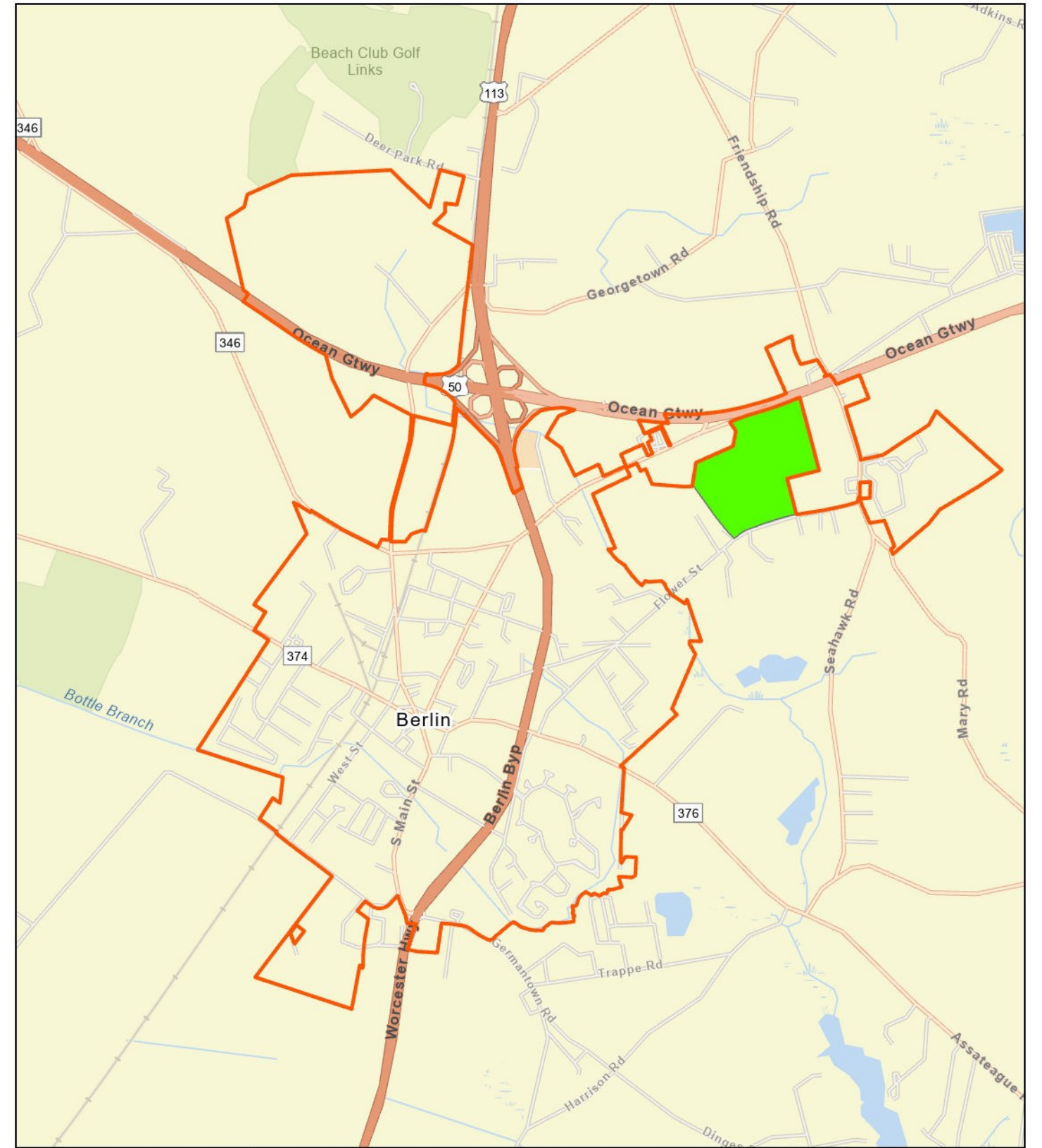
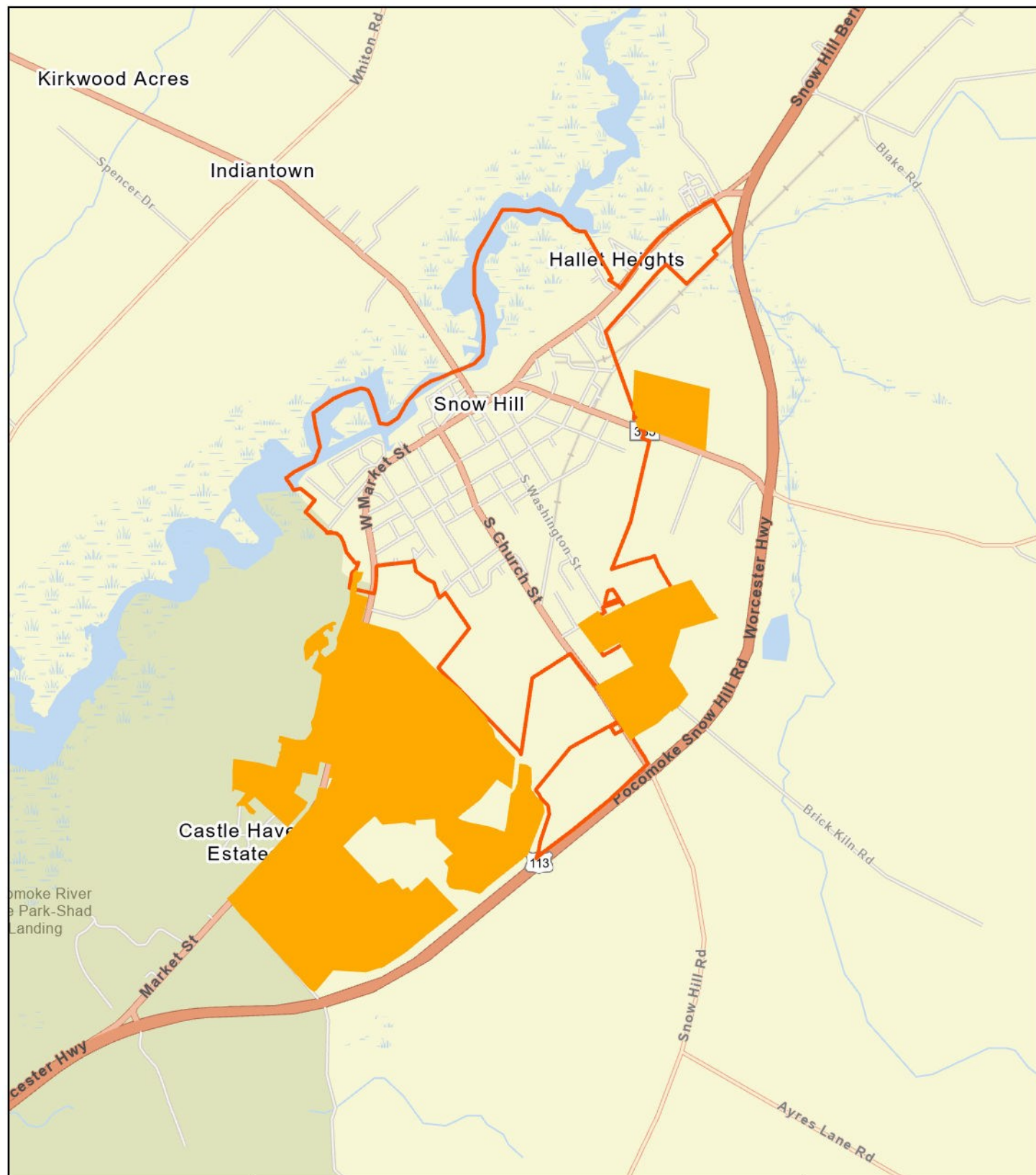


