

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

Worcester County Government Center, Room 1102, One West Market Street, Snow Hill, Maryland 21863

**May 8, 2019**

Est. Time

- |           |      |   |
|-----------|------|---|
| 1:00 P.M. | I.   | Call to Order   |
|           | II.  | §ZS 1-325 Site plan review  |
| 1:00 P.M. | A.   | Ebenezer Solar - Proposed construction of a 1.35 MW (DC) solar photovoltaic facility, located on the easterly side of Whaleyville Road (MD Route 610), south of Ebenezer Road, Tax Map 8, Parcels 41 & 162, Lot 2, Tax District 5, A-1 Agricultural District, Peggy Anne and Howard G. Wiles for life, owner/ Groundstar Energy, c/o Finn McCabe, developer;                  |
| 1:10 P.M. | B.   | Main Street Storage – Proposed construction of four self-storage buildings consisting of 9,484 square feet and 53 units, located on the easterly side of MD Route 818 (Main Street), south of US Route 50 (Ocean Gateway), Tax Map 25, Parcel 54, Tax District 3, C-2 General Commercial District, Arden Center, LLC, owner/ J.W. Salm Engineering, Inc., engineer;           |
|           | III. | §ZS 1-315 Residential planned communities   |
| 1:20 P.M. | A.   | Evergreen Village – Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision, northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts, Evergreen, LLC, owner/ R.D. Hand & Associates, Inc., land planner; |
| 1:30 P.M. | IV.  | Adjourn   |

**\*\*All site plans and plats are available for review during normal business hours, 8 A.M. to 4:30 P.M. in the Department of Development, Review and Permitting, One West Market Street, Room 1201, Snow Hill, MD 21863.\*\***

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: Jessica Casey DATE OF MEETING: May 8, 2019

PROJECT: Ebenezer Solar - Proposed construction of a 1.35 MW (DC) solar photovoltaic facility, located on the easterly side of Whaleyville Road (MD Route 610), south of Ebenezer Road, Tax Map 8, Parcels 41 & 162, Lot 2, Tax District 5, A-1 Agricultural District, Peggy Anne and Howard G. Wiles for life, owner/ Groundstar Energy, c/o Finn McCabe, developer

APPLICANT(S) IN ATTENDANCE: \_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Keener, Zoning Administrator
- \_\_\_\_\_ Zirkle, DRP Specialist II
- \_\_\_\_\_ Casey, Customer Service Rep.
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
- \_\_\_\_\_ Klump, Environmental Programs
- \_\_\_\_\_ Bradford, Environmental Programs
- \_\_\_\_\_ Birch, Environmental Programs
- \_\_\_\_\_ Gerthoffer, Environmental Programs
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Adkins, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Ross, W & WW, DPW
- \_\_\_\_\_ Clayville, Planning Commission Rep.

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X Under the terms of ZS 325(f)(1), this application is considered to be a minor site plan since the square footage of all structural improvements does not exceed 10,000 square feet in area. All minor site plans are reviewed and approved by the Technical Review Committee. The Technical Review Committee shall have the authority to forward an application to the Planning Commission when it is determined the site plan shall have a broad impact on the County or where otherwise deemed appropriate.



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  
[www.co.worcester.md.us/drp/drpindex.htm](http://www.co.worcester.md.us/drp/drpindex.htm)

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICE DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
May 8, 2019

Jessica Casey, Customer Service Representative (ext. 1173)  
Department of Development, Review and Permitting  
Worcester County Government Office Building  
One West Market Street, Room 1201  
Snow Hill, MD 21863  
(410) 632-1200

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Project: Ebenezer Solar - Proposed construction of a 1.35 MW (DC) solar photovoltaic facility, located on the easterly side of Whaleyville Road (MD Route 610), south of Ebenezer Road, Tax Map 8, Parcels 41 & 162, Lot 2, Tax District 5, A-1 Agricultural District

GENERAL COMMENTS:

- A. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - 1. Submit a complete Building Permit application, along with the initial fee of \$300.00 made payable to "Worcester County",
  - 2. Submit 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. The plans must be prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code;
  - 3. Submit three (3) sets of the site plan as approved by the Technical Review Committee
- B. 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, once on site, may require special or additional inspections than normal.
- C. **In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two sets of As-Builts (illustrating all lighting, landscaping, parking, signs and etc.) must be submitted at least one week prior to the anticipated occupancy of the building, structure or use of land activity. The Department has 48 hours from the last inspection in which to process a Certificate of Use and Occupancy. Please note that it is unlawful to occupy (employees or patrons) a structure without benefit of a Certificate of Use and Occupancy.**

Any questions relative to the permit or bonding process should be directed to Jennifer K. Keener at (410) 632-1200, extension 1123.

**SPECIFIC COMMENTS:**

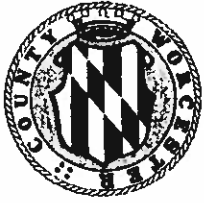
This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| ZS 1-201 | A-1 Agricultural District                                                      |
| ZS 1-305 | Lot requirements generally                                                     |
| ZS 1-306 | Access to structures                                                           |
| ZS 1-319 | Access and traffic circulation requirements                                    |
| ZS 1-322 | Landscaping and buffering requirements                                         |
| ZS 1-325 | Site plan review                                                               |
| ZS 1-326 | Classification of highways                                                     |
| ZS 1-327 | Additional setbacks from drainage ditches and stormwater management facilities |
| ZS 1-344 | Alternative Energy Facilities                                                  |

