

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**March 14, 2019**


The Worcester County Board of Zoning Appeals met on the above date in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Members present were: Robert Purcell, Thomas Babcock, Joe Green, Larry Duffy, Glenn Irwin and Larry Fykes. Also in attendance were Jennifer Keener, Zoning Administrator; Cathy Zirkle, DRP Specialist II, Jessica Casey, Customer Service Representative; Valerie Dawson, Court Reporter; and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 19-16**, on the application of Hugh Cropper, IV, on the lands of Tiffany Faucette, requesting a special exception to allow contractor shops and material storage yards and a special exception to allow storage yards and buildings for boat and RV storage in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-202(c)(13), ZS 1-202(c)(14), ZS 1-305(b), ZS 1-322 and ZS 1-325, located on Grays Corner Road, approximately 966 feet northeast of Friendship Road, Tax Map 25, Parcel 413, Lots 7A, 8A & 9A in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Hugh Cropper, IV, Esquire, Bob Hand, Land Planner and Donald Haines, contract purchaser of property. Appearing in opposition was Harvey Elliott, neighbor, Carroll Shockley, son-in-law of neighbor Audrey Jones and Doug Jones, surveyor for Audrey Jones. Mr. Cropper amended the request and withdrew the special exception to allow storage yards and buildings for boat and RV storage. Following the discussion, it was moved by Mr. Irwin, seconded by Mr. Green and carried 5-1, with Mr. Babcock opposed, to grant the special exception for the contractor shops and material storage yard with the following conditions: 1. Mr. Haines must consolidate the three parcels into one, 2. The warehouse buildings and material storage yard may not be leased to third parties, only owner affiliated companies. The hearing ended at 7:23 PM.

The public hearing commenced at 7:24 PM on **Case No. 19-17**, on the application of Hugh Cropper, IV, on the lands of, Stockyard Inc. requesting a special exception to allow special events (transient use) 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 12913 Ocean Gateway, (MD Route 50), at the northeast intersection with Inlet Isle Lane, Tax Map 27, Parcel 569, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Hugh Cropper, IV, Esquire, Pete Shepard, Patrick Brady and Ryan Interieri of Stockyard, Inc. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Green and carried unanimously to grant the special exception as requested. The hearing ended at 7:31 PM.

With no further business before the Board, the meeting was adjourned at 7:32 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Cathy Zirkle". The signature is written in a cursive style with a large, looped initial "C".

Cathy Zirkle  
DRP Specialist II