

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, November 8, 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. **Lands of Mohamed Ramadan – Minor Site Plan Review**

Proposed construction of a 2,500 square foot mosque building containing a 1,745 square foot prayer center, an office space, and warming kitchen. Located at 12262 Eagles Nest Road, Tax Map 33, Parcel 118, Tax District 10, A-2 Agricultural District, Mohamed Ramadan, owner / Frank Lynch, Jr., surveyor.

III. **611 Holdings II – Minor Site Plan Review**

Proposed construction of a 35 space Electric Vehicle Charging Station. Located between Sinepuxent Road and Stephen Decatur Highway (MD Rte. 611), across from the intersection with Mystic Harbour Boulevard, Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District, 611 Holdings II, LLC, owner / Vista Design, Inc., architect.

IV. **Adjourn**

**TECHNICAL REVIEW COMMITTEE**

DATE OF MEETING: 11/8/2023

PROJECT: **Lands of Mohamed Ramadan** – Minor Site Plan Review

Proposed construction of a 2,500 square foot mosque building containing a 1,745 square foot prayer center, an office space, and warming kitchen. Located at 12262 Eagles Nest Road, Tax Map 33, Parcel 118, Tax District 10, A-2 Agricultural District, Mohamed Ramadan, owner / Frank Lynch, Jr., surveyor.

APPLICANT(S) IN ATTENDANCE:

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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

November 8, 2023

#### **Lands of Mohamed Ramadan – Minor Site Plan Review**

Proposed construction of a 2,500 square foot mosque building containing a 1,745 square foot prayer center, an office space, and warming kitchen. Located at 12262 Eagles Nest Road, Tax Map 33, Parcel 118, Tax District 10, A-2 Agricultural District, Mohamed Ramadan, owner / Frank Lynch, Jr., surveyor.

**Prepared by:** Stuart White, DRP Specialist

**Contact:** [swhite@co.worcester.md.us](mailto: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 \$350 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. One site plan set 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:

§ZS1-210	A-2 Agricultural District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-322	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

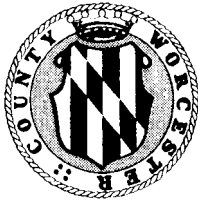
1. Please include parking bumpers in accordance with §ZS 1-320(f)(5).
2. Please illustrate the proposed bike rack on the site plan.
3. Please include dumpster screening details in accordance with §ZS 1-325(e)(3)(L).
4. Please provide a lighting plan in accordance with §ZS 1-323(b).
5. Freestanding and on-building signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
6. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) 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.
7. According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors unless waived by the Planning Commission. Please note methods of maintenance for landscaped areas.
8. If the southernmost shed is to remain, it will need to be relocated to meet proper setbacks.

**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 and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

**\*Once revisions are made, please resubmit the site plan for review along with a narrative of how the TRC comments were addressed.**



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

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Project: Mosque; 12262 Eagles Nest Road

Date: 11/8/2023

Tax Map: 33 Parcel: 118 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 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 (MAC)  
2010 ADA Standards for Accessible Design

**Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.**

1. Wind Design: 127 MPH (assumed); Risk category II; Exposure "C"
2. Complete sealed architectural, structural, mechanical, plumbing, and electrical plans are required.
3. Soils report submittal with permit application.
4. Provide an Energy Compliance Report and lighting plan.
5. Provide all information per section C103.2: Building envelope, including slab to comply with 2018 IECC.
6. Provide all details and specifications per 2010 ADA design standards and MAC (Maryland Accessibility Code).
7. Provide an ADA drinking fountain (hi/low).
8. Provide an accessible route from the parking lot to the building entry.
9. Provide an egress plan.

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



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Worcester County Technical Review Committee

**From:** Joy S. Birch, Natural Resources Planner III 

**Subject:** November 8, 2023 - Technical Review Committee Meeting

**Date:** October 20, 2023

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- **Lands of Mohamed Ramadan – Minor Site Plan Review**

Proposed construction of a 2,500 square foot mosque building containing a 1,745 square foot prayer center, an office space and warming kitchen. Located at 12262 Eagles Nest Road, Tax Map 33, Parcel 118, Tax District 10, A-2 Agricultural District, Mohamed Ramadan owner / Frank Lynch, Jr., surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

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## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for a November 8, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** **Minor Site Plan – Lands of Mohamed Ramadan: proposed construction of a 2,500 square foot mosque building containing a 1,745 square foot prayer center, an office space, & a warming kitchen.**  
**Tax Map: 33, Parcel: 118**

**Date:** October 25, 2023

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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.

