoning and Subdivision Control Article

a. Section Number: ZS 1:II

b. Page Number: 7

c. Proposed revised text, addition or deletion:
 See attached request.

III. Reasons for Requesting Text Change:

- a. Please list reasons or other information as to why the proposed text change is necessary and therefore requested:

IV. Signature of Applicants

Signature(s): 
Printed Name(s): JONATHAN W. ANDERS
Mailing Address: 11702 TURVILLE LANE, BERLIN, MD. 21811
Phone Number: 443-841-2096
Email: JANDERS@BENECURV.COM
Date: 2/22/24

V. Signature of Attorney

Signature: _____
Printed Name: _____
Mailing Address: _____
Phone Number: _____
Email: _____
Date: _____

VI. General Information Relating to the Text Change Process

- a. Applications for text amendments shall be addressed to and filed with the Office of the County Commissioners. The required filing fee must accompany the application.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

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ZONING DIVISION
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TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Worcester County Planning Commission
From: Jennifer Keener, AICP, Director
Date: March 26, 2024
Re: Text Amendment Application – Add a new subsection §ZS 1-201(c)(34) – Farm-based Slaughterhouses in the A-1 Agricultural District

Mark Cropper, on behalf of his client Bob Ewell, has submitted a text amendment application to add a special exception use to the A-1 Agricultural District for a slaughterhouse no larger than 600 square feet in gross floor area, provided it is on a farm where the livestock are raised or maintained. A copy of the draft bill language is attached for your consideration.

As is the case with all text amendment applications, the application was distributed to staff for review and comment. The Planning Commission shall review the request and make a recommendation to the Worcester County Commissioners (favorable or unfavorable) and can make recommendations for changes to the proposed language. If at least one County Commissioner introduces the amendment as a bill, then a public hearing date will be set for the Commissioners to obtain public input prior to acting on the request.

BACKGROUND

Agriculture is a permitted use in the A-1 Agricultural District, and the definition includes the raising of livestock for sale. However, the slaughtering of livestock is only allowed as a special exception in the I-2 Heavy Industrial District (map attached). As drafted, the amendment would only permit the slaughtering of livestock raised on the farm property where the activity is to occur. It would not allow the livestock from other farms, nor would it allow any rendering activities to be conducted on-site.

DISCUSSION

As some of you may recall, the applicant submitted a similar request in 2022 for a slaughterhouse to be accessory to a roadside stand. Staff were not supportive of the accessory use and recommended several other revisions to the proposed language. Ultimately, that amendment was withdrawn. The current amendment is being proposed as a special exception in the A-1 District which would require review of a specific application before the Board of Zoning Appeals before any use can be permitted.

As referenced in the attached memo from Mr. Bob Mitchell, Director, Department of Environmental Programs, slaughterhouses are highly regulated by the U.S. Department of Agriculture (USDA) Food

Safety and Inspection Service. A July 2018 report listed 17 commercial livestock slaughterhouses in the state of Maryland, with the closest location being in Queen Anne’s County (attached). Another facility is in Dover, Delaware. The scale of these facilities is much different than the current request, as Ms. Kristen Tremblay, AICP, Zoning Administrator, points out in her memo by comparing the Tyson plant in Temperanceville, Virginia to the proposed 600 square foot limit in the text amendment.

In considering the impact of the use within Worcester County, the 2017 Census of Agriculture states that there are 39 farms in Worcester County that have livestock such as cows, hogs, pigs, sheep and lambs. It is unknown how many of those farms would meet the lot requirements and separation distances proposed within the amendment, or how many would be able to economically support their own processing activities on-site. The quantity of livestock processed would also be dependent upon the type, number and age of livestock maintained on the farm.

The draft language refers to “the use of a structure” for the slaughtering and processing activities. This means that there shall be no outdoor activities occurring with this use, which will help to minimize the potential impacts to adjoining properties. In addition, since rendering facilities are not permitted under this use, any operator will be required to contain all waste products in a proper tank for pick up and disposal at a rendering plant. Mr. Mitchell has provided detailed information on this topic in his memo. He also provides a short discussion on the applicability of the use to conservation easement programs that are regulated by the county.

As a special exception, any specific application before the Board of Zoning Appeals will need to properly address the operational requirements, and show how it “[w]ill not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality” as well as “not adversely affect the health, safety, morals, security or general welfare of residents, workers or visitors in the area” (§ ZS 1-116(c)(3)), among other standards. Ms. Tremblay is recommending that language be added to the current amendment to require landscape screening as defined in § ZS 1-322.

Similar zoning provisions can be found in other Maryland jurisdictions:

- Montgomery County: On-farm slaughtering in the agricultural district as an accessory use.
- Carroll County: Slaughterhouses in the agricultural zone by special exception.
- Baltimore County: Slaughterhouses are an “agricultural-support” use in the agricultural zone by special exception.
- Howard County: Slaughtering is an agribusiness conditional use in two rural zones.
- Washington County: “Rural Business” floating zone (public hearing required) designed to support the agricultural industry; allows slaughterhouses as a permitted use.
- Charles County: Slaughterhouses in the agricultural conservation zone by special exception.

