

NOTICE OF INTRODUCTION OF EMERGENCY BILL 25-01
WORCESTER COUNTY COMMISSIONERS

Take Notice that Emergency Bill 25-01 (Zoning – Public Utility Operation Center) was introduced by Commissioners Abbott, Bertino, Bunting, Elder, Fiori, Mitrecic, and Purnell on January 21, 2025.

A fair summary of the bill is as follows:

§ ZS 1-103(b). (Adds the definition for “marine activity” in the Zoning and Subdivision Control Article to describe activities required for, supportive of, or commonly associated with the operation, storage, loading and unloading of boats, waterfront dock and port facilities, boat fuel and equipment supply, and other activities associated with the commercial and recreational fishing industry. Marine activities shall not include portside infrastructure or associated facilities that are intended to support offshore energy production.)

§ ZS 1-103(b). (Adds the definition for “marine yard” in the Zoning and Subdivision Control Article to describe structures or storage yards for the fueling, boat launching and recovery, dry storage of seaworthy boats in operable condition, maintenance facilities for all types of hull, deck and interior repairs and painting, and boat construction.)

§ ZS 1-103(b). (Adds the definition for “public utility operation center” in the Zoning and Subdivision Control Article to describe facilities, structures and any or all uses directly relating to the operation and maintenance of a public utility, including, but not limited to: (1) Operating utility system controls; (2) Business offices and associated accessory uses; (3) Indoor and outdoor vehicular and material storage yards for the constructing, maintenance and or repair of the utility system; (4) Incidental fueling and maintenance facilities; or (5) Indoor and outdoor assembly, repair, maintenance, testing and storage of utility system components, equipment, tools and supplies.)

§ ZS 1-103(b). (Adds the definition for “transportation station or terminal” in the Zoning and Subdivision Control Article to describe properties or structures associated with the transportation, loading and unloading of goods or freight by truck, rail or watercraft, but excluding warehousing and maintenance facilities.)

§ ZS 1-214(a). (Repeals and reenacts the purpose and intent statement in the CM Commercial Marine District.)

§ ZS 1-214(b)(8). (Repeals the permitted use for public utility structures and properties in the CM Commercial Marine District.)

§ ZS 1-202(c)(11). (Repeals and reenacts the special exception use for marine yards in the A-2 Agricultural District.)

§ ZS 1-203(c)(18). (Repeals and reenacts the special exception use for marine yards in the E-1 Estate District.)

§ ZS 1-210(b)(21). (Adds a new permitted principal use for public utility operation centers in the C-2 General Commercial District.)

§ ZS 1-211(b)(27). (Adds a new permitted principal use for public utility operation centers in the C-3 Highway Commercial District.)

§ ZS 1-212(b)(22). (Adds a new permitted principal use for public utility operation centers in the I-1 Light Industrial District.)

§ ZS 1-213(b)(25). (Adds a new permitted principal use for public utility operation centers in the I-2 Heavy Industrial District.)

A Public Hearing

will be held on Emergency Bill 25-01 at the Commissioners' Meeting Room, Room 1101 – Government Center, One West Market Street, Snow Hill, Maryland on **Tuesday, February 18, 2025 at 10:30 a.m.**

This is only a fair summary of the bill. A full copy of the bill is posted on the Legislative Bulletin Board in the main hall of the Worcester County Government Center outside Room 1103, is available for public inspection in Room 1103 of the Worcester County Government Center once County Government Offices are opened to the public. In the interim, a full copy of the bill is available on the County Website at www.co.worcester.md.us.

THE WORCESTER COUNTY COMMISSIONERS