1. Please revise the zoning district to reflect A-1 Agricultural District in the supplemental written summary.
2. Please add a reference to Parcel 162, Lot 2 to the cover sheet under Site Information and add the Tax Account Number for Parcel 41, as the currently only the Tax Account Number for Parcel 162, Lot 2 is referenced.
3. The Existing Conditions sheet indicates “existing property line to be vacated” and driveway access easement to the dwelling to be “vacated” as well. To combine the separate lots, a consolidation agreement may be completed with the Department and recorded with the Clerk of Court. This may be done temporarily or permanently and requires a \$60 check made payable to the Clerk of Court. Another option is to re-plat the lots, not only eliminating the property line, but also the access easement. For either option, it will be required to be completed prior to the issuance of any permits.
4. According to §ZS 1-344(d)(2), a vegetated buffer at least six feet in width shall be provided within the required yard setback adjoining a residential use or zone. Since Parcel 139 to the Northeast has a residential dwelling, landscaping is required within the side yard setback.
5. A supplemental Landscape Management Plan was included with the submission; however, it is not consistent with the Vegetation Plan provided. Which of these documents reflects the correct plantings?
6. Additionally, please include the method of irrigation and height of all plantings at maturity to the plan.
7. Although the project summary documents indicate the height of the proposed fence is six feet, the height is not specified on the plans. Please ensure this is added. Additionally, according to §ZS 1-305(k)(3), fences within the front yard setback cannot exceed four feet in height without approval from the Board of Zoning Appeals. The fence could be shortened to four feet, moved further into the lot or a special exception obtained.
8. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required 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. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount;
9. Please add the following statement with a signature block for the owner to sign prior to final signature approval: “As the property owner/developer, I am in full agreement with this site plan

submitted herewith, and I am responsible for the completion of the improvements as shown on the approved site plan, and I understand that I cannot allow the property or buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development, Review and Permitting.”

10. In accordance with §ZS 1-325(e)(3)O. & P., written confirmation that all water and wastewater requirements have been met will be required to be provided from the Department of Environmental Programs prior to signature approval;
11. Approvals will be required from the Dept. of Environmental Programs relative to Forestry and Stormwater Management prior to the Department granting signature approval.
12. Written comments from the State Highway Administration state that the proposed entrance on MD meets with their approval, therefore no further information is needed;



## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

\*\*\*\*\*

Project: Ebenezer Solar Project

Date: 5/8/2019

Tax Map: 8 Parcel: 41 & 162 Section:     Lot: 2 Block:       

### COMMENTS

1. Current Codes: 2015 International Building Code (**Until 7/1/2019**)  
2017 National Electric Code  
**(Maryland Codes Administration adopted the 2018 International Codes)**
2. Wind Design - 120 MPH (assumed), Exposure Category "C";  
Ground Snow Load – 20 PSF
3. Soils report required at time of permit application.
4. Engineered sealed plans (Maryland) required for all systems and components.
5. Special inspector (**third party engineer**) will be required for all systems and components  
final certification of project prior to final inspection by building inspector.
6. Submit with the permit application the total number and size of solar panels to be in  
installed.

**Additional information may be requested at time of plan review.**

**Permit fee is by ft<sup>2</sup> of panels x .1131**

**There is also a fee for fire marshal.**



**Worcester County**  
Department of Environmental Programs  
Environmental Programs Division

## Memorandum

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**To:** Technical Review Committee (TRC) for May 8, 2019 Meeting

**From:** Environmental Programs Staff

**Subject:** Ebenezar Solar, SITE PLAN REVIEW,  
TM 8 P 41 & 162

**Date:** April 2, 2019

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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.

Environmental Programs sees no conflict with water or sewage here and therefore, supports this project.

**Citizens and Government Working Together**



DEPARTMENT OF ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1306

SNOW HILL, MARYLAND 21863

TEL: 410.632.1220 / FAX: 410.632.2012

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

LAND PRESERVATION PROGRAMS  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

TECHNICAL REVIEW COMMITTEE  
FOREST CONSERVATION REVIEW

STAFF PERSON: David Mathers *(DM)*

DATE OF MEETING: May 8, 2019

PROJECT: Ebenezer Solar

LOCATION: Tax Map 8, Parcels 41 & 162

OWNER/DEVELOPER: Peggy Anne and Howard G. Wiles for Life

APPLICANT/ENGINEER: Groundstar Energy c/o Finn McCabe

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**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation application and review fee have been received. As noted in NR 1-406(d), a concept plan can be used as a substitute to a Forest Stand Delineation because there is not Forest on the site.

According to the site plan submitted, the Net Tract Area (the Limit of Disturbance for agriculturally zoned properties) is 6.52 acres. With an afforestation threshold of 20 percent and conservation threshold of 50 percent, approximately 1.3 acres of afforestation will be required. If afforestation is completed outside the proposed LOD/off-site, the afforestation requirement will need to be provided at a 2:1 ratio, or 2.6 acres. A Forest Conservation Plan and/or off-site mitigation bank utilization agreement must be approved prior to this project being reviewed by the Planning Commission.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater concept plan approval. Site Design Plan approval must be received prior to this case going to the Planning Commission.





DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS


## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAM  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS/FORESTRY  
COMMUNITY HYGIENE

### MEMORANDUM

DATE: April 24, 2019  
TO: Worcester County Technical Review Committee  
FROM: Joy S. Birch, Natural Resources Specialist III   
RE: May 8, 2019 Technical Review Committee Meeting

- 
- Ebenezer Solar – Proposed construction of a 1.35 MW (DC) solar photovoltaic facility, located on the easterly side of Whaleyville Road (MD Route 610), south of Ebenezer Road, Tax Map 8, Parcels 41 & 162, Lot 2, Tax District 5, A-1 Agricultural District, Peggy Anne And Howard G. Wiles for life, owner / Groundstar Energy, c/o Finn McCabe, developer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program.  
**No Comment.**

April 30, 2019

Ms. Jennifer Keener, Zoning Administrator  
Department of Developing, Review and Planning  
Worcester County Government Center  
One West Market Street, Room 1201  
Snow Hill MD 21863

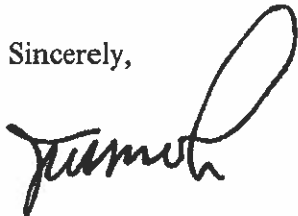
Dear Ms. Keener:

Thank you for the opportunity to review the submittal for the proposed Ebenezer Solar, located on the easterly side of MD 610, south of Ebenezer Road, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

This major site plan proposes the construction of a 1.35-megawatt solar photovoltaic facility. A field review of this property determined an existing paved access point with a culvert pipe on MD 610, which will be utilized for the proposed development. Given the presence of an existing paved access and the limited number of trips generated by a solar energy system, we do not anticipate the project will negatively impact the surrounding State roadway network. Therefore, the MDOT SHA has no objection to the construction as proposed.