RECOMMENDATION

Overall, the staff finds that the proposed language is fairly restrictive in terms of lot requirements and the proposal for a separation distance to adjoining residential structures and the public road. While the use can be considered intensive, the size of the operation is limited by various factors. Any such request will be required to be reviewed by the Board of Zoning Appeals and show that it can provide

adequate infrastructure to support the use and protections for those adjoining property owners who may be affected. As always, I will be available at your upcoming meeting to discuss any questions or concerns that you have regarding the proposed amendment.

cc: Roscoe Leslie, County Attorney
Matt Laick, GISP, Deputy Director
Kristen Tremblay, AICP, Zoning Administrator
file

A BILL ENTITLED

AN ACT Concerning

Zoning – Farm-based Slaughterhouses in the A-1 Agricultural District

For the purpose of amending the Zoning and Subdivision Control Article to allow as a special exception use a structure for the slaughtering and processing of livestock raised or maintained on the farm.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-201(c)(34) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be renumbered as § ZS 1-201(c)(35) and a new subsection § ZS 1-201(c)(34) be enacted to read as follows:

- (34) On a farm as defined herein, the use of a structure for the slaughtering and processing of livestock raised or maintained on the farm, excluding rendering plants or facilities, not to exceed six hundred square feet in gross floor area. Minimum lot requirements shall be: lot area, one hundred and forty acres; lot width, two hundred feet; front yard setback, two hundred feet; each side yard setback, two hundred feet; and rear yard setback, two hundred feet. Furthermore, all structures shall be located no less than four hundred feet from any residential structure on an adjacent property or public road, and no variance to this requirement is permitted notwithstanding the provisions of § ZS 1-116(c)(4).

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
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ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Jennifer K. Keener, AICP, Director; Matthew Laick, GISP, Deputy Director
From: Kristen M. Tremblay, AICP, Zoning Administrator
Date: March 20, 2024
Re: Zoning Ordinance Proposed Text Amendment – Text Change §ZS 1-210(c)(34) Farm-based Slaughterhouses in the A-1 Agricultural District.

.....
Thank you for providing me with an opportunity to comment on the proposed text amendment requested by Mr. Mark Cropper, on behalf of his client Bob Ewell.

The proposed text amendment seeks to allow a farm-based slaughterhouse up to 600 square feet in size on the same farm where the cattle are raised. The proposal includes significant setbacks of 200 feet from all property lines, as well as 400 feet from any residential structures on adjacent properties with no variance relief permitted by the Board of Zoning Appeals.

I believe the proposal raises good questions about the types of activities that are held on today’s farms that should be contemplated. As the intensity of agriculture has increased by orders of magnitude from the ‘traditional family farm’ to ‘Big Ag,’ our general perceptions of agriculture have shifted to a much larger view. There is a general trend for some new and old farm owners to return to this once idealized farm size to produce goods for consumption by the health conscious and gourmards; many examples of this can be found when speaking to vendors at local farmer’s markets. The more recent advent of ‘agritourism’ also supports this paradigm shift.

From this request, the proposal’s cap of 600 square feet sets the expectation of size, which is drastically different from what most folks perceive slaughterhouses to be as common knowledge. For example, the Tyson Plant in Temperanceville, Virginia, including rendering facilities, has a footprint approximately 50 acres in size, which equates to 2,178,000 square feet. The impacts of a facility of this size are substantial in comparison to the impacts that could be created by 600 square feet which cannot process nearly as much livestock over time, nor have comparable impacts to a large facility.

The request proposes the amendment to the Special Exceptions section of the A-1 Agricultural Zoning District. As such, any requests for this type of land use would be subject to additional, site-specific review and provide another layer of review to determine any conditions that would be applicable to each property.

While generally supportive of the request due to the small scale proposed, and the implication that this would be managed by ‘family farms’ as opposed to ‘Big Ag,’ if the Commissioners agree, I would also recommend that the text amendment be included in the A-2 Agricultural District as well, as that district has more intensive uses and would also be appropriate to include in the text amendment.

Additionally, I would like to ensure that no waste by-products are processed on site and are taken to a rendering facility off-site.

Lastly, it is my strong recommendation that the area proposed for a slaughterhouse be visually ‘screened’ and not be visible to the public. A fence or evergreen hedge would be appropriate.

‘Screening’ as defined by the code is as follows under Zoning Code Section §ZS1-322(e)(1):

(1) Where the terms "screened," "visually screened," or "densely landscaped" appear in this Title in reference to landscaping for a particular use or structure, such landscaping shall be in accordance with the following provisions:

- A. The vegetation shall be thickly planted and of such species that it will provide a complete visual barrier and thus obscure the use or structure from sight from adjacent properties once the vegetation reaches maturity or within five years, whichever comes first.*
- B. Planting shall be located in such a manner that the vegetation at maturity shall not encroach onto adjacent properties.*

Please let me know if you have any other questions.



Worcester County Department of Environmental Programs
Worcester County Government Center, 1 West Market Street, Rm 1306 | Snow Hill MD 21863
Tel: (410) 632-1220 | Fax: (410) 632-2012

Memorandum

To: Jennifer Keener, AICP, Director, DDRP

From: Robert J. Mitchell, LEHS, REHS/RS
Director, Environmental Programs

A handwritten signature in blue ink, appearing to be "R. Mitchell", is written over the name in the "From" field.