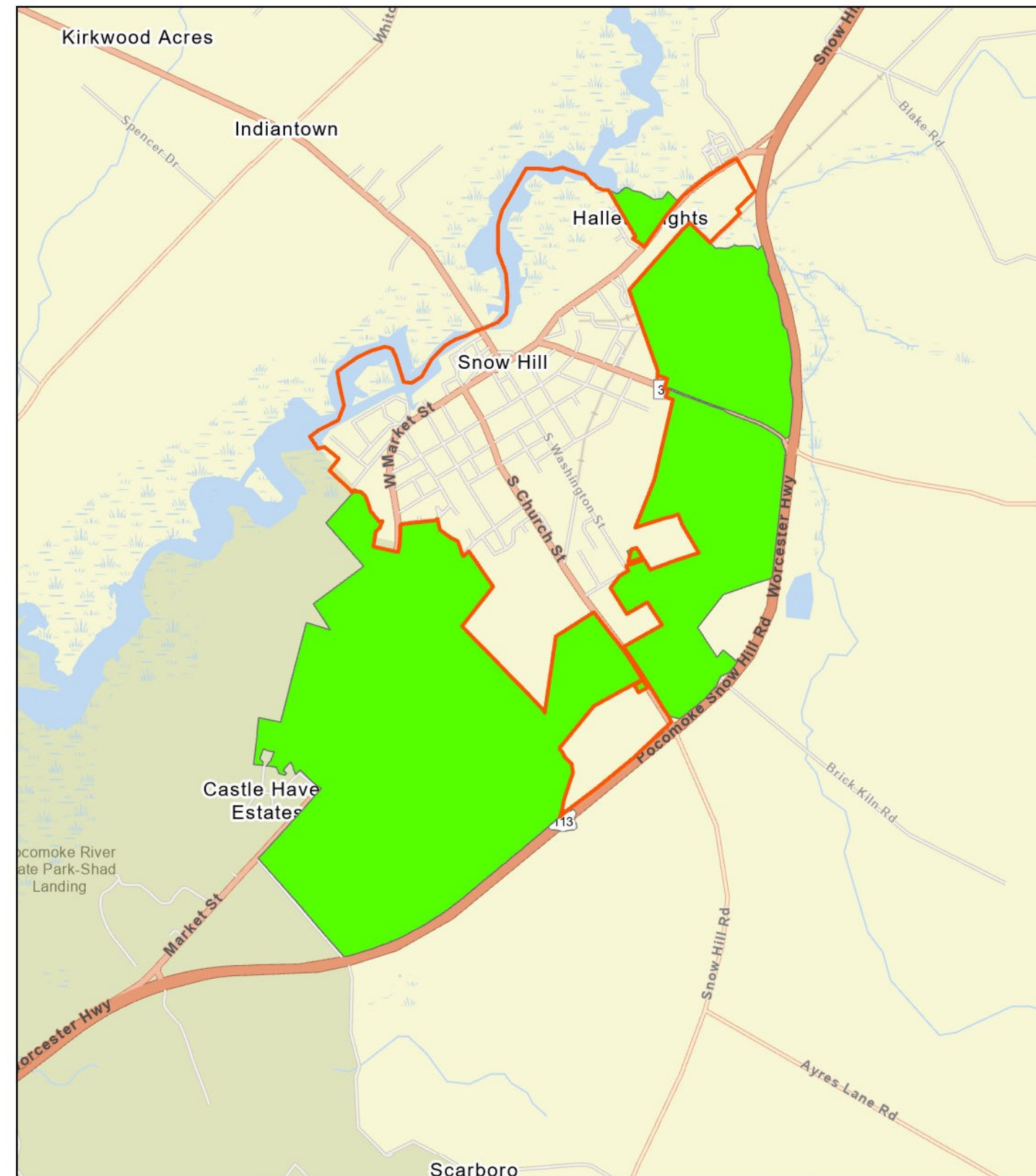
Legend Growth Area Corp Limits	<h2>Berlin</h2> <h3>2006 Growth Areas</h3>		 	
	<small>Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</small>			2006
	<small>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</small>			



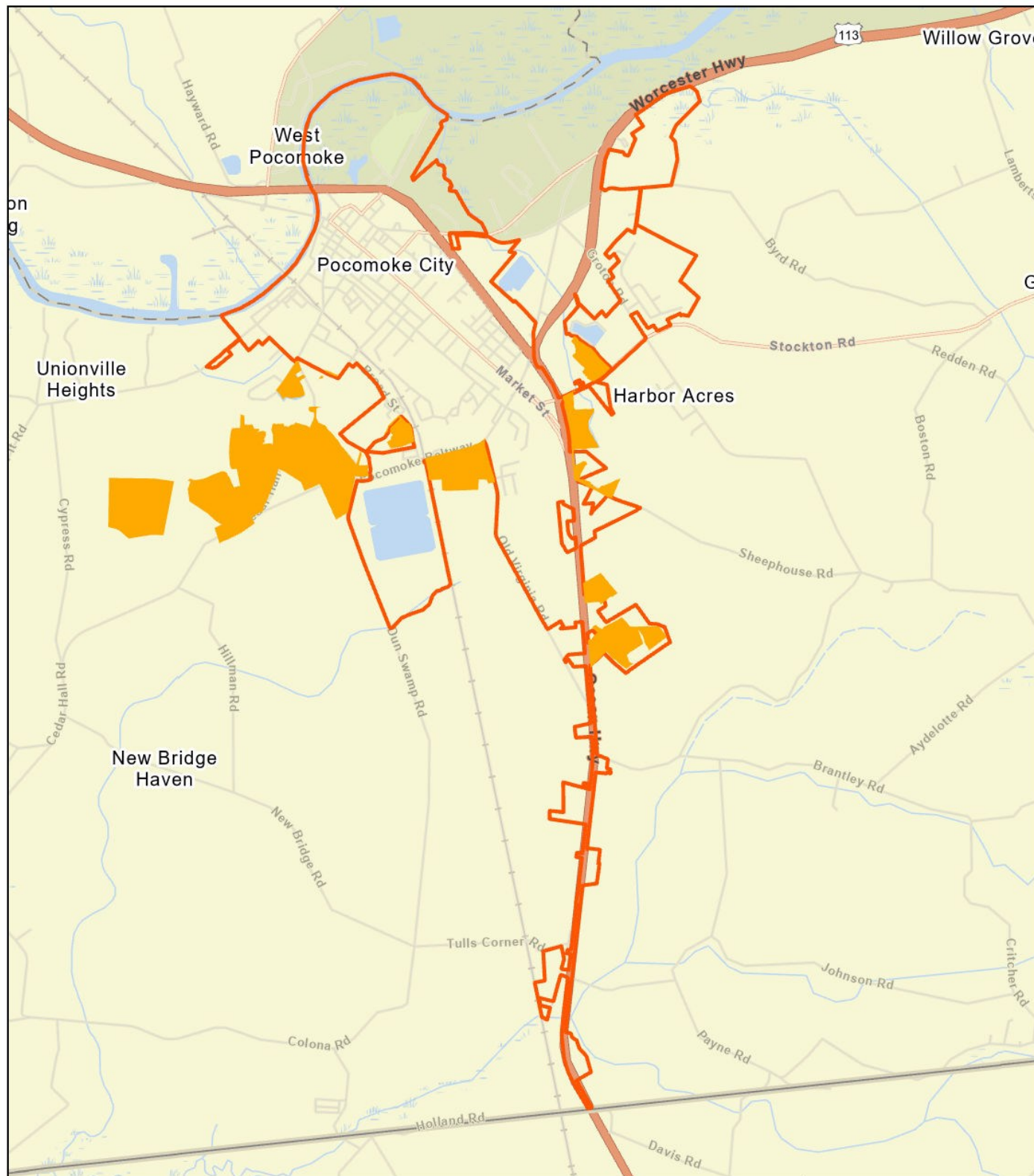
Legend Corp Limits Growth Areas Draft	<h2>Berlin</h2> <h3>Draft Growth Areas</h3>		 	
	<small>Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</small>			2025
	<small>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</small>			