If you have any questions, or require anything additional, please contact Mr. Daniel Wilson, Access Management Regional Engineer, via email at [dwilson12@sha.state.md.us](mailto:dwilson12@sha.state.md.us), or by calling him directly at 410-677-4048. He'll be happy to assist you.

Sincerely,



James W. Meredith  
District Engineer

cc: Mr. Hicham Baassiri, Assistant District Engineer-Project Development, MDOT SHA  
Mr. Mike Marvel, Resident Maintenance Engineer, MDOT SHA  
Mr. Daniel Wilson, Access Management Regional Engineer, MDOT SHA



**Worcester County**  
**DEPARTMENT OF PUBLIC WORKS**  
 6113 TIMMONS ROAD  
 SNOW HILL, MARYLAND 21863

JOHN H. TUSTIN, P.E.  
 DIRECTOR

JOHN S. ROSS, P.E.  
 DEPUTY DIRECTOR

TEL: 410-632-5623  
 FAX: 410-632-1753

**MEMORANDUM**

**TO: Jennifer Kenner, Zoning Administrator**  
**FROM: Frank J. Adkins, Roads Superintendent** (FA)  
**DATE: May 1, 2019**  
**SUBJECT: TRC Meeting – May 8, 2019**

**DIVISIONS**

**MAINTENANCE**  
 TEL: 410-632-3766  
 FAX: 410-632-1753

**ROADS**  
 TEL: 410-632-2244  
 FAX: 410-632-0020

**SOLID WASTE**  
 TEL: 410-632-3177  
 FAX: 410-632-3000

**FLEET  
 MANAGEMENT**  
 TEL: 410-632-5675  
 FAX: 410-632-1753

**WATER AND  
 WASTEWATER**  
 TEL: 410-641-5251  
 FAX: 410-641-5185

**Section 1-325 Site Plan Review**

**A. Ebenezer Solar**

1. No comments at this time. Borders State Highway.

**B. Main Street Storage**

1. No comments at this time. Borders State Highway.

**Section 1-315 Site Plan Review**

**A. Evergreen Village**

1. Since this project is listed as a Residential Planned Community, any roads are to be built to an RPC road standard which may include an RPC Approved Private Road Standard WO 200-06.
2. Reserve comments pending review of construction drawings.

cc: John H. Tustin, P.E.

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GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1003  
SNOW HILL, MARYLAND 21863-1194  
TEL: 410-632-5666  
FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **Ebenezer Solar**

TRC #: **2019184**

LOCATION: **Tax Map 8; Parcel 41 & 162; Lot 2**

CONTACT: **Finn McCabe (Groundstar Energy)**

MEETING DATE: **May 8, 2019**

COMMENTS BY: **Matthew Owens**

**Chief Deputy Fire Marshal**

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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 1.35 megawatt (DC) solar photovoltaic facility.

### General Comments

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

### Specific Comments

1. A clear area of 10 feet around ground-mounted photovoltaic installations shall be provided.
2. A gravel base or other non-combustible base shall be installed and maintained under and around the installations.
3. Fencing, skirting, or other suitable security barriers shall be installed.
4. Photovoltaic systems shall be installed in accordance with NFPA 70, *The National Electric Code*.
5. No further comments at this time.

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
WATER & WASTEWATER DIVISION  
INTEROFFICE MEMORANDUM**

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**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** April 26, 2019  
**SUBJECT:** TRC Meeting – May 8, 2019

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**Site Plan Review**

- \* A. Ebenezer Solar - Proposed construction of a 1.35 MW (DC) solar photovoltaic facility, located on the easterly side of Whaleyville Road (MD Route 610), south of Ebenezer Road, Tax Map 8, Parcels 41 & 162, Lot 2, Tax District 5, A-1 Agricultural District, Peggy Anne and Howard G. Wiles for life, owner/ Groundstar Energy, c/o Finn McCabe, developer;
1. No Comment
- B. Main Street Storage – Proposed construction of four self-storage buildings consisting of 9,484 square feet and 53 units, located on the easterly side of MD Route 818 (Main Street), south of US Route 50 (Ocean Gateway), Tax Map 25, Parcel 54, Tax District 3, C-2 General Commercial District, Arden Center, LLC, owner/ J.W. Salm Engineering, Inc., engineer;
1. No Comment

**Residential Planned Communities**

- A. Evergreen Village – Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision, northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts, Evergreen, LLC, owner/ R.D. Hand & Associates, Inc., land planner;
1. Confirm adequate EDUs have been assigned to the project
  2. Reserve further comments until utility plans are completed

**cc:** John H. Tustin, P.E. Director

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: Jessica Casey DATE OF MEETING: May 8, 2019

PROJECT: Main Street Storage – Proposed construction of four self-storage buildings consisting of 9,484 square feet and 53 units, located on the easterly side of MD Route 818 (Main Street), south of US Route 50 (Ocean Gateway), Tax Map 25, Parcel 54, Tax District 3, C-2 General Commercial District, Arden Center, LLC, owner/ J.W. Salm Engineering, Inc., engineer;

APPLICANT(S) IN ATTENDANCE: \_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

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~~~~~  
X Under the terms of ZS 325(f)(1), this application is considered to be a minor site plan since the square footage of all structural improvements does not exceed 10,000 square feet in area. All minor site plans are reviewed and approved by the Technical Review Committee. The Technical Review Committee shall have the authority to forward an application to the Planning Commission when it is determined the site plan shall have a broad impact on the County or where otherwise deemed appropriate.