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. The existing well & septic for the existing house (this is in the process of being relocated off-property) will need to be sealed prior to any building permits being signed. We will need a well abandonment report sent in from a licensed well driller & a septic abandonment report.
3. Please note the source of public water & sewer on the site plan. This would be the Mystic Harbour Sanitary Service Area for sewer and if they intend to connect to public water, the same for water. If not, please identify interim private water as the water source.
4. This property has public water available to it on the west side of Stephen Decatur Highway. Access to that main will require a Small Projects Agreement with the Department of Public Works and the purchase of a water EDU from the Mystic Harbour Sanitary Service Area. We would also note that a gas main and sewer force main run past this property on the east side of Stephen Decatur Highway.

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5. Please remove the proposed well if property owner wants to connect to public water.
6. Site plan indicates that a sewage force main will run westward from the building to Rt 611 and connect to the force main there. We would note there is also a force main on Eagles Nest Road that may be a closer run, unless Department of Public Works objects and wants the connection to be on Rt 611.
7. Commercial plumbing plans and permits are needed. A commercial plumbing plan review will need to be completed on the property. The fee associated with the commercial plumbing plans is \$225.
8. Plumbing Code is the 2018 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2018 International Fuel Gas Code (IFGC), for natural gas.

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## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation & Stormwater Management Review

**Date:** October 30, 2023

**Date of Meeting:** November 8, 2023

**Project:** Lands of Mohamad Ramadan

**Location:** 12262 Eagles Nest Road; Tax Map: 33; Parcel: 118

**Owner/Developer:** Mohamad Ramadan

**Surveyor:** Frank Lynch, Jr.

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**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation Application and fee have been submitted. A Forest Conservation Plan has been submitted and will substitute for a Forest Stand Delineation (FSD) as no forest is to be cleared and all forest on site will be placed in a protective easement. A Forest Conservation Plan (FCP) must be approved prior to signature plan approval.

Based on the limits of disturbance, the net tract area is 1.14 acres, none of which is forested. With an afforestation threshold of 20 percent and conservation threshold of 50 percent, there is a total planting requirement of 0.23 acres. The proposed forest retention is off-site and therefore will increase the obligation by a ratio of 2:1 or 0.46 acres. According to the plan, all forest on the property, or 0.63 acres will be placed in forest conservation easement.

**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

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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.

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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

## MEMORANDUM

**DATE:** January 17, 2023  
**TO:** Applicant  
**FROM:** David M. Bradford, Deputy Director **DAB**  
**SUBJECT:** Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

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

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**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

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

**DATE:** November 2, 2023

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

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- I Lands of Mohamed Ramadan – Minor Site Plan Review
- a) Roads Division will need a commercial entrance bond and a final inspection will need to be performed when work is complete.
  - b) Please relocate trees on site plan further away from edge of pavement to ensure trees don't interfere with sight line issues leaving the property.
  - c) Confirm adequate EDU's are available and assigned for this project.
  - d) Please provide a detailed sewer utility plan showing the force main connection details.
  - e) Please show a sewer cleanout at the Right of Way line and label this point the "Limits of County Maintenance".
- II 611 Holdings II – Minor Site Plan Review
- a) No comments from the Water/Wastewater Division at this time.
  - b) Will need (2) commercial entrance bonds with the Road's Division and have final inspection performed when work is complete.
  - c) Please relocate (4) red maple trees on the site plan further away from edge of pavement to ensure trees don't interfere with sight line issues leaving the property in the future.
  - d) Roads Division recommends the wooded area northwest of the property be cut back and maintained to ensure proper and safe sight line when leaving the property.