Subject: **Text Amendment Application**
Farm-based Slaughterhouses in the A-1 Agricultural District

Date: 3/25/24

Thank you for providing the above referenced text amendment package for our review and comment. This zoning text amendment would allow as a special exception, proposed as Subsection § ZS 1-201(c) (34), the use of structure for the slaughtering and processing of livestock raised or maintained on the farm. It is apparent that the applicant desires more control over the processing of their farm-raised animals as the closest available slaughterhouses will process received livestock in bulk with livestock from other farms. A return of all the processable meat from the applicant's delivered livestock may very well be mixed in with any other animals slaughtered and processed that day at the facility. That is the situation the applicant appears to want to avoid so the meat they provide for sale in their farm stand will be guaranteed to come from the livestock they raise on their farm.

With the exception of dairy products, the processing of red meat is probably the most regulated food in the United States. Since Maryland no longer has a state inspection program to inspect any facilities that slaughter and cut meat for resale, all meat and poultry offered for sale in Maryland must be slaughtered and chilled in a facility inspected by the U.S. Department of Agriculture's Food Safety and Inspection Service (USDA). The Worcester County Environmental Health Department would not inspect or permit the slaughterhouse facility per se, they would be confirming that meat sold in retail operations came from a USDA inspected and approved slaughterhouse as a part of their food service licensing procedures. The processing, packaging, and labeling operations must take place in the USDA approved facility. The processed meat, when transported back to a retail facility, must use a truck with appropriate refrigeration and would need to be maintained at the proper holding temperature.

Currently, slaughterhouses are allowed under special exception in the I-2, Heavy Industrial zoning district under § ZS 1-213 (c) (1). These uses, along with rendering, were most probably originally intended for large poultry processing plants that possessed advanced wastewater treatment and other industrial facilities necessary to support large-scale meat processing operations. The allowed use under that Subtitle also carries a directive that the Board of Zoning Appeals (BZA) shall "require construction and/or additional setbacks to adequately protect the public from hazards." In the proposed text amendment language extending the slaughterhouse use to the A-1 district, the additional setbacks are addressed with large distance requirements for setbacks along with a minimum lot requirement of 140 acres.

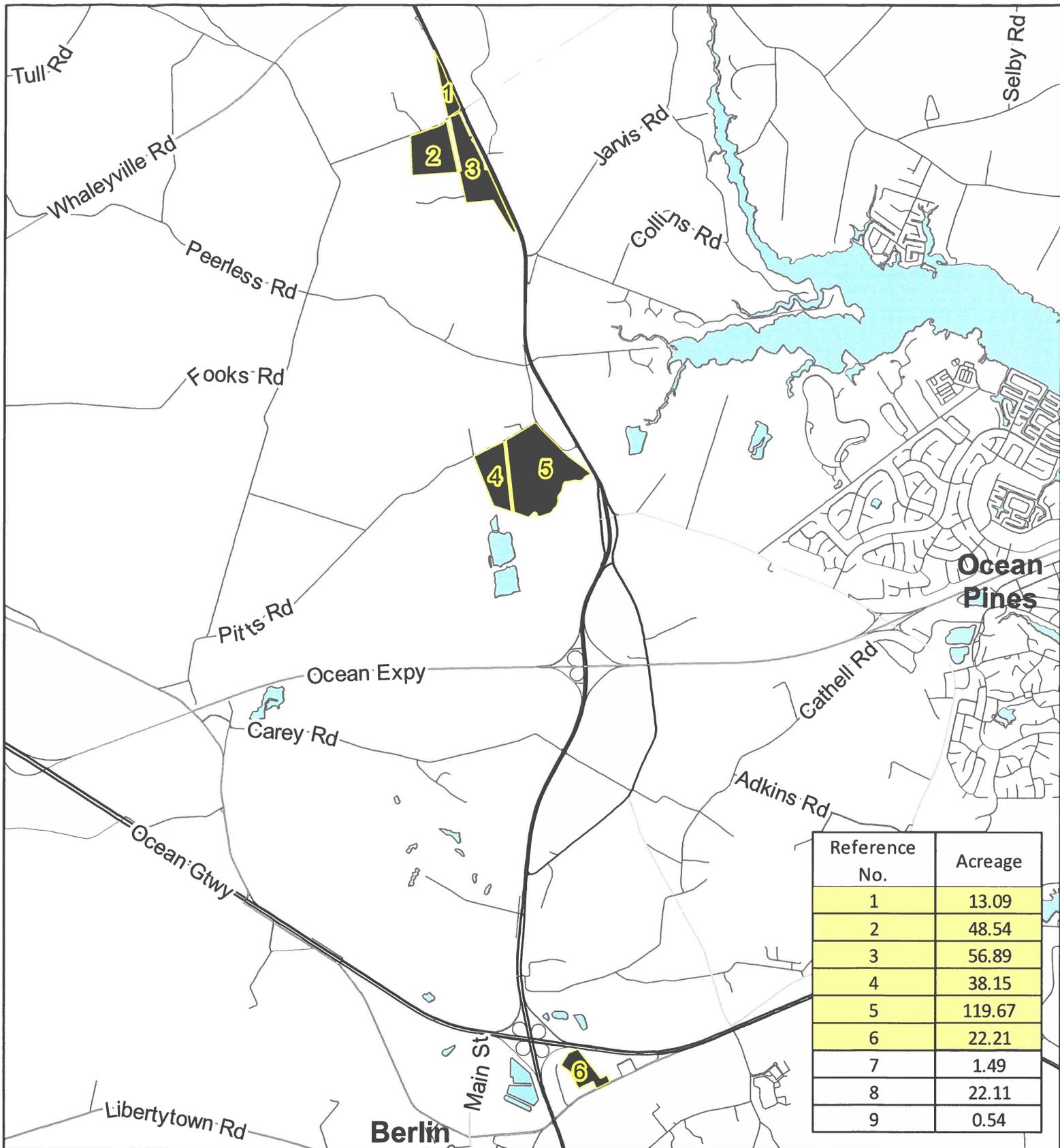
The slaughterhouse process for beef includes water usage for carcass washing, process cleanup, and waste conveyance. Blood and offal are usually separated from the wastewater and containerized as they have commodity value for renderers. To get an idea of the volume of water usage needed, a cursory review of available literature