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

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ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICE DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
May 8, 2019

**Jessica Casey, Customer Service Representative (ext. 1173)**  
Department of Development, Review and Permitting  
Worcester County Government Office Building  
One West Market Street, Room 1201  
Snow Hill, MD 21863  
(410) 632-1200

\*\*\*\*\*

Project: Main Street Storage – Proposed construction of four self-storage buildings consisting of 9,484 square feet and 53 units, located on the easterly side of MD Route 818 (Main Street), south of US Route 50 (Ocean Gateway), Tax Map 25, Parcel 54, Tax District 3, C-2 General Commercial District

GENERAL COMMENTS:

- A. In order to obtain a Building Permit, the applicant must submit the following to the Department:
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  - 3. Submit three (3) sets of the site plan as approved by the Technical Review Committee or the Planning Commission.
- B. 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, once on site, may require special or additional inspections than normal.
- C. **In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two sets of As-Builts (illustrating all lighting, landscaping, parking, signs and etc.) must be submitted at least one week prior to the anticipated occupancy of the building, structure or use of land activity. The Department has 48 hours from the last inspection in which to process a Certificate of Use and Occupancy. Please note that it is unlawful to occupy (employees or patrons) a structure without benefit of a Certificate of Use and Occupancy.**

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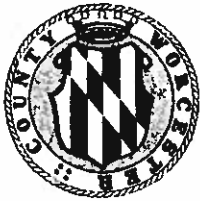
**SPECIFIC COMMENTS:**

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

ZS 1-210	C-2 General Commercial District
ZS 1-305	Lot requirements generally
ZS 1-306	Access to structures
ZS 1-317	Commercial development, industrial development and industrial parks
ZS 1-319	Access and traffic circulation requirements
ZS 1-320	Off-street parking areas
ZS 1-322	Landscaping and buffering requirements
ZS 1-323	Exterior lighting
ZS 1-325	Site plan review
ZS 1-326	Classification of highways
ZS 1-327	Additional setbacks from drainage ditches and stormwater management facilities

1. On the Existing Conditions Plan there is a note referencing "Proposed Climate controlled Storage Bldg. No. B" to the east of Kitts Branch PDA. Was this placed accidentally?
2. The Cover Sheet indicates 36 existing parking spaces but only 34 can be counted on the plan. Please update accordingly.
3. Additionally, since Buildings A-D and E-H are the same use, it would be preferable for the parking calculations to be combined. For example:
  - a. 74 Existing Self Storage units + 53 Proposed Self Storage Units = 127 Total Units
  - b. 127 Total Units calculated at 1 parking spot for each 40 units = 3 minimum parking spaces
  - c. 127 Total Units calculated at 1 parking spot for each 20 units = 6 maximum parking spaces
4. Since the development overall requires 24 spaces and 34 have already been provided, all additional parking shall be of a pervious design.
5. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required 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. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount;
6. Written comments from the State Highway Administration state that the proposed entrance on MD meets with their approval, therefore no further information is needed;
7. Approvals will be required from the Dept. of Environmental Programs relative to water, sewer, Forestry and Stormwater Management prior to the Department granting signature approval.





## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

\*\*\*\*\*

Project: Main Street Storage, 9848 Main Street, Berlin, Md.

Date: 5/8/2019

Tax Map: 25 Parcel: 54 Section:        Lot:        Block:       

### STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide calculations for wind, snow and seismic loads.
7. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared, fill, foundations and structural observations.
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirement details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Please provide your design professional with a copy of these comments.

## SITE SPECIFIC COMMENTS

1. Current Codes: 2015 International Building Code  
2015 International Energy Conservation Code  
2015 International Mechanical Code  
2014 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs

Maryland Codes Administration has completed the adoption of the 2018 edition of the International Codes. Worcester County projected adoption date of 2018 I codes 7/1/2019.

2. Wind Design: Risk category; Exposure category; Wind speed 115 MPH
3. Provide an Energy Compliance Report and lighting plan (wattage report).
4. Provide COMcheck building envelope report for all conditioned buildings.
5. Complete sealed architectural, structural, mechanical and electrical plans are required.

There is not enough information provided at this time to provide additional comments.



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for May 8, 2019 Meeting

**From:** Environmental Programs Staff

**Subject:** Main Street Storage, SITE PLAN REVIEW,  
TM 25 P 54

**Date:** April 2, 2019

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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.

There is no sewage flow attached to this structures; therefore, Environmental Programs has no objection to this request.

**Citizens and Government Working Together**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAM  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS/FORESTRY  
COMMUNITY HYGIENE

### MEMORANDUM

DATE: April 24, 2019  
TO: Worcester County Technical Review Committee  
FROM: Joy S. Birch, Natural Resources Specialist III (JB)  
RE: May 8, 2019 Technical Review Committee Meeting

---

- Main Street Storage - Proposed construction of four self-storage buildings consisting of 9,484 square feet and 53 units, located on the easterly side of MD Route 818 (Main Street), south of US Route 50 ( Ocean Gateway), Tax Map 25, Parcel 54, Tax District 3, C-2 General Commercial District, Arden Center, LLC, owner / J.W. Salm Engineering , Inc. , engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

Worcester County

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SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

**TECHNICAL REVIEW COMMITTEE**  
**FOREST CONSERVATION REVIEW**

STAFF PERSON: David Mathers *DM*

DATE OF MEETING: May 8, 2019

PROJECT: Main Street Storage

LOCATION: Tax Map: 25; Parcel: 54

OWNER: Arden Center, LLC

ENGINEER: J.W. Salm Engineering, Inc.

.....

**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan 15-15. 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 around the Conservation Easements.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater concept plan approval. Site Design Plan approval must be received prior to this case going to the Planning Commission.