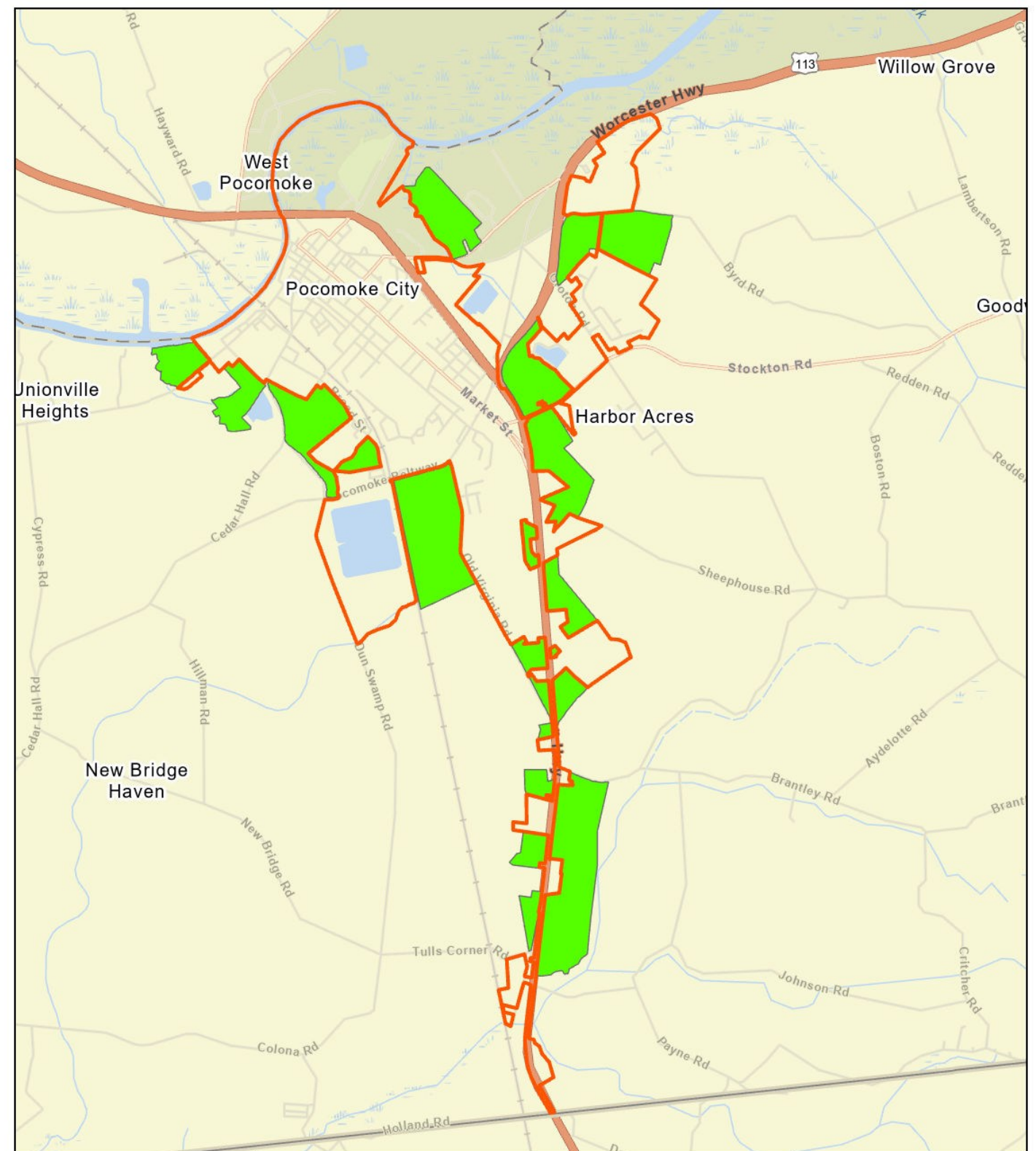
Legend Growth Area Corp Limits	<h2>Snow Hill</h2> <h3>2006 Growth Areas</h3>		
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community	2006	



Legend Corp Limits Growth Areas Draft	<h2>Snow Hill</h2> <h3>Draft Growth Areas</h3>		
	Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community	2025	

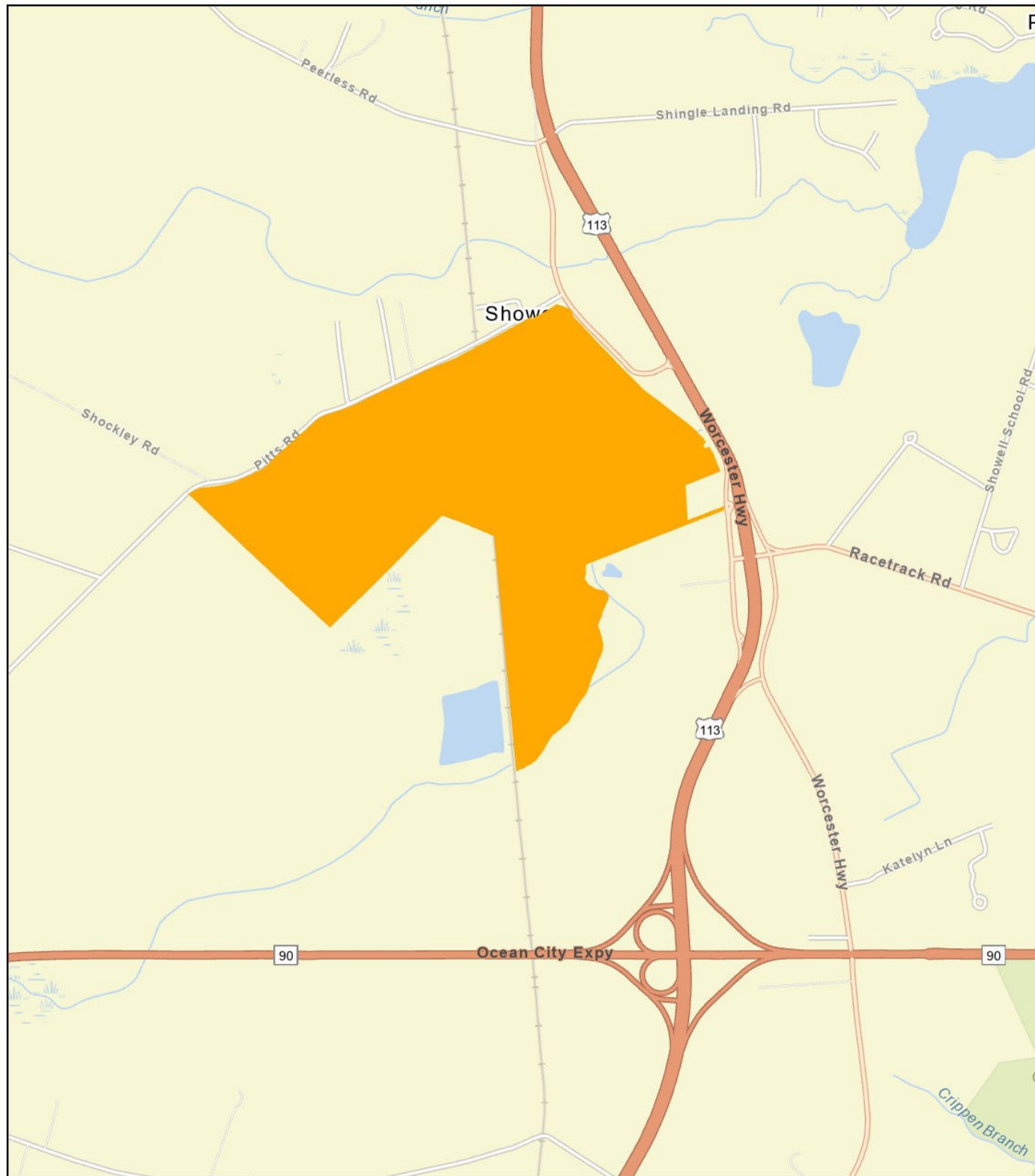


Legend Growth Area Corp Limits	<h2>Pocomoke City</h2> <h3>2006 Growth Areas</h3>		
	<small>Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</small>		
		2006	
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			

