

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, June 14, 2023 at 1:00 p.m.

**Worcester County Government Center, Room 1102, One West Market St. Snow Hill,
Maryland 21863**

- I. **Call to Order**

- II. **J & J Enterprises – Minor Site Plan Review**
Construction of a 5,551 square foot contractor shop building. Located 11941 Caterpillar Road, R.W. Todd Industrial Park, Tax Map 10, Parcel 200, Lot 18, Tax District 10, I-1 Light Industrial District, Jeffrey Mathias, owner / R.D. Hand and Associates, Inc., planner.

- III. **Manklin Creek Tennis Center – Minor Site Plan Review**
Installation of (1) tennis court and sidewalk. Located at 11443 Manklin Creek Road, Tax Map 21, Parcel 266, Lot 1B, Tax District 03, R-3 Multi-family Residential District, Ocean Pines Association, Inc, owner / Vista Design, Inc., architect.

- IV. **Adjourn**



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 MEETING

June 14, 2023

J & J Enterprises - Minor Site Plan Review

Construction of a 5,551 square foot contractor shop building.

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. Four (4) site plan sets as 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 inspections' 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.**

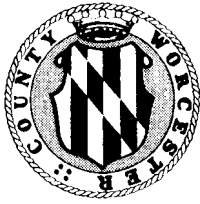
Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

| | |
|------------------|--|
| § 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 Areas |
| § 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 update the zoning designation to I-1.
2. Please include a parking calculations table.

Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.
2. 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.
3. Written confirmation of approval from the 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 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: J & J Enterprises Contractor Shops
Date: 6/14/2023
Tax Map: 10 Parcel: 200 Section: _____ Lot: 18 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 information for wind, snow and seismic loads.
7. Special inspections (Third party) required for steel, concrete, masonry, wood, prepared fill, foundations and structural observations. **These are required in addition to the required Worcester County inspections.**
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 requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

SITE SPECIFIC COMMENTS

1. Current Codes: 2018 International Building Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Design
(Maryland Codes Administration is in the process of adopting the 2021 International Codes).
2. Warehouse space: to be conditioned or non-conditioned?
Office; Vestibule; Restroom to be conditioned or non-conditioned?
3. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C"
4. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
5. ADA: Provide all details and specifications per 2010 ADA design standards.
6. Provide all information per section C103.2: Contractor's shops building envelope, including slab to comply with 2018 IECC.
7. Provide an Energy Compliance Report and lighting plan.
8. Soils report submittal with permit application.

Building code review for site plan is limited to contractor's shops (S-1) any other use will be evaluated upon submittal of permit application. Other uses could affect the allowable area, fire separation, fire suppression system of structure.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III 

Subject: June 14, 2023 - Technical Review Committee Meeting

Date: May 22, 2023

- **J & J Enterprises – Minor Site Plan Review**

Proposed construction of a 5,551 square foot contractor shop building. Located at 11941 Caterpillar Road, Tax Map 10, Parcel 200, Lot 18, Tax District 10, I-1 Light Industrial District, Jeffrey Mathias, owner / R.D. Hand and Associates, Inc., planner. 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 June 14, 2023 Meeting

From: Environmental Programs Staff

Subject: **Minor Site Plan: J & J Enterprises – Tax Map: 10, Parcel: 200, Lot: 18**

Date: June 9, 2023

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 \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. Previous comments from Environmental Programs regards to water & sewer have been met already.

Citizens and Government Working Together



GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAD: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: J & J Enterprises
LOCATION: Tax Map 10; Parcel 200; Lot 18
CONTACT: Jeffrey Mathias
MEETING DATE: June 14, 2023

TRC #: 2023331

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 5551 square foot contractor shop building.

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. Complete set of building plans shall be submitted and approved prior to start of construction.
2. Location and marking of fire lanes shall be coordinated with our office.
3. Fire department access shall be provided if a gated entrance is utilized through the use of an approved device or system.
4. The appropriate fire rated separation shall be provided between the proposed contractor shops and storage units.
5. 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 *(DM)*

Subject: Forest Conservation & Stormwater Management Review

Date: May 25, 2023

Date of Meeting: June 14, 2023

Project: J & J Enterprises

Location: 11941 Caterpillar Road; Tax Map: 10; Parcel: 200; Lot: 18

Owner/Developer: Jeffrey Mathias

Planner: R.D. Hand and Associates, Inc.

This project is not required to comply with the Worcester County Forest Conservation Law. In accordance with Subtitle IV, Section 1-403(b)(11) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the preliminary plat for this subdivision was approved by the Worcester County Planning Commission prior to July 1, 1991. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. Stormwater Final Plan approval must be received prior to Signature Plan approval.