April 30, 2019

Ms. Jennifer Keener, Zoning Administrator  
Department of Developing, Review and Planning  
Worcester County Government Center  
One West Market Street, Room 1201  
Snow Hill MD 21863

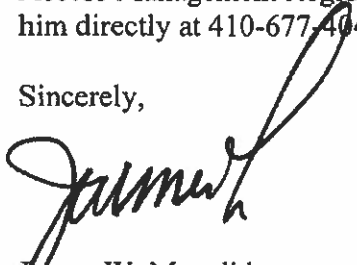
Dear Ms. Keener:

Thank you for the opportunity to review the submittal for the proposed Main Street Storage, located on the easterly side of MD 818, south of US 50, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

This minor site plan proposes the construction of four additional self-storage buildings, consisting of 9,484 square feet and 53 units. A field review of this property determined an existing access point on MD 818, which will be utilized for the proposed additional units and should sufficiently accommodate the additional trips. Subject to our aforementioned comments, we do not anticipate the project will negatively impact the surrounding State roadway network. Therefore, the MDOT SHA has no objection to the construction as proposed.

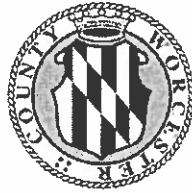
If you have any questions, or require anything additional, please contact Mr. Daniel Wilson, Access Management Regional Engineer, via email at [dwilson12@sha.state.md.us](mailto:dwilson12@sha.state.md.us), or by calling him directly at 410-677-4048. He'll be happy to assist you.

Sincerely,



James W. Meredith  
District Engineer

cc: Mr. Hicham Baassiri, Assistant District Engineer-Project Development, MDOT SHA  
Mr. Mike Marvel, Resident Maintenance Engineer, MDOT SHA  
Mr. Daniel Wilson, Access Management Regional Engineer, MDOT SHA



Worcester County  
DEPARTMENT OF PUBLIC WORKS  
6113 TIMMONS ROAD  
SNOW HILL, MARYLAND 21863

**MEMORANDUM**

JOHN H. TUSTIN, P.E.  
DIRECTOR

JOHN S. ROSS, P.E.  
DEPUTY DIRECTOR

TEL: 410-632-5623  
FAX: 410-632-1753

**TO: Jennifer Kenner, Zoning Administrator**  
**FROM: Frank J. Adkins, Roads Superintendent** (FA)  
**DATE: May 1, 2019**  
**SUBJECT: TRC Meeting – May 8, 2019**

**DIVISIONS**

MAINTENANCE  
TEL: 410-632-3766  
FAX: 410-632-1753

ROADS  
TEL: 410-632-2244  
FAX: 410-632-0020

SOLID WASTE  
TEL: 410-632-3177  
FAX: 410-632-3000

FLEET  
MANAGEMENT  
TEL: 410-632-5675  
FAX: 410-632-1753

WATER AND  
WASTEWATER  
TEL: 410-641-5251  
FAX: 410-641-5185

.....  
**Section 1-325 Site Plan Review**

**A. Ebenezer Solar**

1. No comments at this time. Borders State Highway.

\* **B. Main Street Storage**

1. No comments at this time. Borders State Highway.

**Section 1-315 Site Plan Review**

**A. Evergreen Village**

1. Since this project is listed as a Residential Planned Community, any roads are to be built to an RPC road standard which may include an RPC Approved Private Road Standard WO 200-06.
2. Reserve comments pending review of construction drawings.

cc: John H. Tustin, P.E.

FJA:ll  
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GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1003

SNOW HILL, MARYLAND 21863-1194

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **Main Street Storage**  
LOCATION: **Tax Map 25; Parcel 54**  
CONTACT: **Arden Center, LLC**  
MEETING DATE: **May 8, 2019**

TRC #: **2019185**

COMMENTS BY: **Matthew Owens, CFI**  
**Chief Deputy**

---

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

Proposed construction of four self-storage buildings consisting of 9484 square feet and 53 units.

### General Comments

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

### Specific Comments

1. Location and marking of fire lanes shall be coordinated with our office.
2. Fire department access shall be provided to the gated entrance through the use of an approved device or system.
3. No further comments at this time.

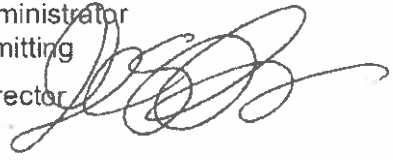


**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
WATER & WASTEWATER DIVISION  
INTEROFFICE MEMORANDUM**

---

**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting  
**FROM:** John S. Ross, P.E., Deputy Director  
**DATE:** April 26, 2019  
**SUBJECT:** TRC Meeting – May 8, 2019

---



**Site Plan Review**

A. Ebenezer Solar - Proposed construction of a 1.35 MW (DC) solar photovoltaic facility, located on the easterly side of Whaleyville Road (MD Route 610), south of Ebenezer Road, Tax Map 8, Parcels 41 & 162, Lot 2, Tax District 5, A-1 Agricultural District, Peggy Anne and Howard G. Wiles for life, owner/ Groundstar Energy, c/o Finn McCabe, developer;

1. No Comment

\* B. Main Street Storage – Proposed construction of four self-storage buildings consisting of 9,484 square feet and 53 units, located on the easterly side of MD Route 818 (Main Street), south of US Route 50 (Ocean Gateway), Tax Map 25, Parcel 54, Tax District 3, C-2 General Commercial District, Arden Center, LLC, owner/ J.W. Salm Engineering, Inc., engineer;

1. No Comment

**Residential Planned Communities**

A. Evergreen Village – Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision, northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts, Evergreen, LLC, owner/ R.D. Hand & Associates, Inc., land planner;

1. Confirm adequate EDUs have been assigned to the project
2. Reserve further comments until utility plans are completed

cc: John H. Tustin, P.E. Director

**TECHNICAL REVIEW COMMITTEE**

STAFF PERSON: Jennifer K. Keener DATE OF MEETING: May 8, 2019  
PROJECT: Evergreen Village – Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision, northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts