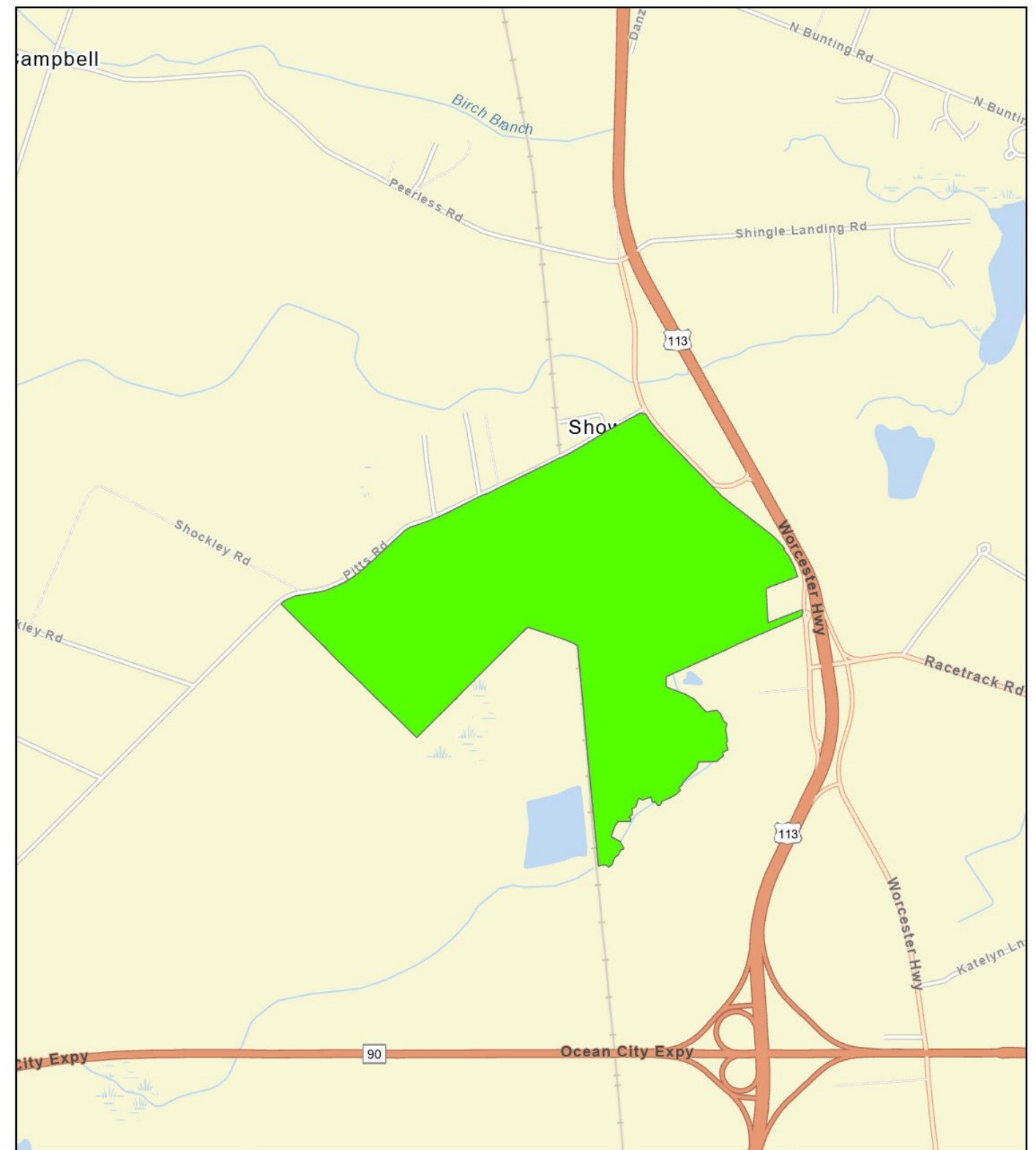


Legend Corp Limits Growth Areas Draft	<h2>Pocomoke City</h2> <h3>Draft Growth Areas</h3>		
	<small>Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</small>		
		2025	
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			

Planning Commission voted to retain the Showell Growth Area

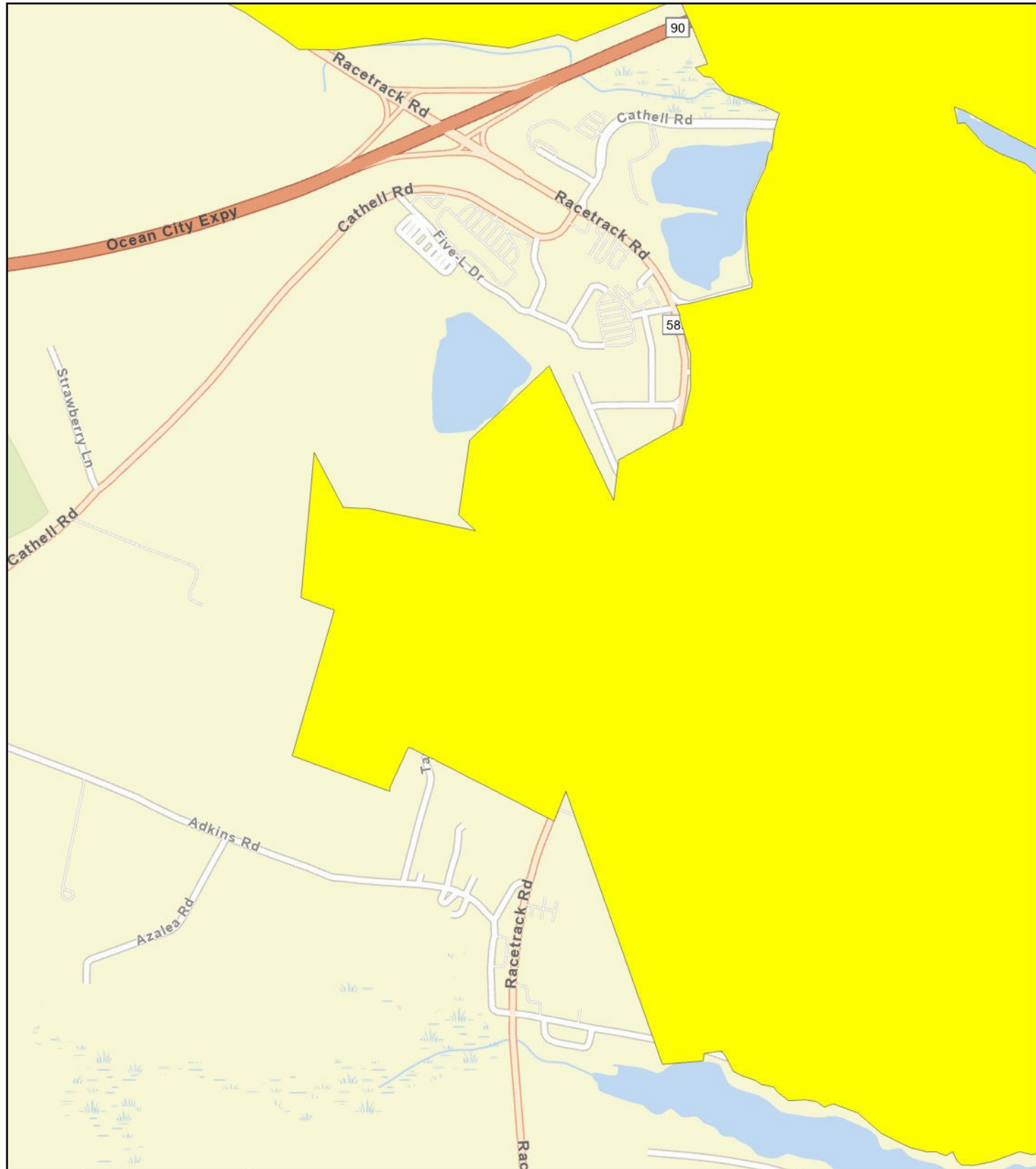


Legend Growth Area Corp Limits	<h2>Showell</h2> <h3>2006 Growth Areas</h3>		
	<small>Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</small>		
	2006		
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			

