

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, September 13, 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. **Tulls Corner – Minor Site Plan Review**
Site plan review for a proposed single-family dwelling for caretaker/employee housing for an existing RV repair business. Located at 2345 Tulls Corner Road, Tax Map 100, Parcel 2, Tax District 01, I-1 Light Industrial District, Carlton Mason, owner / George E. Young III, P.C., surveyor.

- III. **Pocomoke Mini-Storage – Minor Site Plan Review**
Site plan review for an additional 4,980 square foot, 17-unit self-storage building at an existing mini-storage complex. Located at 2212 Bypass Road, Tax Map 84, Parcel 301, Tax District 1, R-2 Suburban Residential District, Pocomoke Storage, LLC, owner / George E. Young III, P.C., surveyor.

- IV. **Adjourn**

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: September 13, 2023

PROJECT: Tulls Corner – Minor Site Plan Review

Site plan review for a proposed single-family dwelling for caretaker/employee housing for an existing RV repair business. Located at 2345 Tulls Corner Road, Tax Map 100, Parcel 2, Tax District 01, I-1 Light Industrial District, Carlton Mason, owner / George E. Young III, P.C., surveyor.

APPLICANT(S) IN ATTENDANCE:



TRC MEMBERS IN ATTENDANCE:

- _____ Tremblay, Zoning Administrator
- _____ White, DRP Specialist
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Evans, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Long, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Lynch, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Ezzat, State Highway Admin.
- _____ Clasing, W & WW, DPW
- _____ Knight, Planning Commission Rep.





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

September 13, 2022

Tull's Corner Road – Minor site plan review

Site plan review for a proposed single-family dwelling for caretaker/employee housing for an existing RV repair business. Located at 2345 Tull's Corner Road, Tax Map 100, Parcel 2, Tax District 01, I-1 Light Industrial District, Carlton Mason, owner / George E. Young III, P.C., surveyor.

Prepared by: Stuart White, DRP Specialist

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

General Requirements:

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

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

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

1. Please remove the “survey tie line” between the eastern property line and parcel 63 on the as-constructed survey once the dwelling is built.
2. Please provide a second sheet which illustrates the RV repair shop and related improvements.
3. All open permits on the property must be closed prior to issuance of the permit for the caretaker residence.

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

Other Agency Approvals:

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III 

Subject: September 13, 2023 - Technical Review Committee Meeting

Date: August 17, 2023

- **Tulls Corner – Minor Site Plan Review**
Proposed construction of a Single-Family Dwelling for caretaker/employee housing for an existing RV repair business. Located at 2345 Tulls Corner Road, Tax Map 100, Parcel 2, Tax District 01, I-1 Light Industrial District, Carlton Mason, owner / George E. Young III, P.C., surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

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

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

September 7, 2023

George E. Young, III
Engineers & Surveyors
1603 Market Street
Pocomoke City, MD 21851

RE: TRC: Minor Site Plan Review– Tulls Corner; site plan review for a proposed single-family dwelling for a caretaker/employee housing for an existing RV repair business.
Tax Map: 100, Parcel: 2

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

1. Environmental Programs requires a \$100 fee for any Technical Review Committee projects submitted on private water & on-site septic. This fee will need to be submitted prior to Signature Approval being given on this project.
2. A septic permit has already been issued for a three-bedroom single-family dwelling. The building permit & plans should reflect that.
3. A plumbing permit will be required. Plumbing Code is the 2018 International Plumbing Code (IPC) Illustrated (National).

CC: DRP
Carlton Mason
File



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: Single Family Dwelling
LOCATION: Tax Map 100; Parcel 2
CONTACT: RV Repair Business
MEETING DATE: September 13, 2023

TRC #: 2023578

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

Single family dwelling for caretaker/employee housing for an existing RV repair business.

General Comments

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

Specific Comments

1. Single family and duplex units shall be protected by an automatic sprinkler system in accordance with NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwelling and Manufactured Homes*. Plans shall be submitted and approved by this office prior to the installation of such system.
2. A complete set of building plans shall be submitted and approved prior to the start of construction.
3. No further comments at this time.




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: August 24, 2023

Date of Meeting: September 13, 2023

Project: Tulls Corner

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

Owner/Developer: Carlton Mason

Surveyor: George E. Young III, P.C.