reveals a range of 500-2,000 gallons per 1,000 pounds of body weight. Depending on the production capacity of the facility, that wastewater volume could be quite large, necessitating appropriately sized infrastructure to accommodate that flow. Of course, a potable water supply will be needed as well as wastewater treatment for the non-domestic wastewater generated from the slaughtering process. If the applicant wants the wastewater from the slaughter to discharge to ground via septic, it will need a groundwater discharge permit issued from MDE. That will come with treatment requirements. A holding tank for the wastewater does get considered for this category of operation as treatment for this type of wastewater is so expensive. Any holding tanks will need to follow MDE's requirements for non-domestic wastewater. There will also be trimmings that will consist of bulk solids that will need to be containerized in different storage vessels and not washed into a holding tank. These containers need to be vermin-proof and need to be emptied by a renderer on an appropriate schedule. They may need to be held under refrigeration depending on the requirements of the rendering contractor and if the presence of unsecured and unrefrigerated trimmings becomes a vector for an infestation of flies or other vermin. The USDA approval may also have requirements for a bathroom for their inspectors to use. If such facilities are present, approved sewage disposal would need to be provided separately from the industrial discharge if the industrial wastewater were all to be containerized and sent to the renderer.

Regarding our conservation easement programs, MALPF would allow this practice to take place on easement-protected lands provided that the livestock processed were raised on the same farm. Rural Legacy does not allow CAFOs and does not allow most commercial or industrial uses even if related to the primary agricultural activities conducted on the farm.

As a use allowed by special exception from BZA, affirmative findings from the Board for the questions under Subsection § ZS 1-116 would apply. The amendment draft's extensive setback and lot area requirements notwithstanding, the Board will need to consider whether the application for a future slaughterhouse has taken measures to ensure the health and safety and general welfare of the neighboring residents and that the facilities are not unduly detrimental to the environment of the County. Within the A-1 Agricultural zoning district it is the intent that in this district there: "shall be no basis, under this Title, for recourse against the effects of any normal farming or forestry operation as permitted in this district, including but not limited to noise, odor, vibration, fumes, dust or glare." This specific amendment authorizes another use in this district, an intensive one, where issues peculiar to slaughtering facilities will need to be satisfactorily addressed by the applicant to secure the special exception. For this use, we may need to have the Board go a step further in this instance. Considering this proposed use is such an intensified activity, one that could have significant impact on the surrounding community, I would suggest that it may be appropriate to add language to the amendment that will direct the Board to consider additional measures, when necessary, to adequately protect the public health and the environment.

As always, I will be available to discuss the proposed amendment further with the Planning Commission when it is scheduled for discussion.