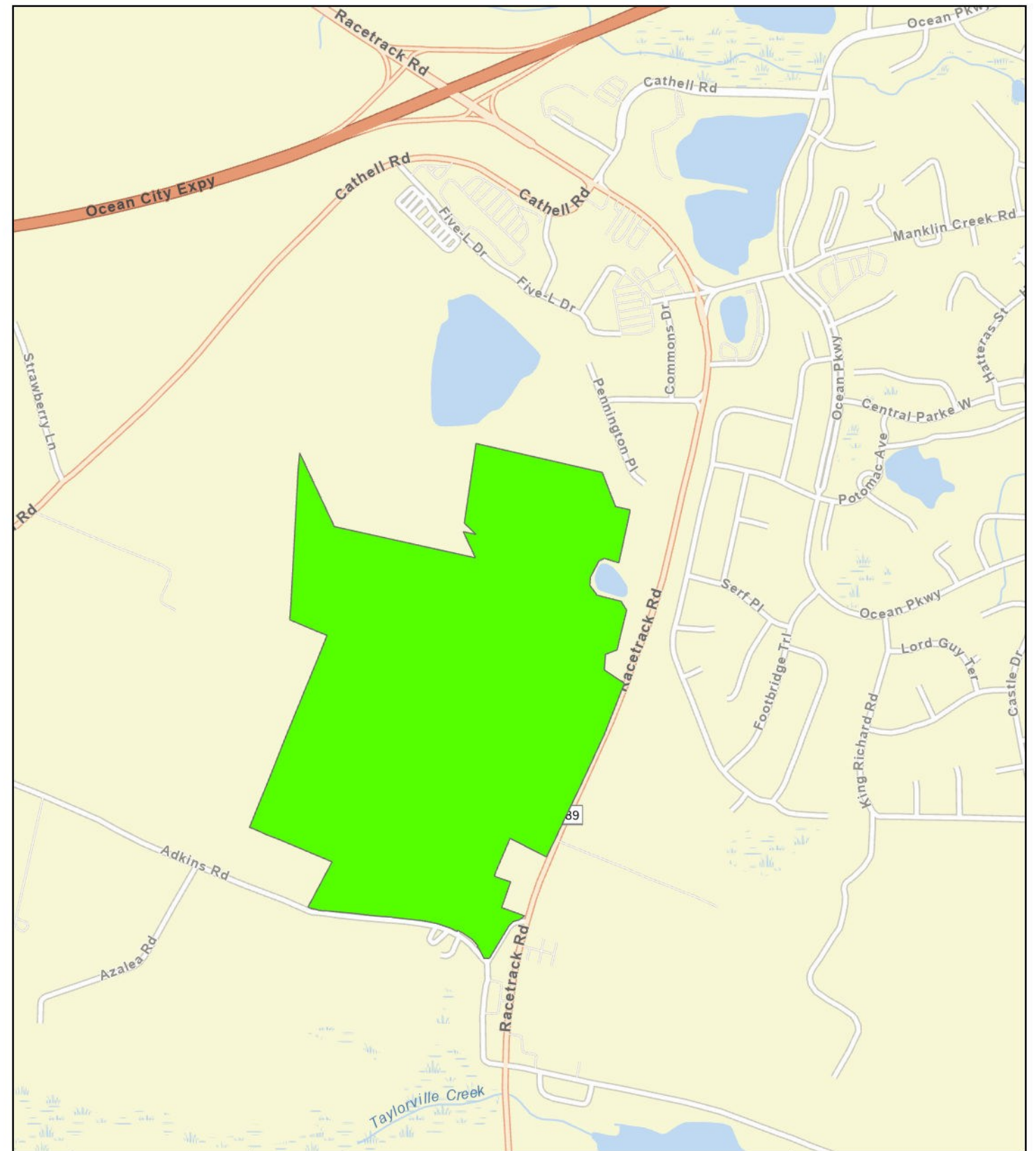


Legend Corp Limits Growth Areas Draft	<h2>Showell</h2> <h3>Draft Growth Areas</h3>		
	<small>Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</small>		
	2025		
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere			

Planning Commission voted to remove the Existing Developed Area on the westerly side of MD Route 589 (shown in green) and change it to an Agricultural Land Use Designation

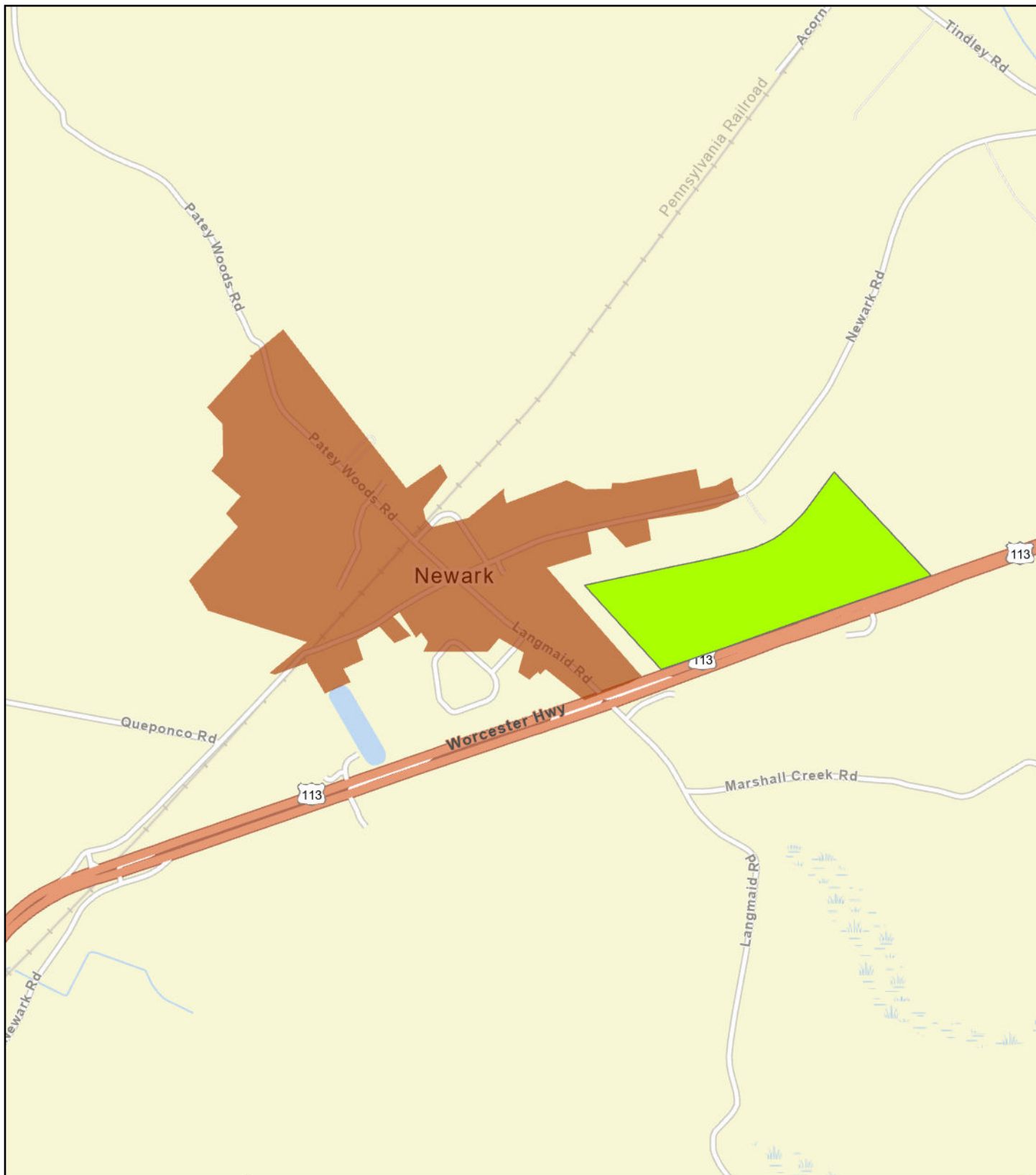


Legend Existing Developed Centers Corp Limits	<h2>Racetrack Road</h2> <h3>2006 Existing Developed Area</h3>		
	<small>Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</small>		
		2006	
<small>Coordinate System: NAD 1983 StatePlane Maryland FIPS 1900</small>			