This project is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #08-02. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation easement. 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 Forest Conservation easements.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Final 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

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

TO: Stuart White, DRP Specialist
Development Review and Permitting

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

DATE: September 7, 2023

SUBJECT: TRC Meeting – September 2023 – Roads and Water/Wastewater Comments

- I Tulls Corner – Minor Site Plan Review
 - a) No comments from DPW at this time.

- II Pocomoke Mini-Storage – Minor Site Plan Review
 - a) No comments from DPW at this time.

cc: Kevin Lynch, Roads Superintendent
Tony Fascelli, W/WW Superintendent

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Wednesday, September 6, 2023 8:11 AM
To: Stuart White
Cc: Jeffrey Fritts
Subject: Re: September TRC & PC Draft Agendas

Good morning Stu,

After a review of both subject developments, MDOT SHA determined that the proposed developments 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: Wednesday, August 16, 2023 1:40 PM
To: April Payne <apayne@co.worcester.md.us>; Aws Ezzat <AEzzat@mdot.maryland.gov>; Bill Bradshaw <bbradshaw@co.worcester.md.us>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Jessie T. Long <jlong@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Katherine Munson <kmunson@co.worcester.md.us>; Kelly Henry <khenry@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristen Tremblay <ktremblay@co.worcester.md.us>; Kristi Evans <kevans@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Matthew Laick <mlaick@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Mitchell <rbmitchell@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>; Betty Smith <judges45@aol.com>; Jerry Barbierri <jerryba@comcast.net>; kenchurch7@aol.com <kenchurch7@aol.com>; Marlene Ott <marlene@marleneott.com>; Mary Knight <mmknight@comcast.net>; Phyllis Wimbrow <pwimbrow1956@gmail.com>; Rick Wells <dawncircle@outlook.com>
Subject: September TRC & PC Draft Agendas

Good afternoon,

Please see the attached draft agendas for the September 7 Planning Commission and September 13 Technical Review Committee meetings. TRC materials will be distributed this afternoon. Feel free to contact me with any questions.

Thanks,

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: September 13, 2023

PROJECT: Pocomoke Mini-Storage – Minor Site Plan Review

Site plan review for an additional 4,980 square foot, 17-unit self-storage building at an existing mini-storage complex. Located at 2212 Bypass Road, Tax Map 84, Parcel 301, Tax District 1, R-2 Suburban Residential District, Pocomoke Storage, LLC, owner / George E. Young III, P.C., surveyor.

APPLICANT(S) IN ATTENDANCE:



TRC MEMBERS IN ATTENDANCE:

- _____ Tremblay, Zoning Administrator
- _____ White, DRP Specialist
- _____ Miller, Building Plans Reviewer III
- _____ Mitchell, Environmental Programs
- _____ Evans, Environmental Programs
- _____ Bradford, Environmental Programs
- _____ Birch, Environmental Programs
- _____ Long, Environmental Programs
- _____ Mathers, Environmental Programs
- _____ Owens, Fire Marshal
- _____ Lynch, County Roads
- _____ Berdan, County Roads
- _____ Wilson, State Highway Admin.
- _____ Ezzat, State Highway Admin.
- _____ Clasing, W & WW, DPW
- _____ Knight, Planning Commission Rep.





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

September 13, 2022

Pocomoke Mini-Storage – Minor Site Plan Review

Site plan review for an additional 4,980 square foot, 17-unit self-storage building at an existing mini-storage complex. Located at 2212 Bypass Road, Tax Map 84, Parcel 301, Tax District 1, R-2 Suburban Residential District, Pocomoke Storage, LLC, owner / George E. Young III, P.C., surveyor.

Prepared by: Stuart White, DRP Specialist

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

General Requirements:

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

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

§ZS1-206	R-2 Suburban Residential District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

1. Special Exception approval from the Board of Zoning Appeals is required prior to permit issuance.
2. Please include square footages for all storage existing storage buildings on the site plan.
3. Please provide details on all fencing shown (existing or proposed and including height).
4. Please include details on proposed lighting fixtures.
5. If access is available from the rear of the building, please provide a 3-foot-wide sidewalk.
6. A minimum of one (1) ADA accessible parking space is required.
7. Please provide the minimum of six (6) required parking spaces or seek a waiver through the Administrative Adjustment process.
8. Please indicate the travelway width between the proposed parking spaces and the 7,050 square foot building.