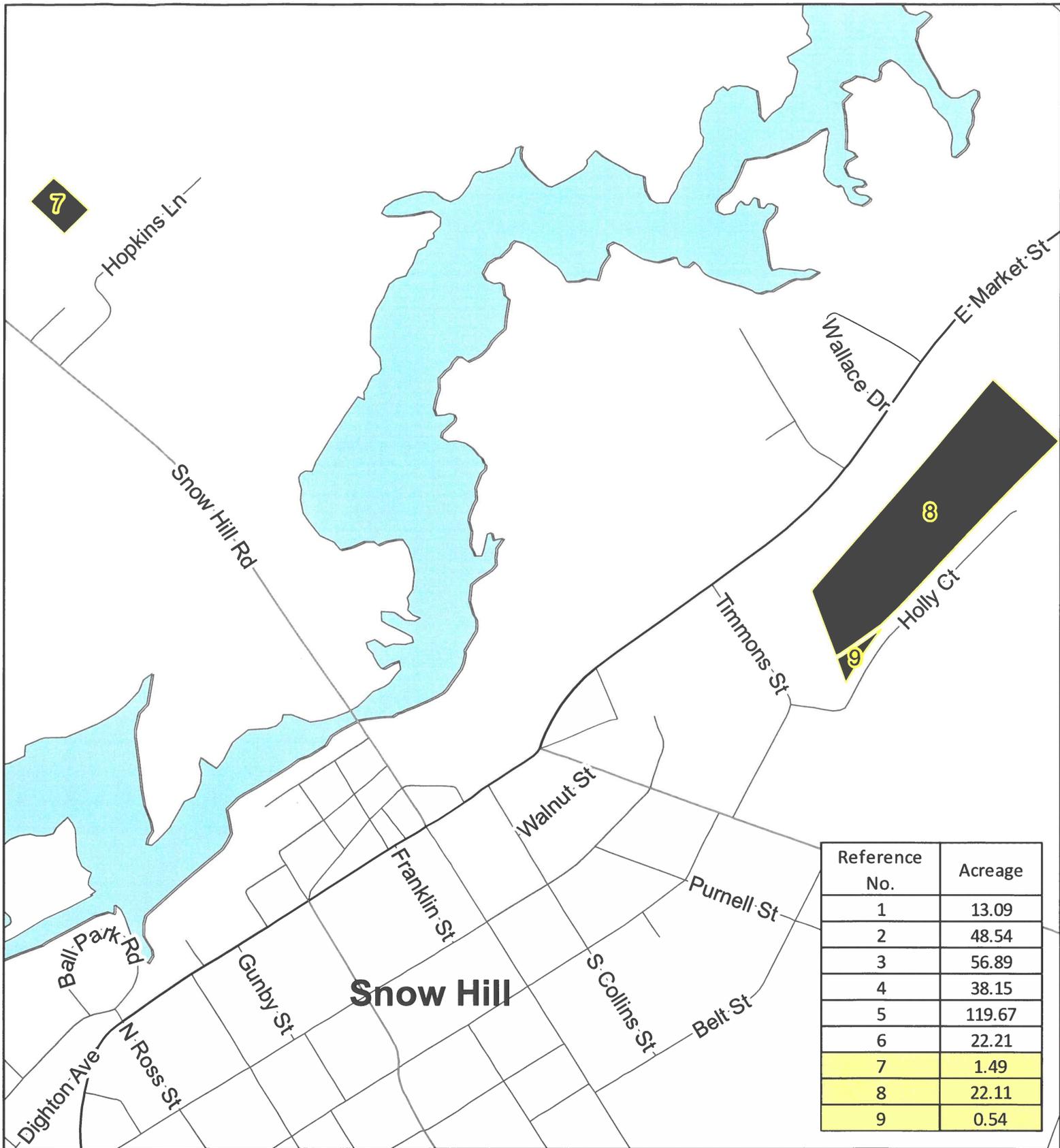


Lands Designated as I-2 Heavy Industrial Zoning District



DEPARTMENT OF DEVELOPMENT REVIEW & PERMITTING
 Technical Services Division





Lands Designated as I-2 Heavy Industrial Zoning District



DEPARTMENT OF DEVELOPMENT REVIEW & PERMITTING
 Technical Services Division



Table 1. **County Summary Highlights: 2017** (continued)

[For meaning of abbreviations and symbols, see introductory text.]

Item	St. Mary's	Somerset	Talbot	Washington	Wicomico	Worcester
Farmsnumber	615	255	317	877	494	369
Land in farmsacres	61,803	59,440	93,622	119,248	88,559	99,239
Average size of farmacres	100	233	295	136	179	269
Median size of farmacres	36	60	75	48	42	50
Estimated market value of land and buildings:						
Average per farmdollars	999,805	1,334,676	2,075,678	1,095,597	1,261,012	1,425,500
Average per acredollars	9,949	5,726	7,028	8,057	7,034	5,300
Estimated market value of all machinery and equipment\$1,000	46,386	44,215	50,319	106,394	78,239	68,215
Average per farmdollars	75,425	173,390	158,736	121,316	158,378	184,865
Farms by size:						
1 to 9 acres	84	27	35	157	80	50
10 to 49 acres	268	81	106	284	182	132
50 to 179 acres	196	75	84	232	132	93
180 to 499 acres	47	43	39	172	54	47
500 to 999 acres	11	19	20	22	22	18
1,000 acres or more	9	10	33	10	24	29
Total croplandfarms	505	149	267	662	331	237
.....acres	36,993	37,979	81,105	82,229	65,589	71,572
Harvested croplandfarms	448	102	192	599	238	171
.....acres	32,050	34,958	76,591	74,609	60,094	66,019
Irrigated landfarms	113	10	40	46	87	19
.....acres	689	295	8,253	551	10,969	5,918
Market value of agricultural products sold (see text)\$1,000	25,955	262,201	68,535	153,725	303,984	249,131
Average per farmdollars	42,203	1,028,241	216,198	175,285	615,352	675,153
Crops, including nursery and greenhouse crops\$1,000	20,465	22,101	43,177	38,050	68,341	37,690
Livestock, poultry, and their products\$1,000	5,490	240,100	25,358	115,675	235,642	211,442
Farms by value of sales:						
Less than \$2,500	202	84	123	275	192	124
\$2,500 to \$4,999	83	11	14	93	25	12
\$5,000 to \$9,999	67	7	16	76	14	27
\$10,000 to \$24,999	106	15	26	95	41	25
\$25,000 to \$49,999	55	6	22	88	20	21
\$50,000 to \$99,999	48	12	32	34	27	14
\$100,000 or more	54	120	84	216	175	146
Government payments (see text)farms	120	132	185	156	218	191
.....\$1,000	970	1,875	3,891	995	2,410	3,630
Total income from farm-related sourcesfarms	223	135	159	359	200	188
.....\$1,000	2,555	2,534	3,733	7,783	2,690	3,313
Total farm production expenses\$1,000	25,826	179,636	53,650	119,345	212,063	171,090
Average per farmdollars	41,993	704,454	169,244	136,083	429,277	463,659
Net cash farm income of the operationsfarms	615	255	317	877	494	369
.....\$1,000	3,654	86,975	22,508	43,158	97,021	84,984
Average per farmdollars	5,941	341,079	71,003	49,211	196,399	230,310
Livestock and poultry:						
Cattle and calves inventoryfarms	139	19	20	454	37	30
.....number	2,607	518	1,322	44,028	923	488
Beef cowsfarms	106	18	14	262	35	25
.....number	1,415	(D)	419	7,202	559	412
Milk cowsfarms	36	2	3	127	-	5
.....number	234	(D)	244	13,023	-	5
Cattle and calves soldfarms	116	7	14	387	21	14
.....number	1,175	152	260	21,182	393	187
Hogs and pigs inventoryfarms	50	2	3	60	11	2
.....number	997	(D)	18	2,191	194	(D)
Hogs and pigs soldfarms	33	1	5	47	3	-
.....number	2,036	(D)	49	5,762	45	-
Sheep and lambs inventoryfarms	37	6	21	78	19	7
.....number	581	393	392	3,775	207	428
Layers inventory (see text)farms	142	7	35	189	31	23
.....number	7,013	(D)	1,591	(D)	851	25,379
Broilers and other meat-type chickens soldfarms	28	92	25	17	123	111
.....number	19,970	62,226,553	6,864,628	3,645	57,869,664	63,739,795
Selected crops harvested:						
Corn for grainfarms	160	51	104	218	111	94
.....acres	9,973	13,042	29,753	16,652	24,766	29,781
.....bushels	1,372,752	2,320,420	4,645,108	2,915,481	3,905,319	4,933,937
Corn for silage or greenchopfarms	14	-	2	133	2	1
.....acres	127	-	(D)	8,874	(D)	(D)
.....tons	1,918	-	(D)	182,982	29	(D)
Wheat for grain, allfarms	54	33	74	105	29	22
.....acres	5,447	7,040	14,795	6,816	3,338	4,924
.....bushels	341,661	557,238	940,673	517,687	236,983	372,192
Winter wheat for grainfarms	54	33	74	105	29	22
.....acres	5,447	7,040	14,795	6,816	3,338	4,924
.....bushels	341,661	557,238	940,673	517,687	236,983	372,192
Oats for grainfarms	14	1	1	3	1	-
.....acres	149	(D)	(D)	30	(D)	-
.....bushels	12,175	(D)	(D)	2,358	(D)	-
Barley for grainfarms	21	6	14	75	7	5
.....acres	451	998	2,165	2,309	310	362
.....bushels	29,894	93,591	202,628	164,070	21,455	31,251
Sorghum for grainfarms	10	1	12	5	13	2
.....acres	300	(D)	1,000	344	879	(D)
.....bushels	21,344	(D)	86,261	27,754	44,530	(D)
Sorghum for silage or greenchopfarms	-	-	-	14	-	-
.....acres	-	-	-	485	-	-
.....tons	-	-	-	7,428	-	-