Legend Corp Limits Growth Areas Draft	<h2>Racetrack Road</h2> <h3>Draft Growth Areas</h3>		
	<small>Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</small>		
		2025	
<small>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</small>			

Planning Commission voted to expand the Village Land Use designation



<p>Legend</p> <ul style="list-style-type: none"> Village Corp Limits Growth Area Draft 	<h1 style="margin: 0;">Newark</h1> <h2 style="margin: 0;">Draft Growth Areas</h2> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <div style="font-size: small;"> Produced by Worcester County DRP Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community </div> <div style="font-size: 2em; font-weight: bold; margin: 0;">2025</div> </div> <p style="font-size: x-small; margin-top: 5px;">Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</p>	<div style="margin-bottom: 10px;"> <p>N</p> </div> <div style="margin-bottom: 10px;"> <p>0 0.15 0.3 Mi</p> </div> <div> <p>0 0.3 0.6 Km</p> </div>
--	--	--



Civil Engineers
Land Planners
Landscape Architects
Surveyors

Jennifer Keener
Director of Development Review & Permitting
Worcester County
1 W. Market St. Room 1201
Snow Hill, MD 21863

Ms. Keener:

This letter is a follow-up to our recent conversation regarding the planned update to the Worcester County Comprehensive Plan. I am writing to you on behalf of the Taylor family that is currently the owners of several parcels, further described as the "Taylor Properties". See attached Parcel Exhibit and Real Property Data. These properties are located west of the Town of Berlin and are identified as Map 19 Grid 0017 Parcel 0047, Map 19 Grid 0018 Parcel 0136, Map 19 Grid 0024 Parcels 0062 and 0063, Map 24 Grid 0006 Parcels 0008, Map 25 Grid 0001 Parcel 0001 consisting of approximately 703.57 acres.

As referenced in the 2006 Comprehensive Plan, there are many goals, objectives and recommendations pertaining to future growth and the establishment of growth areas in Worcester County. We are confident that the Taylor properties are suitable for future growth based upon the County's Determination of growth area suitability and we respectfully request the parcels be considered for a future growth area.

We would be pleased to discuss this request further with you, County staff, the Planning Commission, or the County Commissioners if helpful in further consideration of this request.

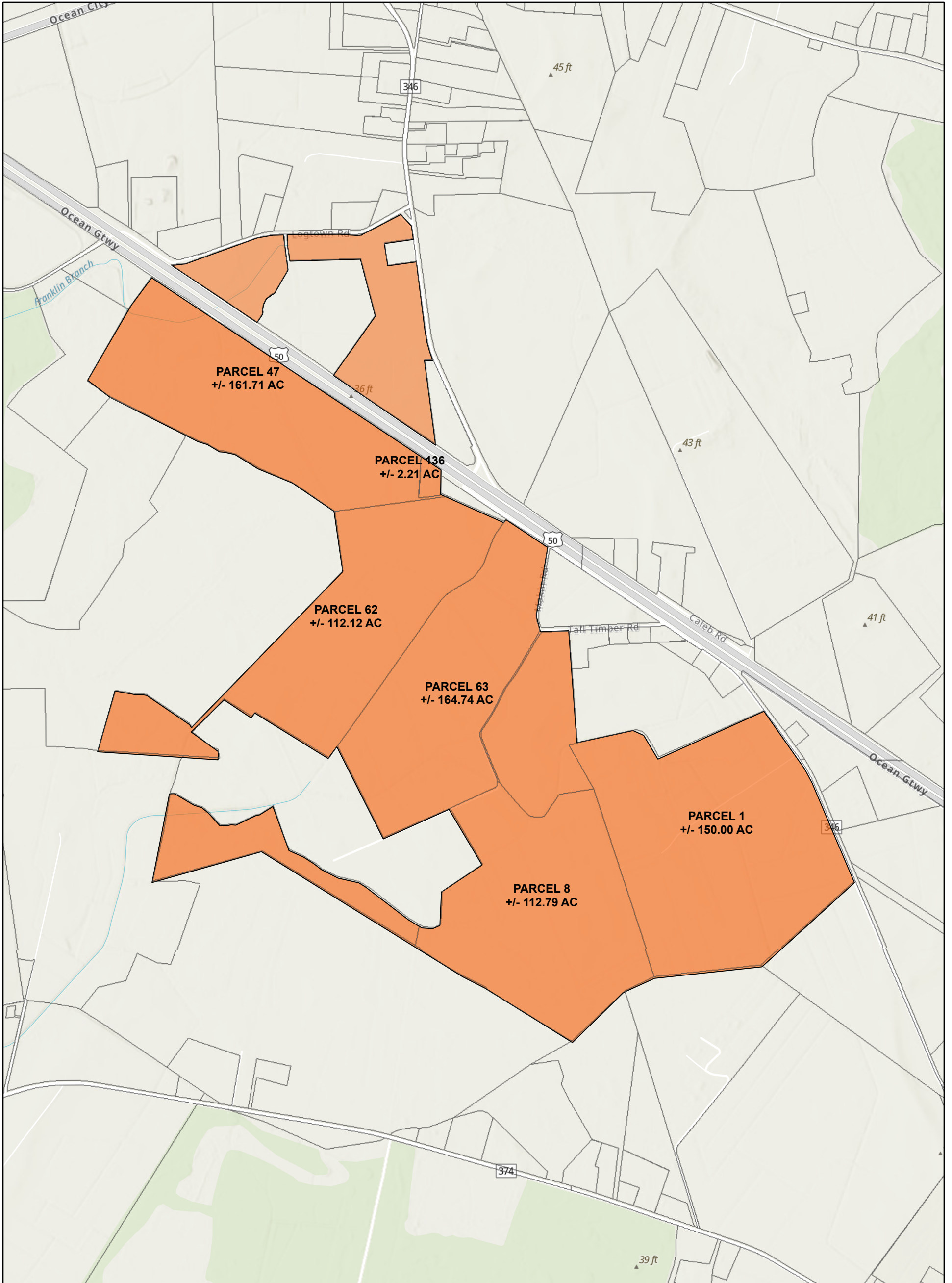
Thanks in advance for your time and do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink that reads "Chris Carbaugh". The signature is fluid and cursive, with the first name "Chris" and last name "Carbaugh" clearly legible.

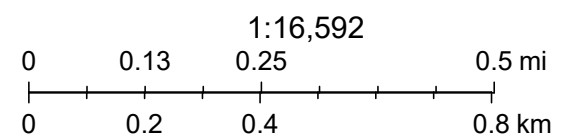
Christopher M. Carbaugh, RLA
Managing Partner

Select Parcels



2/24/2025

Parcel Boundaries
World Hillshade



MD IMAP, MDP, SDAT
Esri, NASA, NGA, USGS, FEMA
Esri Community Maps Contributors, VGIN, Esri, TomTom, Garmin,
SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,
US Census Bureau, USDA, USFWS

Law Offices
AYRES, JENKINS, GORDY & ALMAND, P.A.
6200 COASTAL HIGHWAY, SUITE 200
OCEAN CITY, MARYLAND 21842
www.ajgalaw.com

GUY R. AYRES, III (1973-2019)
JAMES W. ALMAND
WILLIAM E. ESHAM, III
MARK SPENCER CROPPER
BRUCE F. BRIGHT
HEATHER E. STANSBURY
MAUREEN F. L. HOWARTH
RYAN D. BODLEY
BRADFORD F. KIRBY
VICTORIA O'NEILL
SPENCER AYRES CROPPER