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

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Tuesday, May 30, 2023 7:38 AM
To: Stuart White
Cc: Jeffrey Fritts
Subject: Re: Planning Commission and Technical Review Committee meetings final agendas

Good afternoon Stu,

After a review of the subject developments (J & J Enterprises and Manklin Creek Tennis Center), MDOT SHA recognizes that the proposed construction of the contractor shop building and the installation of one tennis court and a sidewalk are outside our jurisdiction and will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Thank you,



Aws Ezzat, P.E.
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: Friday, May 26, 2023 3:31 PM
To: Ace Adkins <Ace.Adkins@maryland.gov>; Aws Ezzat <AEzzat@mdot.maryland.gov>; Angie Agnello <assistant@harborhomesmd.com>; April Mariner <amariner@co.worcester.md.us>; April Payne <apayne@co.worcester.md.us>; Betty Smith <judges45@aol.com>; Betty Tustin <btustin@trafficgroup.com>; Bill Bradshaw <bbradshaw@co.worcester.md.us>; Bill Neville <bneville@oceancitymd.gov>; Bill Sampson <bsampson@kmlcarpenters.org>; Billy Birch <bbirch@co.worcester.md.us>; Bob Hand <bob@rdhand.com>; Brad <brad@devreco.com>; Bud Jones <budjones75@msn.com>; 'Carol Ann Beres' <hall5774@aol.com>; Catherine Zirkle <czirkle@co.worcester.md.us>; Charles Nichols <cnichols@bscamerica.com>; Chris <chris@devreco.com>; Chris <chris@delmarvaveteranbuilders.com>; Chris Clasing <cclasing@co.worcester.md.us>; Chris McCabe <coastalcompliancesolutions@gmail.com>; commissioners <commissioners@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Dan Brandewie <dan@pocomokemd.gov>; Daniel Mills <Daniel@delmarvaveteranbuilders.com>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David Dorr <david.s.dorr@verizon.com>; David Engelhart <dengelhart@berlinmd.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Deborah Hinkle <deborah.hinkle@maryland.gov>; Denston, Greg <GDenston@chpk.com>; Donald Bounds <luv2fish3@verizon.net>; Eddie Lawson <elawson@co.worcester.md.us>; Ocean City Today - Editor <editor@oceancitytoday.net>; Edward Watson <Edward.Watson@maryland.gov>; Edwin Cade <Edwin.Cade@Delmarva.com>; Frank G. Lynch, Jr. <franklynchjr@verizon.net>; G. Moler <gmoler@aol.com>; Greg Wilkins <g.wilkinssurveyor@hotmail.com>; Hal Adkins <HAdkins@oceancitymd.gov>; Hampshire, Hampshire & Andrews <hhainc@comcast.net>; Heather Welch <Heather@delmarvaveteranbuilders.com>; Hugh Cropper <hcropper@bbcmlaw.com>; J. Shelton <jshelton@chpk.com>; Janet Davis <jdavis@co.worcester.md.us>; Jason Pearce <jpearce@beckermorgan.com>; Jay Knerr <jay@kiteloft.com>; Jennifer Keener <jkkeeener@co.worcester.md.us>; Jerry Barbierri <jerryba@comcast.net>;



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
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ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

June 14, 2023

Manklin Creek Tennis Center - Minor Site Plan Review

Installation of (1) pickleball court and sidewalk.

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. Four (4) site plan sets as 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 inspections' 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.**

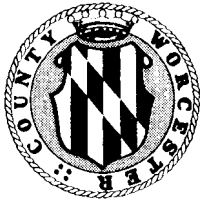
Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

| | |
|----------|--|
| §ZS1-207 | R-3 Multi-family residential |
| §ZS1-305 | Lot Requirements Generally |
| §ZS1-306 | Access to Structures |
| §ZS1-319 | Access and Traffic Circulation Requirements |
| §ZS1-320 | Off-Street Parking Areas |
| §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 site plan sheet of the complex including the proposed court.
2. Please include a parking calculations table.
3. Please ensure that all ADA requirements are completed and call to schedule a zoning inspection.

Other Agency Approvals:

1. Information relative to the water and wastewater facilities are required to be provided on the plans per §ZS 1-325(e)(3)(O&P). Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs and the Department of Public Works prior to the Department granting signature approval.
2. 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.
3. Written confirmation of approval from the 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 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: Manklin Creek Tennis and Pickle Center

Date: 6/14/2023

Tax Map: 21 Parcel: 266 Section: Lot: 1-B

Site specific comments

1. Current Codes: 2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Designs

Maryland Codes Administration is in the process of adopting the 2021 International Codes).