39
Farm

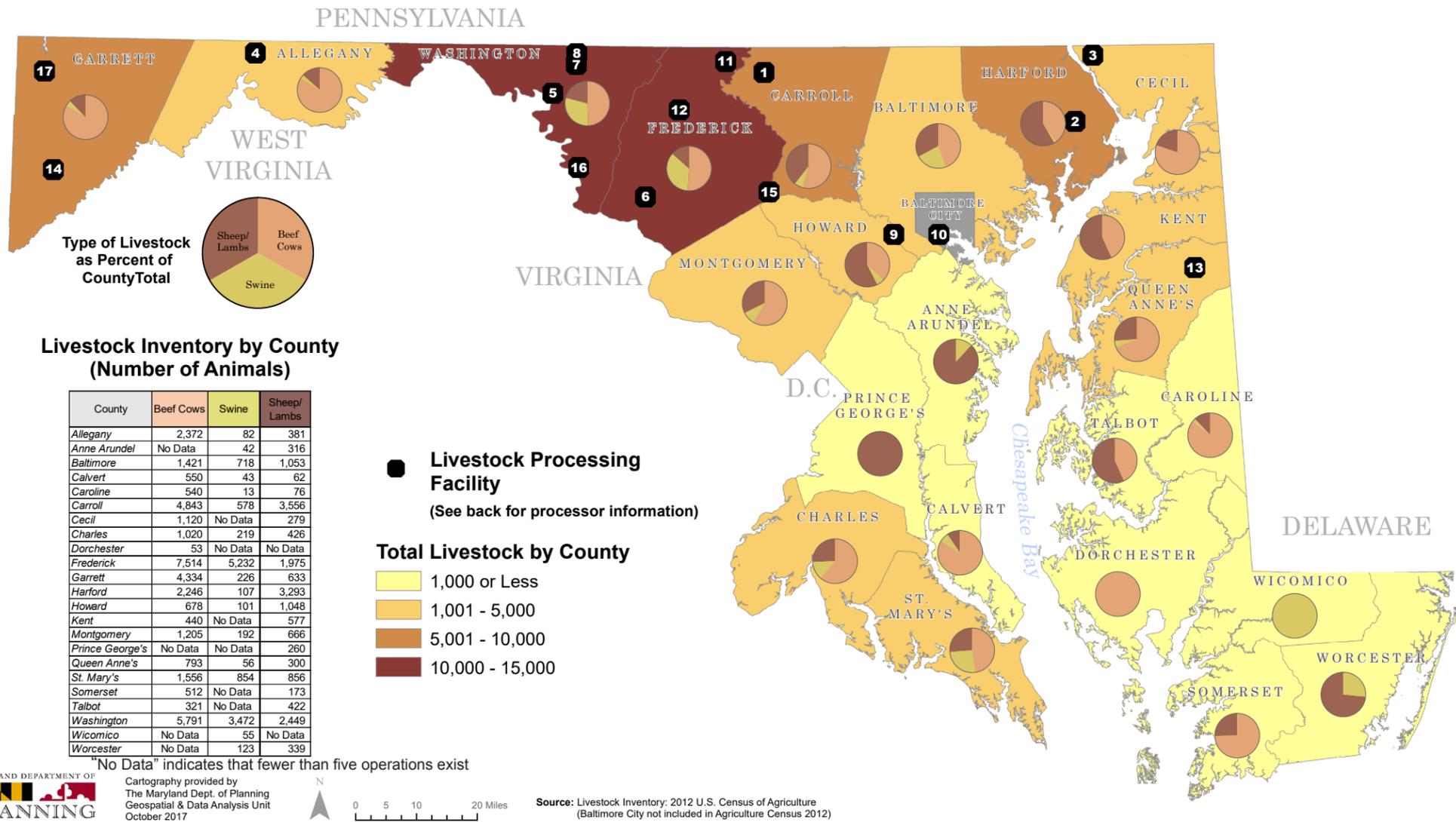
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USDA Inspected Livestock Processing Facilities in Maryland