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

Other Agency Approvals:

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



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III 

Subject: September 13, 2023 - Technical Review Committee Meeting

Date: August 17, 2023

- **Pocomoke Mini-Storage – Minor Site Plan Review**

Site plan review for an additional 4,980 square foot, 17- Unit self-storage building at an existing mini-storage complex. Located at 2212 Bypass Road, Tax Map 84, Parcel 301, Tax District 01, R-2 Suburban Residential District, Pocomoke Storage, LLC, owner / Geroge E. Young, III, P.C., surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

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

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

September 7, 2023

George E. Young, III
Engineers & Surveyors
1603 Market Street
Pocomoke City, MD 21851

RE: TRC: Minor Site Plan Review– Pocomoke Mini Storage; construct an additional 4,980 square foot, 17-unit self-storage building at an existing mini-storage complex.
Tax Map: 84, Parcel: 301

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

1. Environmental Programs requires a \$100 fee for any Technical Review Committee projects submitted on private water & on-site septic. This fee will need to be submitted prior to Signature Approval being given on this project.
2. Environmental Programs assumes there will be no impacts to water &/or septic here with this proposal.

CC: DRP
Gary Deal
File




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: August 24, 2023

Date of Meeting: September 13, 2023

Project: Pocomoke Mini-Storage

Location: 2212 Bypass Road; Tax Map: 84; Parcel: 301

Owner/Developer: Pocomoke Storage, LLC

Surveyor: George E. Young III, P.C.

III

This project is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #04-16. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of off-site Forest Conservation easement. 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. Final Plan approval must be received prior to this project receiving 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

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

TO: Stuart White, DRP Specialist
Development Review and Permitting

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

DATE: September 7, 2023

SUBJECT: TRC Meeting – September 2023 – Roads and Water/Wastewater Comments

- I Tulls Corner – Minor Site Plan Review
 - a) No comments from DPW at this time.

- II Pocomoke Mini-Storage – Minor Site Plan Review
 - a) No comments from DPW at this time.

cc: Kevin Lynch, Roads Superintendent
Tony Fascelli, W/WW Superintendent

Stuart White

From: Aws Ezzat <AEzzat@mdot.maryland.gov>
Sent: Wednesday, September 6, 2023 8:11 AM
To: Stuart White
Cc: Jeffrey Fritts
Subject: Re: September TRC & PC Draft Agendas

Good morning Stu,

After a review of both subject developments, MDOT SHA determined that the proposed developments 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: Wednesday, August 16, 2023 1:40 PM
To: April Payne <apayne@co.worcester.md.us>; Aws Ezzat <AEzzat@mdot.maryland.gov>; Bill Bradshaw <bbradshaw@co.worcester.md.us>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Jessie T. Long <jlong@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Katherine Munson <kmunson@co.worcester.md.us>; Kelly Henry <khenry@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristen Tremblay <ktremblay@co.worcester.md.us>; Kristi Evans <kevans@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; Matt Owens <mowens@co.worcester.md.us>; Matthew Laick <mlaick@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>; Betty Smith <judges45@aol.com>; Jerry Barbierri <jerryba@comcast.net>; kenchurch7@aol.com <kenchurch7@aol.com>; Marlene Ott <marlene@marleneott.com>; Mary Knight <mmknight@comcast.net>; Phyllis Wimbrow <pwimbrow1956@gmail.com>; Rick Wells <dawncircle@outlook.com>
Subject: September TRC & PC Draft Agendas

Good afternoon,

Please see the attached draft agendas for the September 7 Planning Commission and September 13 Technical Review Committee meetings. TRC materials will be distributed this afternoon. Feel free to contact me with any questions.

Thanks,



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: Pocomoke Storage

TRC #: 2023579

LOCATION: Tax Map 84; Parcel 301

CONTACT: Sally Caldwell, Pocomoke Storage, LLC

MEETING DATE: September 13, 2023

**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 an additional 4980 square foot, 17-unit self-storage building at an existing mini-storage complex.

Specific Comments

1. A complete set of building plans shall be submitted and approved prior to start of construction.
2. An automatic fire sprinkler system shall be installed throughout all mini-storage buildings greater than 2500 square feet. (NFPA 1 - 13.3.2.27.4)
3. Location and marking of fire lanes shall be coordinated with our office.
4. If gated access is provided, fire department access shall be provided to the gated entrance through the use of an approved device or system.
5. No further comments at this time.