

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, September 14, 2022 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)

Tulls Corner – Minor site plan review

Proposed 2400 square foot addition to existing building for RV repair shop use and associated offices. Located 2345 Tull's Corner Road, Tax Map 100, Parcel 2, Tax District 01, I-1 Light Industrial District, Carlton Mason, owner / George E. Young, III, PC, Engineers & Surveyors, engineer.

- III. Adjourn



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

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>

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

September 14, 2022

Tull's Corner Road – Minor site plan review

Proposed 2,400 square foot addition to existing building for RV repair shop use and associated offices. Located 2345 Tull's Corner Road, Tax Map 100, Parcel 2, Tax District 01, I-1 Light Industrial District, Carlton Mason, owner / George E. Young, III, PC, Engineers & Surveyors, engineer.

Prepared by: Stuart White, DRP Specialist

Contact: swhite@co.worcester.md.us or (410) 632-1200, extension 1139

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete Building Permit Application along with the initial fee of \$300 made payable to "Worcester County."
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Three (3) site plan sets once approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspection agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land.
Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.

Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-212	I-1 Light Industrial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

1. Please provide a purpose statement that describes the intended uses of the property.
2. The site plan includes a proposed flow chart for three (3) office spaces. Please keep in mind that an office is incidental to the RV repair business use, however stand-alone offices (i.e. should the property owner decide to lease the office spaces to other tenants) is not a permitted use in the I-1 Light Industrial District.
3. In accordance with §ZS 1-320(a), minimum parking for RV repair shops is calculated at 10 spaces plus one (1) for each service bay and a maximum of 10 spaces plus two (2) for each service bay. Please adjust the parking calculations accordingly.
4. The site plan states that a 15 foot landscaping area is identified but does not indicate the location, amount, and the types of plants that are proposed. Please include all proposed landscaping on the site plan or provide a separate landscaping plan. 75% of the overall number of plantings in the form of trees, shrubs, and other vegetation must be native to Worcester County.
5. According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors unless waived by the Planning Commission. Please note method of maintenance for landscaped areas.
6. According to §ZS 1-322(f), trees shall be located in islands within the parking lot in intervals of 10 contiguous parking spaces or less. Also, planting areas shall be placed at the end of each parking row.

7. In accordance with §ZS 1-322(g), a maintenance and replacement bond for landscaping is mandatory for a period not to exceed two years in an amount not to exceed one hundred and twenty-five percent of the installation cost.
8. Please update all zoning references to current designations.
9. In the notes section, please change the use from residential to industrial.
10. Please include existing and any proposed lighting on the site plan or provide separate lighting plan.
11. Please indicate the distance between the west side of the addition and the identified four (4) foot gravel area.
12. Please indicate how the western entrance will be utilized.
13. Please provide additional information for the intended use of the “outdoor storage area.”
14. A dumpster area is not proposed on the site plan. Please indicate the method of refuse disposal and include screening details.

***Please provide a detailed listing of all site plan changes along with any resubmission.**

Other Agency Approvals:

1. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
2. Written confirmation of approval from the Department of Public Works County Roads Division regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III *JSB*

Subject: September 14, 2022 - Technical Review Committee Meeting

Date: August 18, 2022

- **Tulls Corner - Minor Site Plan Review**
Proposed 2400 square foot addition to existing RV repair shop. Located at 2345 Tulls Corner Road, Tax Map 100, Parcel 2, Tax District 01, I-1 Light Industrial District, Carlton Mason, owner / George E. Young, III, PC, Engineers & Surveyors, engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a September 14, 2022 Meeting

From: Environmental Programs Staff

Subject: Minor Site Plan: Tulls Corner – Tax Map: 100, Parcel: 2

Date: September 2, 2022

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$100 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The flow chart needs to show all the existing used as well as the proposed uses. The flow chart shown on the site plan only reflects the flow for the offices, not the remainder of the building.
3. Commercial plumbing plans and permits are needed. A commercial plumbing plan review will need to be completed on the property. The fee associated with the commercial plumbing plans is \$125.
4. Plumbing Code is the 2018 International Plumbing Code (IPC).
5. The Gas Code is the International Fuel Gas Code, 2018 Edition.