Livestock Processing Facilities

In this flyer, the map indicates the livestock population of each county in Maryland and the location of USDA inspected livestock processing facilities; the table provides more information about the processors.

For corrections and updates please contact Daniel Rosen, daniel.rosen@maryland.gov



Beef farm in Kennedyville, Maryland.
Photo credit: Edwin Remsberg

Livestock Processing Facilities

Name <small>[location on map indicated by number]</small>	Address	City	State	Zip	County	Phone Number	Beef	Lamb	Goat	Swine	Vacuum Pack	Kosher	Halal	Processing Services	Sales Outlet
1. A & W Country Meats, Inc.	12 Middle St.	Taneytown	MD	21787	Carroll	(410) 756-2420	✓	✓	✓	✓				Cut, Wrap, Freeze, Cure, Smoke	Retail Store, Wholesale
2. Bowman's Butcher Shop	3452 Churchville Rd.	Aberdeen	MD	21001	Harford	(410) 914-5607	✓	✓	✓	✓				Custom Processor	Retail Store
3. Galvinell Meat Company, Inc.	461 Ragan Rd.	Conowingo	MD	21918	Cecil	(410) 378-3032	✓	✓	✓	✓	✓			Cut, Wrap, Freeze, Cure, Smoke, Lard, Scrapple	Retail Store, Wholesale Delivery to Schools, Restaurants, Clubs, Bars
4. Greise Brothers Packing, Inc.	11901 Greise Farm Rd., NE	Cumberland	MD	21502	Allegany	(240) 362-2826	✓	✓	✓	✓	✓		✓	Cut, Wrap, Freeze, Sausage, Hamburger, Curing Done Elsewhere	Halal Products to Ethnic Markets VA, MD, and DC
5. Hamzah Slaughter House LLC	15680 Clear Spring Rd.	Williamsport	MD	21795	Washington	(301) 223-8651	✓	✓	✓						
6. Hemps Meats, Inc.	3740 Jefferson Pike	Jefferson	MD	21755	Frederick	(301) 473-5700 (800) 974-5405	✓	✓						Cut, Wrap, Freeze, Sausage	Retail Store
7. Hoffman's Quality Meats	13225 Cearfoss Pike	Hagerstown	MD	21740	Washington	(301) 739-2332 (800) 356-3193	✓	✓	✓	✓	✓			Cut, Wrap, Freeze, Further Processing, Lunch Meats, Sausage, Bacon, Hot Dogs, Salami, Bologna	Retail Store, Wholesale, and Storage
8. Horst Meats	17807 Reiff Church Rd.	Hagerstown	MD	21740	Washington	(301) 733-1089	✓	✓	✓	✓				Cut, Wrap, Freeze, Sausage, Bacon, Ham, Retail with Small Deli	Retail Store with Small Deli
9. J. W. Treuth & Sons, Inc.	328 Oella Avenue	Catonsville	MD	21228	Baltimore	(410) 465-4650	✓					✓		Primarily slaughter and quarter (Primal Cuts) Can do smaller cuts and Ground Beef	Retail Store, Unprocessed Meat Sold to Facilities for Processing and Distribution
10. Oldline Custom Meat Co., LLC	1600 S. Monroe St.	Baltimore	MD	21230		(410) 962-5530	✓	✓				✓		Harvest, Dry Age Cut, Package, Vacuum Seal	
11. Shriver Meats	16436 Four Points Bridge Rd.	Emmitsburg	MD	21727	Frederick	(301) 447-2255	✓							Cut, Wrap, Freeze, Ground Beef	Retail Store, Wholesale to a Few Local Restaurants
12. Shuff's Meats, Inc.	12247 Baugher Rd.	Thurmont	MD	21788	Frederick	(301) 271-2231	✓	✓	✓	✓	✓			Cut, Wrap, Freeze, Smoke Sausage	Retail Store, Wholesale Mostly to Restaurants
13. Sudlersville Frozen Meat Locker	204 E. Main St.	Sudlersville	MD	21668	Queen Anne's	(410) 438-3106	✓	✓	✓	✓	✓			Cut, Wrap, Freeze, Sausage, Scrapple	Retail Store, Wholesale to a Couple of Restaurants
14. The Butcher Block	2482 Maryland Highway	Mt. Lake Park	MD	21550	Garrett	(301) 334-4140	✓	✓		✓	✓			Cut, Wrap, Freeze, Sausage, Rabbits	Retail Store, Wholesale
15. Wagner Meats, LLC	604 N. Main St.	Mount Airy	MD	21771	Frederick	(301) 829-0500	✓	✓		✓	✓			Cut, Wrap, Freeze, Smoke, Sausage	Retail Store, Wholesale
16. Woodlawn Farms Slaughterhouse	4233 Harpers Ferry Rd.	Sharpsburg	MD	21782	Washington	(301) 432-8632	✓	✓	✓	✓	✓			Cut, Wrap, Freeze, Smoke, Sausage	Retail Store, Wholesale to Restaurants and Stores, Farmers Markets
17. Working H Meats & Market	5481 Friendsville Rd. (Rt. 42)	Friendsville	MD	21531	Garrett	(301) 750-5039	✓	✓	✓	✓	✓			Cut, Wrap, Grind, Freeze, Further Processing (Sausage, Bacon, Ham, Smoked Whole Hog, Meat Sticks)	Retail Store, Wholesale to Restaurants and stores, Farmers Market