EMAIL ADDRESS:
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(410) 723-1400
FAX (410) 723-1861

May 20, 2025

OF COUNSEL
HAROLD B. GORDY, JR.
M. DEAN JENKINS
ALVIN I. FREDERICK

Worcester County Government Center
Department of Development Review and Permitting
Attn: Jennifer Keener, Director
1 West Market Street, Room 1201
Snow Hill, Maryland 21863

Re: BLS Realty, LLC/Update to Comprehensive Land Use Plan and Zoning Maps

Dear Ms. Keener:

As you know, I represent BLS Realty, LLC ("BLS") that owns substantial acres of unimproved real property along MD Rt. 589 and US 113 in northern Worcester County (collectively referred to as the "BLS Properties"). In particular, the BLS Properties include the following:

1. Tax Map 15/Parcels 184 (a) and (b)/205.60 acres;
2. Tax Map 15/Parcel 132/21 acres;
3. Tax Map 15/Parcel 133/8.368 acres;
4. Tax Map 15/Parcel 241/26.572 acres;
5. Tax Map 15/Parcel 137/25 acres;
6. Tax Map 15/Parcel 136/9.13 acres;
7. Tax Map 15/Parcel 206/1.08 acres; and
8. Tax Map 15/Parcel 207/1 acre.

(See attached as Exhibit "A" the Tax Map, Zoning Map, State Department of Assessments and Taxation Data pages and other information).

The BLS Properties total 297.75 acres and are located in extremely close proximity to the subdivisions of Ocean Pines (approximately 8500 homes/lots), River Run (195 homes/lots), Refuge at Windmill Creek (90 homes/lots), Pennington Estates (29 homes/lots) and White Horse Park (465 homes/lots). They are also bordered on the south by extensive commercial developments such as the Valero gas station, Ocean Pines Health Pavillion medical complex (near the north gate of Ocean Pines), BB&T Bank, Walgreens, Taylor Bank, Royal Farms Store, Pines Plaza Shopping Center, Pennington Commons Shopping Center and many other commercial or retail businesses surrounding them. They are near the River Run and Ocean Pines water and wastewater treatment facilities and are located along the major roadways of MD Rt. 589 and US 113.

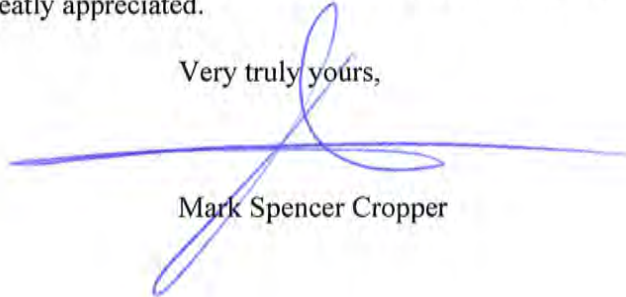
Accordingly, the BLS Properties are perfectly situated to be rezoned for either residential or

Ms. Jennifer Keener
May 20, 2025
Page 2

commercial development, or a combination of both. At the very least, they are appropriate to be designated as "future growth areas" to be rezoned at a later time. Doing so, would be a natural progression of land development consistent with the Comprehensive Land Use Plan ("Plan") and the growth that has occurred in this area since the last update to the Plan in 2009.

Please present this request to the Worcester County Planning Commission while it is discussing recommendations to the Worcester County Commissioners and let me know when I can meet with the Planning Commission to further discuss the merits of this request. I look forward to hearing from you. As always, your cooperation is greatly appreciated.