Citizens and Government Working Together



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1003

SNOW HILL, MARYLAND 21863-1194

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **RV Repair Shop**

TRC #: **2022440**

LOCATION: **Tax Map 100; Parcel 2**

CONTACT: **Carlton Mason**

MEETING DATE: **September 14, 2022**

COMMENTS BY: **Matthew Owens**
Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project

The proposed construction of a 2400 square foot addition to an existing RV repair shop.

General Comments

1. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

Specific Comments

1. Complete set of building plans shall be submitted and approved prior to start of construction.
2. No further comments at this time.




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: September 6, 2022

Date of Meeting: September 14, 2022

Project: Tulls Corner

Location: 2345 Tulls Corner Road; Tax Map: 100; Parcel: 2

Owner: Carlton Mason

Engineer: George E. Young, III, PC, Engineers & Surveyors

This project is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan number 08-02. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place surrounding the Conservation Easements.

This property has been subject to a Forest Conservation violation and the applicant is currently working with Staff on a revision to the previously approved Forest Conservation Plan. The revised Forest Conservation Plan must be approved prior to this project receiving signature plan approval. In addition, the revised Forest Conservation Plan must be recorded, and all components of the plan must be followed, prior to the issuance of any permits.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Final Plan approval. A Stormwater Management permit can only be issued once conditions of the Forest Conservation violation have been completed.

Citizens and Government Working Together

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

Citizens and Government Working Together

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS


Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
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LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: March 11, 2020
TO: Applicant
FROM: Jenelle Gerthoffer, Natural Resources Administrator 
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Natural Resources Administrator, Jenelle Gerthoffer, at (410) 632-1220, ext. 1147.

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Monday, August 29, 2022 12:16 PM
To: Stuart White
Cc: Daniel Wilson; Mark Gillis; Jeffrey Fritts; Ron Marvil
Subject: *EXTERNAL*:Fw: Draft TRC agenda
Attachments: 2022.09.14 TRC Draft Agenda.pdf

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good afternoon Stu,

Please see MDOT SHA District 1 comments for the Tulls Corner and Assateague Farm Brewery.

Tulls Corner:

After a review of the subject development of the property, MDOT SHA recognizes that the proposed expansion will have no negative impact to the surrounding State roadway network. However, MDOT SHA should be notified if any expansion occurs or if change in the business.

Assateague Farm Brewery:

After a review of the subject development of the property, MDOT SHA recognizes that the proposed development will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Feel free to reach out if you have any questions or concerns before the TRC meeting on 09/14/22.

Thanks,



Aws Ezzat
Regional Engineer, Access Management
District 1
660 West Road
Salisbury, MD 21801
AEzzat@mdot.maryland.gov
(410) 677-4048 (office)

From: Stuart White <swhite@co.worcester.md.us>
Sent: Monday, August 15, 2022 2:41 PM
To: Aws Ezzat <AEzzat@mdot.maryland.gov>; Brooks Clayville (brooksc88@gmail.com) <brooksc88@gmail.com>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jenelle Gerthoffer <jgerthoffer@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristi Marsh <kmarsh@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Paul Miller

<pmiller@co.worcester.md.us>; Robert Mitchell <bmittchell@co.worcester.md.us>

Cc: Kristen Tremblay <ktremblay@co.worcester.md.us>

Subject: Draft TRC agenda

Good afternoon,

Please see the attached draft agenda for the September 14 TRC meeting. Site plan materials will be distributed this afternoon. The final agenda will be distributed on Friday, September 2, so please let me know by Thursday, September 1 if any projects should be pulled. Staff comments are due by Friday, September 9. Let me know if you have any questions.

Thank you,

Stu

Stuart White

DRP Specialist

Worcester County Department of Development, Review & Permitting

(410) 632-1200, ext. 1139

swhite@co.worcester.md.us

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**WORCESTER COUNTY
DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Stuart White, DRP Specialist
Development Review and Permitting

FROM: Christopher S. Clasing, P.E., Deputy Director

DATE: September 9, 2022

SUBJECT: TRC Meeting – September 2022 – Roads and Water/Wastewater Comments

Site Plan Review

a) Tulls Corner

- i. No comments from DPW at this time.

b) Assateague Farm Brewery

- i. No comments from DPW Roads Division at this time.
- ii. There are no proposed public water or sewer utilities shown on the plan at this time. Is this correct?

cc: Kevin Lynch, Roads Superintendent
Gary Serman, W/WW Facilities Supervisor