Source: USDA Food Safety Inspection Service's *Meat, Poultry, and Egg Inspection Directory*, July 2018, and company websites. To confirm all available services, please contact the processor directly.



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

MEMORANDUM

To: Roscoe Leslie, County Attorney
Kristen Tremblay, AICP, Zoning Administrator
Matthew Laick, GISP, Deputy Director
From: Jennifer Keener, AICP, Director
Date: February 20, 2024
Re: Text Amendment Application – Add a new subsection §ZS 1-201(c)(34) – Farm-based Slaughterhouses in the A-1 Agricultural District

Mark Cropper, on behalf of his client Bob Ewell, has submitted a text amendment application to add a special exception use to the A-1 Agricultural District for a small scale (600 square foot) slaughterhouse, provided it is on a farm where the livestock are raised or maintained. A copy of the draft bill language is attached for your consideration.

Currently, the slaughtering and processing of livestock is prohibited in the A-1 Agricultural District, as it is currently a special exception use in the I-2 Heavy Industrial District. As drafted, it would only permit the slaughtering of livestock raised on the farm property where the slaughtering is to occur. It would not allow the slaughtering of livestock from other farms, nor would it allow any rendering facilities or activities to be conducted on-site.

I intend to present this amendment at the April 4, 2024, Planning Commission meeting. Therefore, please send any comments you may have on the application by Wednesday, March 20, 2024, so that I may finalize the staff report.

If you have questions or need additional information, please let me know.



Worcester County Commissioners
Worcester County Government Center
Once West Market Street, Room 1103
Snow Hill, MD 21863

PETITION FOR AMENDMENT TO OFFICIAL TEXT
OF THE ZONING AND SUBDIVISION CONTROL ARTICLE

(Office Use Only - Please Do Not Write In This Space)

Date Received by Office of the County Commissioners: _____

Date Received by Development Review and Permitting: 2/14/2024

Date Reviewed by Planning Commission: _____

I. Application – Proposals for amendments to the text of the Zoning and Subdivision Control Article may be made by any interested person who is a resident of Worcester County, a taxpayer therein, or by any governmental agency of the County. Check applicable status below.

- A. Resident of Worcester County x
- B. Taxpayer of Worcester County x
- C. Governmental Agency _____

(Name of Agency)

II. Proposed Change to Text of the Zoning and Subdivision Control Article.

- A. Section Number: ZS 1-201(c)(34) and make existing (34) now (35)
- B. Page Number: ZS 1:II:7
- C. Proposed revised text, addition or deletion:

(34) On a farm as defined herein, the use of a structure for the slaughtering and processing of livestock raised or maintained on the farm, excluding rendering plants or facilities, not to exceed six hundred square feet in gross floor area. Minimum lot requirements shall be: Lot area, one hundred forty acres; lot width, two hundred feet; front yard setback two hundred feet; each side yard setback two hundred feet; and rear yard setback two hundred feet. Furthermore, all structures shall be located no less than four hundred feet from any residential structure on an adjacent property or public road and no variance to this requirement is permitted notwithstanding the provisions of Section ZS 1-116(c)(4).

III. Reasons for Requesting Text Change.

A. Please list reasons or other information as to why the proposed text change is necessary and therefore requested:

At present, if a farmer raising cattle or other farm animals wishes to slaughter the animals raised on the farm for butchering and sale to the public, it must transport the animals off-site to be slaughtered elsewhere, often out of state, and then returned to the site for final butchering and sale. Without this text amendment, the farmer can slaughter farm animals for his or her own use and consumption, but it cannot sell the butchered animals to the general public. This amendment will allow for that to occur.

IV. Signature of Applicants

Signature:



Printed Name of Applicant:

Mark Spencer Cropper

Mailing Address: **6200 Coastal Highway, Suite 200, Ocean City, MD 21842**

Phone Number: **(410) 723-1400**

Email: mcropper@ajgalaw.com

Date: 02.14.2024

V. Signature of Attorney

Signature:



Printed Name of Applicant:

Mark Spencer Cropper

Mailing Address: **6200 Coastal Highway, Suite 200, Ocean City, MD 21842**

Phone Number: **(410) 723-1400**

Email: mcropper@ajgalaw.com

Date: 02.14.2024

VI. General Information Relating to the Text Change Process.