APPLICANT(S) IN ATTENDANCE: \_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Keener, Zoning Administrator
- \_\_\_\_\_ Zirkle, DRP Specialist II
- \_\_\_\_\_ Casey, Customer Service Rep.
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
- \_\_\_\_\_ Klump, Environmental Programs
- \_\_\_\_\_ Bradford, Environmental Programs
- \_\_\_\_\_ Birch, Environmental Programs
- \_\_\_\_\_ Gerthoffer, Environmental Programs
- \_\_\_\_\_ Mathers, Environmental Programs
- \_\_\_\_\_ Owens, Fire Marshal
- \_\_\_\_\_ Adkins, County Roads
- \_\_\_\_\_ Berdan, County Roads
- \_\_\_\_\_ Wilson, State Highway Admin.
- \_\_\_\_\_ Ross, W & WW, DPW
- \_\_\_\_\_ Clayville, Planning Commission Rep.

~~~~~  
X This application is considered to be a Step I RPC plan. Ten copies of the revised concept plan and narrative which address the comments noted within will need to be resubmitted for Planning Commission review. The Technical Review Committee shall prepare a report within 90 days (by July 17, 2019). The applicants are responsible for submitting 10 copies of a revised Step I plan and updated narrative that addresses the Technical Review Committee’s concerns. The applicant and specified representatives will be notified of the tentative date and time at which this application will be considered by the Planning Commission. Should you have any questions regarding the attached comments, please feel free to contact the respective Technical Review Committee member.



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

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

May 8, 2019

**Project:** Evergreen Village – Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision, northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts

**Prepared by:** Jennifer K. Keener, AICP, Zoning Administrator

**Contact:** [jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us) or (410) 632-1200, extension 1123

#### GENERAL PROCEDURE:

The Technical Review Committee shall review the application and meet with the applicants to provide comments for correction or discussion. Following the meeting, they shall prepare a report to be forwarded to the Planning Commission for review within 90 days (by July 17, 2019). The applicants are responsible for submitting 10 copies of a revised Step I plan and updated narrative that addresses the Technical Review Committee's concerns.

The Planning Commission shall make findings of fact relative to the application and its consistency with the Comprehensive Plan, the terms of the Zoning and Subdivision Control Article, and all other applicable laws and regulations. The seven findings of the Technical Review Committee above must also be addressed by the Planning Commission in their report to the County Commissioners. The Planning Commission shall make a recommendation (favorable or unfavorable) relative to the application which may address the items outlined in the Technical Review Committee Report or other items as appropriate within 90 days.

The County Commissioners shall review the application and the Technical Review Committee Report, the Planning Commission's findings, and hold a public hearing within 90 days of the receipt of the Planning Commission's recommendation. Notice of the public hearing shall have the same procedural formalities as a map amendment. Failure of the County Commissioners to reach a formal decision to approve or disapprove the application within six months of the public hearing shall constitute a denial. Any approval by the County Commissioners must be unconditionally accepted as approved in writing within 90 days.

Step I approval shall be valid for one year and shall automatically terminate if the Step II approval has not been obtained. The County Commissioners may grant a maximum of one additional year provided the request is made a minimum of 60 days in advance of the expiration of the Step I approval and granted prior to the expiration.

Any questions relative to the review process should be directed to Jennifer K. Keener at (410) 632-1200, extension 1123.

#### SPECIFIC COMMENTS:

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

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| ZS 1-205 | R-1 Rural Residential District                                                 |
| ZS 1-215 | RP Resource Protection District                                                |
| ZS 1-305 | Lot requirements generally                                                     |
| ZS 1-306 | Access to structures                                                           |
| ZS 1-315 | Residential planned communities                                                |
| ZS 1-319 | Access and traffic circulation requirements                                    |
| ZS 1-320 | Off-street parking areas                                                       |
| ZS 1-322 | Landscaping and buffering requirements                                         |
| ZS 1-323 | Exterior lighting                                                              |
| ZS 1-324 | Signs                                                                          |
| ZS 1-325 | Site plan review                                                               |
| ZS 1-326 | Classification of highways                                                     |
| ZS 1-327 | Additional setbacks from drainage ditches and stormwater management facilities |

1. It appears that the property is still under the ownership of Nichols Neff Properties, LLC according to the SDAT sheet, though Evergreen, LLC is listed on the Step I plans provided. When is the property anticipated to be transferred? If Evergreen, LLC is not the owner of record prior to the scheduling of the public hearing for the Step I Concept Plan, Nichols Neff Properties, LLC will be listed as the owner;
2. Please update all references to the "sixth election" district to the "third tax" district and include the account numbers in the site data chart;
3. Please clearly identify the zoning boundary line between the R-1 District and the RP District on the concept plan and all other applicable sheets;
4. All roads within the development shall be constructed to one of the RPC road standards. If you choose to develop the subdivision with fee simple lots on approved private roads, approval will have to be given under the provisions of §ZS 1-123 Approved private roads during the Step II or III process;
5. Please identify the boundaries of the various flood zones on the applicable sheets per §ZS 1-315(k)(2)A.1(ii);
6. Under the general design standards of §ZS 1-315(j)(1), special consideration shall be given to the protection of the wetland areas. How is this plan minimizing/ avoiding the non-tidal wetlands and associated buffer area as well as the existing forested areas with

- its design? The written statement indicates that wetland disturbances have been avoided. If approved, applicable wetland impact approvals shall be provided to the Department;
7. Please add the applicable contours as required by §ZS 1-315(k)(2)A.1(i);
  8. Per §ZS 1-315(k)(2)A.1(i), please add a note that this project is not located within the Critical Areas per the comments provided by the Department of Environmental Programs, Natural Resources Division;