2. ADA: Provide accessible route from parking into activity area.

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



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 COMMISSION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

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

MEMORANDUM

DATE: June 8, 2023
TO: Worcester County Technical Review Committee
FROM: Joy S. Birch, Natural Resources Specialist III *JB*
RE: June 14, 2023 - Technical Review Committee Meeting

Manklin Creek Tennis Center – Minor Site Plan Review - Installation of (1) tennis court and sidewalk. Tax Map 21, Parcel 266, Lot 1-B.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and with a buffer management area A-15. In 2021 we sent this project to the Critical Area Commission for review of several tennis courts and other structures on the property. The State sent favorable comments based off the 15% afforestation and 10% worksheet that was provided to them. As to date we currently have a Stormwater Management and Sediment Erosion Control Permit in house for what was approved; however, the project was built without a stormwater/sediment permit and that has now been revised for the construction of one tennis court and sidewalk. We have received a revised 10% worksheet for the project and revised stormwater/sediment plans. We reserve any further comments until permitting stage.

cc: File;
David Bradford, Deputy Director (email)



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a June 14, 2023 Meeting

From: Environmental Programs Staff

Subject: Minor Site Plan: Manklin Creek Tennis Center
Tax Map: 21, Parcel: 266, Lot: 1-B

Date: June 9, 2023

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 \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. Environmental Programs has no comments regarding this project.

Citizens and Government Working Together



GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAD: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: Manklin Creek Tennis Center
LOCATION: Tax Map 21; Parcel 266; Lot 1-B
CONTACT: Ocean Pines Association
MEETING DATE: June 14, 2023

TRC #: 2023332

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 installation of one tennis court and sidewalk.

Specific Comments


1. No 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 Review

Date: May 25, 2023

Date of Meeting: June 14, 2023

Project: Manklin Creek Tennis Center

Location: 11443 Manklin Creek Road; Tax Map: 21; Parcel: 266; Lot: 1B

Owner/Developer: Ocean Pines Association, Inc.

Architect: Vista Design, Inc.

This project is not required to comply with the Worcester County Forest Conservation Law. This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

Citizens and Government Working Together

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Tuesday, May 30, 2023 7:38 AM
To: Stuart White
Cc: Jeffrey Fritts
Subject: Re: Planning Commission and Technical Review Committee meetings final agendas

Good afternoon Stu,

After a review of the subject developments (J & J Enterprises and Manklin Creek Tennis Center), MDOT SHA recognizes that the proposed construction of the contractor shop building and the installation of one tennis court and a sidewalk are outside our jurisdiction and will have no negative impact to the surrounding State roadway network. We have no further comments at this time.

Thank you,



Aws Ezzat, P.E.
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: Friday, May 26, 2023 3:31 PM
To: Ace Adkins <Ace.Adkins@maryland.gov>; Aws Ezzat <AEzzat@mdot.maryland.gov>; Angie Agnello <assistant@harborhomesmd.com>; April Mariner <amariner@co.worcester.md.us>; April Payne <apayne@co.worcester.md.us>; Betty Smith <judges45@aol.com>; Betty Tustin <btustin@trafficgroup.com>; Bill Bradshaw <bbradshaw@co.worcester.md.us>; Bill Neville <bneville@oceancitymd.gov>; Bill Sampson <bsampson@kmlcarpenters.org>; Billy Birch <bbirch@co.worcester.md.us>; Bob Hand <bob@rdhand.com>; Brad <brad@devreco.com>; Bud Jones <budjones75@msn.com>; 'Carol Ann Beres' <hall5774@aol.com>; Catherine Zirkle <czirkle@co.worcester.md.us>; Charles Nichols <cnichols@bscamerica.com>; Chris <chris@devreco.com>; Chris <chris@delmarvaveteranbuilders.com>; Chris Clasing <cclasing@co.worcester.md.us>; Chris McCabe <coastalcompliancesolutions@gmail.com>; commissioners <commissioners@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Dan Brandewie <dan@pocomokemd.gov>; Daniel Mills <Daniel@delmarvaveteranbuilders.com>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David Dorr <david.s.dorr@verizon.com>; David Engelhart <dengelhart@berlinmd.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Deborah Hinkle <deborah.hinkle@maryland.gov>; Denston, Greg <GDenston@chpk.com>; Donald Bounds <luv2fish3@verizon.net>; Eddie Lawson <elawson@co.worcester.md.us>; Ocean City Today - Editor <editor@oceancitytoday.net>; Edward Watson <Edward.Watson@maryland.gov>; Edwin Cade <Edwin.Cade@Delmarva.com>; Frank G. Lynch, Jr. <franklynchjr@verizon.net>; G. Moler <gmoler@aol.com>; Greg Wilkins <g.wilkinssurveyor@hotmail.com>; Hal Adkins <HAdkins@oceancitymd.gov>; Hampshire, Hampshire & Andrews <hhainc@comcast.net>; Heather Welch <Heather@delmarvaveteranbuilders.com>; Hugh Cropper <hcropper@bbcmlaw.com>; J. Shelton <jshelton@chpk.com>; Janet Davis <jdavis@co.worcester.md.us>; Jason Pearce <jpearce@beckermorgan.com>; Jay Knerr <jay@kiteloft.com>; Jennifer Keener <jkkeeener@co.worcester.md.us>; Jerry Barbierri <jerryba@comcast.net>;