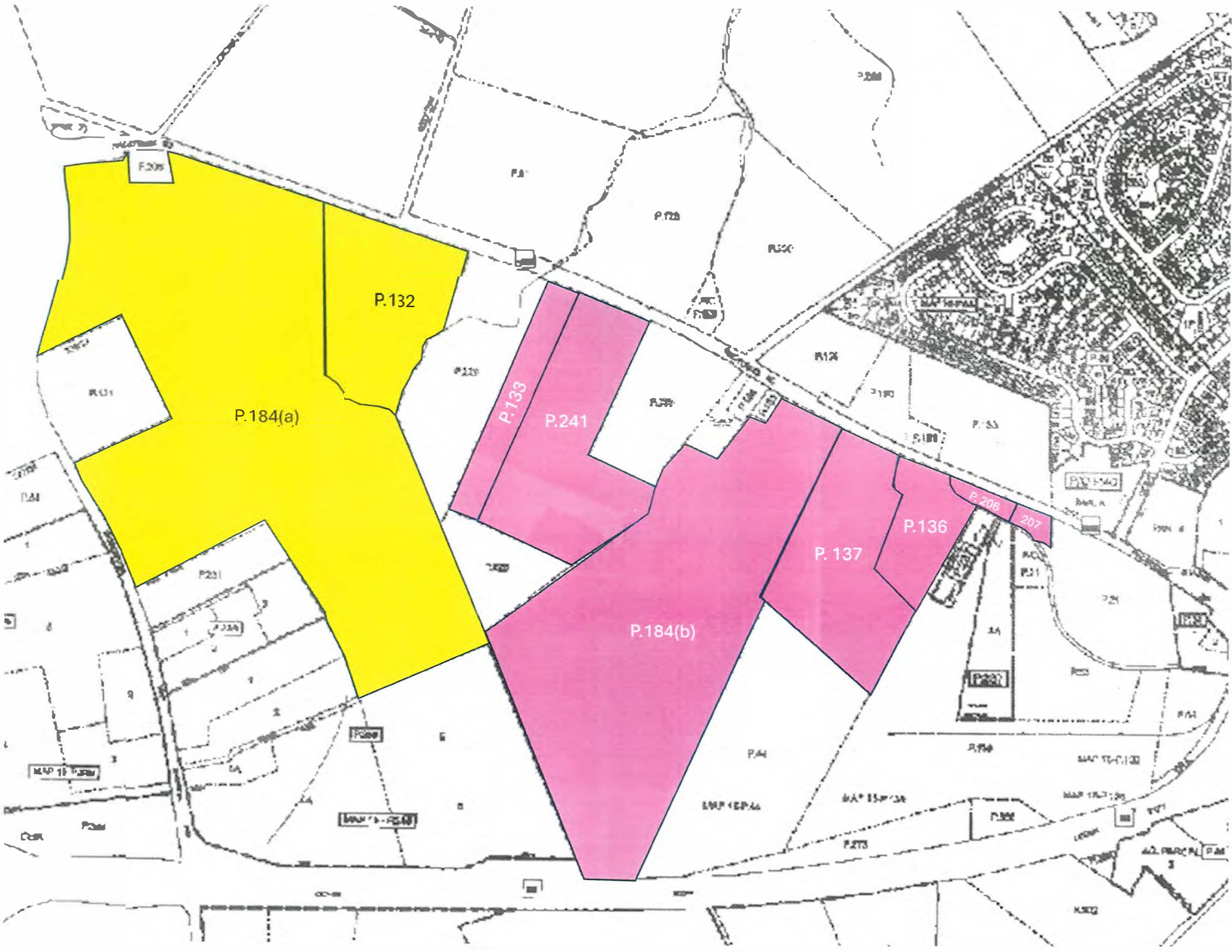
Very truly yours,

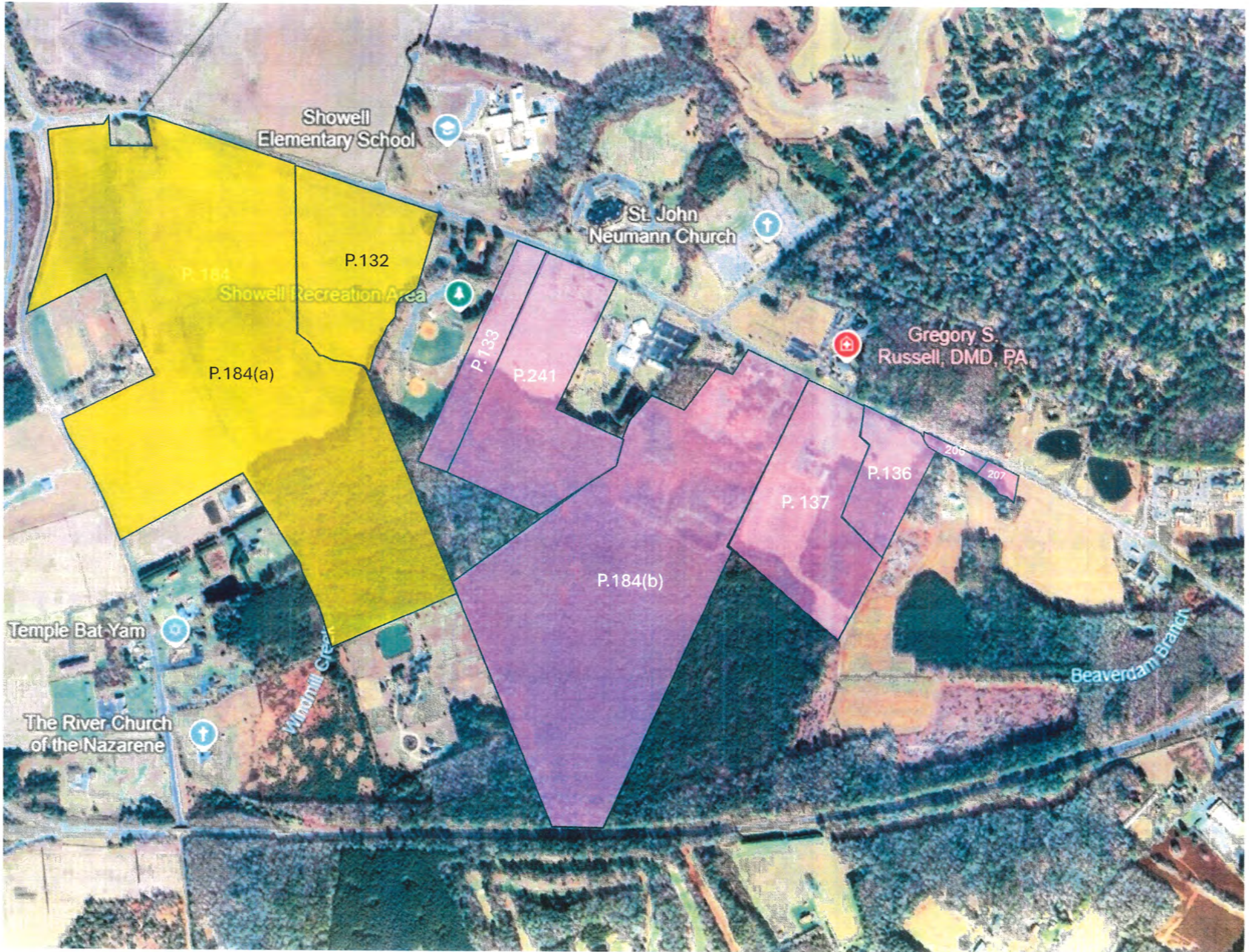
A handwritten signature in blue ink, consisting of a large, stylized 'M' and 'C' that loops together, with a long horizontal stroke extending to the left.

Mark Spencer Cropper

Enclosures

EXHIBIT “A”





Showell Elementary School

St. John Neumann Church

Gregory S. Russell, DMD, PA

Temple Bat Yam

The River Church of the Nazarene

P.184
Showell Recreation Area

P.184(a)

P.132

P.133

P.241

P.184(b)

P.137

P.136

206

207

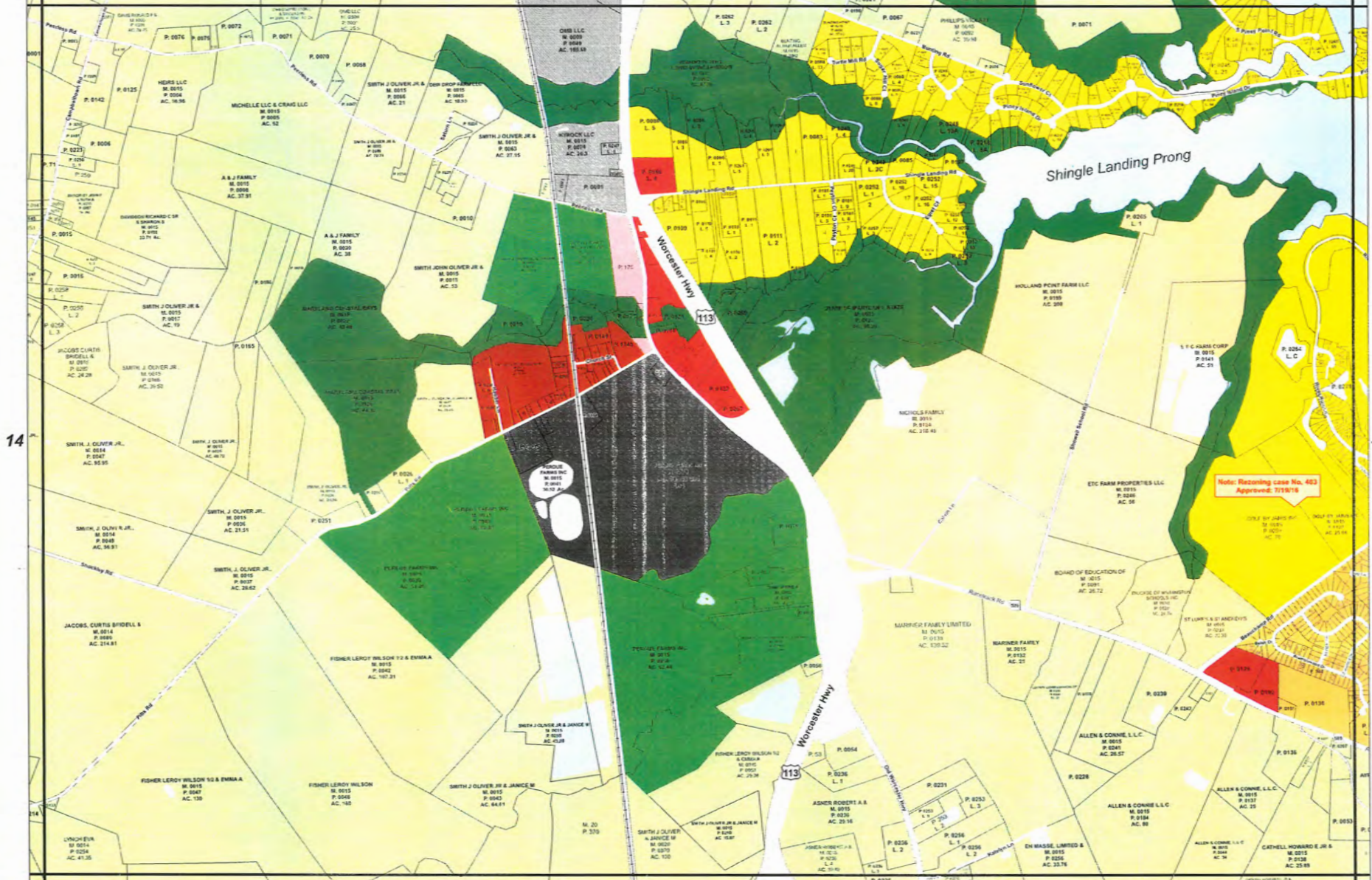
Windmill Creek

Beaverdam Branch

8

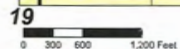
9

10



14

16



Official Zoning Map

Map prepared by Worcester County Department of Development and Permitting, November 3, 2008.
 Source: Worcester County Commissioners; UPDATED: Resolution No. 16-05.
 NOTE: Resolution 16-05 references Map 15, Parcels 127 and 259, Case No. 403, effective 7/19/16.

A1	RP	R2	I1	C1	V1
A2	E1	R3	I2	C2	MUN
CA	R1	R4	CM	C3	

Tax Map 15

19

20

21