  9. Please add the applicable water and sewer information as required by §ZS 1-315(k)(2)A.1(vi);
  10. Will sidewalks be provided to promote walkability per §ZS 1-315(j)(4) and §ZS 1-315(k)(2)A.1(vii)? Will any sidewalks be provided along Beauchamp Road? Given the nature of the traffic along that roadway, staff would recommend incorporating a sidewalk into the design;
  11. Supplemental/ updated information on the traffic counts was attached to the written statement, but a copy of the 2016 traffic study was not provided with this submission. The 2016 traffic study is a part of the record for the rezoning application that was approved in 2016. The Planning Commission may request an additional copy to be included in this particular matter, with the attached updates, should they so choose, in order to justify the findings that must be made relative to a residential planned community;
  12. Detailed phasing plans showing how the amenities are being prorated shall be provided during the Step III subdivision review. Please keep in mind that all open space as well as areas for active and passive recreation are to be dedicated, developed and perpetually protected per §ZS 1-315(d)(2)B.5(iv);
  13. As a reminder, the Planning Commission shall review and approve the proposed setbacks as part of their Step II review;
  14. The Planning Commission shall also require general plans indicating the proposed architectural style of the development as part of their Step II review, however please update the written statement to generally outline what that style will consist of in accordance with §ZS 1-315(j)(2);

The Technical Review Committee shall make findings relative to the items listed below. If any member has additional comments relative to regulations under their purview that they feel need to be further expounded upon, please notify me in writing no later than **Wednesday, June 19, 2019** so that the Technical Review Committee Report may be prepared.

- a. The residential planned community's conformance with the goals, objectives and recommendations of the Comprehensive Plan, compliance with the zoning regulations and other established development policy guidelines, and with the Comprehensive Plan, zoning regulations, development policy guidelines and annexation policies of any municipality within one mile of the proposed project's boundaries.
- b. The general location of the site, a description of existing and anticipated land use in the immediate vicinity and the residential planned community's compatibility with those land uses.
- c. The availability and adequacy of public facilities, services and utilities to meet the needs of the residential planned community and the long-term implications the project would have on subsequent local development patterns and demand for public facilities and services.
- d. The consistency of the residential planned community with the general design standards as contained in Subsections (j)(1) through (j)(5) hereof.
- e. The relationship of the residential planned community's proposed construction schedule, including any phasing, and the demand for and timely provision of public facilities, services and utilities necessary to serve the project.
- f. The capacity of the existing road network to provide suitable vehicular access for the residential planned community, the appropriateness of any existing or proposed improvements to the transportation network, the adequacy of the pedestrian and bicycle circulation, and the proposed means of connectivity of the project to surrounding residential, commercial and recreational development and uses.
- g. The relationship of the proposed method of wastewater disposal and provision of potable water service with the goals, objectives and recommendations of the Comprehensive Plan, Comprehensive Water and Sewer Plan, and other established policy guidelines.



**Worcester County**  
Department of Environmental Programs  
Environmental Programs Division

## Memorandum

---

**To:** Technical Review Committee (TRC) for May 8, 2019 Meeting

**From:** Environmental Programs Staff

**Subject:** Evergreen Village, RPC, TM 15 P 127 & 259

**Date:** May 2, 2019

---

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. There was no existing conditions plan submitted. All existing wells and septic tanks must be found and either sealed by a well driller or pumped and filled. Abandonment Reports are needed for all. A demolition permit has been in house for years waiting for these abandonments. The locations of these wells and septic tanks should be shown on an "Existing Conditions Plan" to prevent the potential for future contamination during demolition and construction activities on the property.
2. The EDU chart for sewer allocations is not shown on the site plan. Please also indicate on the plan that this RPC will be served by River Run Sanitary Service Area for sewage and Ocean Pines Sanitary Service Area for water.
3. The Written Statement accompanying the sketch plan lists the Ocean Pines Sanitary Service Area as the sewer and water provider for the RPC. That should be amended as described in comment #2.
4. A natural gas main has been installed and is available to this community. Gas permits will be needed if gas utilized within the community.
5. Plumbing Code is the 2015 National Standard Plumbing Code (NSPC) Illustrated (National Association of Plumbing-Heating-Cooling Contractors). The Gas Code is National Fuel Gas Code, ANSI Z223.1, NFPA 54, 2015 Edition, for natural gas.

**Citizens and Government Working Together**



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

GOVERNMENT CENTER  
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LAND PRESERVATION PROGRAMS  
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ADVISORY BOARD

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

### TECHNICAL REVIEW COMMITTEE FOREST CONSERVATION REVIEW

STAFF PERSON: Jenelle Gerthoffer 

DATE OF MEETING: May 8, 2019

PROJECT: Evergreen Village RPC

LOCATION: Tax Map 15, Parcels 127 & 259

OWNER/DEVELOPER: Evergreen, LLC

SURVEYOR/ENGINEER: R.D. Hand and Associates, Inc.

.....

**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation Application, fee, and Forest Stand Delineation (FSD) must be submitted and approved prior to this project being reviewed by the Technical Review Committee during the Step II RPC review. A FSD was submitted for review, but requires revisions, as noted in a separate report previously provided to R.D. Hand and Associates, Inc. Once the revised FSD is provided, the correct fee amount can be determined.

**This project is subject to the Worcester County Stormwater Ordinance.** In order to ensure design changes are not needed, this project needs Stormwater Concept plan prior to this project being reviewed by the Technical Review Committee during the Step II RPC review.





DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

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CRITICAL AREAS/FORESTRY  
COMMUNITY HYGIENE

### MEMORANDUM

DATE: April 24, 2019  
TO: Worcester County Technical Review Committee  
FROM: Joy S. Birch, Natural Resources Specialist III *JB*  
RE: May 8, 2019 Technical Review Committee Meeting

---

- Evergreen Village – Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision, northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural Residential and RP Resource Protection Districts, Evergreen LLC, owner / R.D. Hand & Associates, Inc., land planner. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
WATER & WASTEWATER DIVISION  
INTEROFFICE MEMORANDUM**

---

**TO:** Jennifer K. Keener, Zoning Administrator  
Development Review and Permitting

**FROM:** John S. Ross, P.E., Deputy Director

**DATE:** April 26, 2019

**SUBJECT:** TRC Meeting – May 8, 2019

---

**Site Plan Review**

A. Ebenezer Solar - Proposed construction of a 1.35 MW (DC) solar photovoltaic facility, located on the easterly side of Whaleyville Road (MD Route 610), south of Ebenezer Road, Tax Map 8, Parcels 41 & 162, Lot 2, Tax District 5, A-1 Agricultural District, Peggy Anne and Howard G. Wiles for life, owner/ Groundstar Energy, c/o Finn McCabe, developer;

1. No Comment

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1. No Comment

**Residential Planned Communities**

A. Evergreen Village – Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision, northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts, Evergreen, LLC, owner/ R.D. Hand & Associates, Inc., land planner;

1. Confirm adequate EDUs have been assigned to the project  
2. Reserve further comments until utility plans are completed

cc: John H. Tustin, P.E. Director





**Worcester County**  
**DEPARTMENT OF PUBLIC WORKS**  
 6113 TIMMONS ROAD  
 SNOW HILL, MARYLAND 21863

**MEMORANDUM**

JOHN H. TUSTIN, P.E.  
 DIRECTOR

JOHN S. ROSS, P.E.  
 DEPUTY DIRECTOR

TEL: 410-632-5623  
 FAX: 410-632-1753

**TO: Jennifer Kenner, Zoning Administrator**  
**FROM: Frank J. Adkins, Roads Superintendent** (FA)  
**DATE: May 1, 2019**  
**SUBJECT: TRC Meeting – May 8, 2019**

**DIVISIONS**

**MAINTENANCE**  
 TEL: 410-632-3766  
 FAX: 410-632-1753

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 TEL: 410-632-2244  
 FAX: 410-632-0020

**SOLID WASTE**  
 TEL: 410-632-3177  
 FAX: 410-632-3000

**FLEET  
 MANAGEMENT**  
 TEL: 410-632-5675  
 FAX: 410-632-1753

**WATER AND  
 WASTEWATER**  
 TEL: 410-611-5251  
 FAX: 410 611 5185

.....  
**Section 1-325 Site Plan Review**

**A. Ebenezer Solar**

1. No comments at this time. Borders State Highway.

**B. Main Street Storage**

1. No comments at this time. Borders State Highway.

**Section 1-315 Site Plan Review**

\* **A. Evergreen Village**

1. Since this project is listed as a Residential Planned Community, any roads are to be built to an RPC road standard which may include an RPC Approved Private Road Standard WO 200-06.
2. Reserve comments pending review of construction drawings.

cc: John H. Tustin, P.E.

FJA:ll  
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April 30, 2019

Ms. Jennifer Keener, Zoning Administrator  
Department of Developing, Review and Planning  
Worcester County Government Center  
One West Market Street, Room 1201  
Snow Hill MD 21863

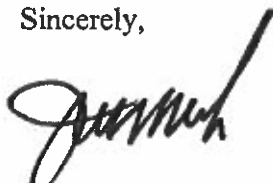
Dear Ms. Keener:

Thank you for the opportunity to review the submittal for the proposed Evergreen Village RPC, located on the northwest side of Beauchamp Road, north of MD 589, in Worcester County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

This step I RPC plan proposes the construction of a 90 single-family lot subdivision. A field review of the property determined that Beauchamp Road is not within the jurisdiction of MDOT SHA, and we do not anticipate the project will negatively impact the surrounding State roadway network. Therefore, the MDOT SHA has no objection to the construction as proposed.

If you have any questions, or require anything additional, please contact Mr. Daniel Wilson, Access Management Regional Engineer, via email at [dwilson12@sha.state.md.us](mailto:dwilson12@sha.state.md.us), or by calling him directly at 410-677-4048. He'll be happy to assist you.

Sincerely,



James W. Meredith  
District Engineer

cc: Mr. Hicham Baassiri, Assistant District Engineer-Project Development, MDOT SHA  
Mr. Mike Marvel, Resident Maintenance Engineer, MDOT SHA  
Mr. Daniel Wilson, Access Management Regional Engineer, MDOT SHA



GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1003  
SNOW HILL, MARYLAND 21863-1194  
TEL: 410-632-5666  
FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Evergreen Village RPC**  
**LOCATION: Tax Map 15; Parcel 127 & 259**  
**CONTACT: Evergreen LLC**  
**MEETING DATE: May 8, 2019**

**TRC #: 2019186**

**COMMENTS BY: Matthew Owens**  
**Chief Deputy Fire Marshal**

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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**

Establishment of the RPC Floating Zone for a proposed 90 single-family lot subdivision.

### **General Comments**

1. A water supply for fire protection shall be identified indicating the following:
  - a. Water Source
  - b. Engineering study for reliability of water source
  - c. Size (in gallons) of water source
  - d. Replenishment of water supply
  - e. Diameter of in ground pipe
  - f. Number of hydrants
  - g. Location of hydrants
  - h. Roadway width and surface types
  - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.

4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, which ever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

#### **Specific Comments**

1. The proposed single family units shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
2. The placement and location of fire hydrants shall be coordinated with our office.
3. No further comments at this time.



**Jennifer Keener**

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**From:** Rob Clarke -DNR- <rob.clarke@maryland.gov>  
**Sent:** Friday, April 26, 2019 2:58 PM  
**To:** Jennifer Keener  
**Subject:** Re: Proposed Residential Planned Community request

Jennifer,

On behalf of the Maryland Forest Service, I have no comments on this project proposal.

|                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                             | <p><b>Rob Clarke</b><br/>Acting Project Manager<br/>Lower Shore Project</p> <p>Maryland Forest Service<br/>Department of Natural Resources<br/>10990 Market Lane<br/>Princess Anne, MD 21853-2910<br/>Office: 410-651-2004<br/>Mobile: 443-235-1636<br/><a href="mailto:Rob.Clarke@Maryland.gov">Rob.Clarke@Maryland.gov</a></p> |
| <br><a href="http://dnr.maryland.gov">dnr.maryland.gov</a> |                                                                                                                                                                                                                                                                                                                                  |

[Click here](#) to complete a three question customer experience survey.

On Fri, Apr 26, 2019 at 2:54 PM Jennifer Keener <[jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us)> wrote:

Good afternoon,

Please find my request for comments attached.

Sincerely,