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

## Stuart White

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Monday, October 30, 2023 7:36 AM  
**To:** Stuart White  
**Subject:** Re: TRC/PC deadlines

Good morning Stu,

After a review of the subject developments (Lands of Mohamed Ramadan and 611 Holdings II), MDOT SHA determined that the proposed redevelopment 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](mailto:AEzzat@mdot.maryland.gov)  
(410) 677-4048 (office)

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**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Thursday, October 26, 2023 8:45 AM  
**To:** Aws Ezzat <AEzzat@mdot.maryland.gov>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristi 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>; Paul Miller <pmiller@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>  
**Cc:** Kristen Tremblay <ktremblay@co.worcester.md.us>; Matthew Laick <mlaick@co.worcester.md.us>  
**Subject:** TRC/PC deadlines

Good morning,

Today is the TRC staff confirmation deadline. Please let me know if there is a reason that any of the projects cannot proceed and should be pulled from the agenda. Also, today is the deadline for last minute additions to the Planning Commission agenda.

Thank you,

Stu

Stu White



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

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Lands of Mohamed Ramadan TRC #: 2023761**  
**LOCATION: Tax Map 33; Parcel 118**  
**CONTACT: Mohamed Ramadan**  
**MEETING DATE: November 8, 2023**      **COMMENTS BY: Matthew Owens**  
**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 2500 square foot mosque building containing a 1745 square foot prayer center, an office space and warming kitchen.

### General Comments

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

### Specific Comments

1. Plans shall be provided to our office on the proposed kitchen hood systems and fire protection for these proposed hood systems.



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

**TECHNICAL REVIEW COMMITTEE**

DATE OF MEETING: 11/8/2023

**PROJECT: 611 Holdings II – Minor Site Plan Review**

Proposed construction of a 35 space Electric Vehicle Charging Station. Located between Sinepuxent Road and Stephen Decatur Highway (MD Rte. 611), across from the intersection with Mystic Harbour Boulevard, Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District, 611 Holdings II, LLC, owner / Vista Design, Inc., architect.

**APPLICANT(S) IN ATTENDANCE:**

\_\_\_\_\_

**TRC MEMBERS IN ATTENDANCE:**

- \_\_\_\_\_ Tremblay, Zoning Administrator
- \_\_\_\_\_ White, DRP Specialist
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DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

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TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

November 8, 2023

#### **Project:** – Minor Site Plan Review

Proposed construction of a 35 space Electric Vehicle Charging Station. Located between Sinepuxent Road and Stephen Decatur Highway (MD Rte. 611), across from the intersection with Mystic Harbour Boulevard, Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District, 611 Holdings II, LLC, owner / Vista Design, Inc., architect.

**Prepared by:** Stuart White, DRP Specialist

**Contact:** [swhite@co.worcester.md.us](mailto: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 \$275 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.**

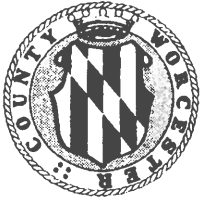
**Project Specific Comments:** This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

|                  |                                                                                |
|------------------|--------------------------------------------------------------------------------|
| § <b>ZS1-210</b> | C-1 Neighborhood Commercial                                                    |
| § <b>ZS1-305</b> | Lot Requirements Generally                                                     |
| § <b>ZS1-306</b> | Access to Structures                                                           |
| § <b>ZS1-319</b> | Access and Traffic Circulation Requirements                                    |
| § <b>ZS1-320</b> | Off-Street Parking Areas                                                       |
| § <b>ZS1-321</b> | Off Street Loading Spaces                                                      |
| § <b>ZS1-322</b> | Landscaping and Buffering Requirements                                         |
| § <b>ZS1-323</b> | Exterior Lighting                                                              |
| § <b>ZS1-324</b> | Signs                                                                          |
| § <b>ZS1-325</b> | Site Plan Review                                                               |
| § <b>ZS1-326</b> | Classification of Highways                                                     |
| § <b>ZS1-327</b> | Additional Setbacks from Drainage Ditches and Stormwater Management Facilities |

1. Please adjust the cover page to indicate a front yard setback of 50 feet from the Centerline (C/L) of Sinepuxent Road as there is no rear yard setback. Also, the site plan currently indicates a 35-foot setback from the property line. Please adjust this as well.
2. ADA EV charging station spaces are required to be 11' x 20' with a 5' wide access aisle. Please consider relocating the ADA spaces closer in proximity to the vending area as the current location may conflict with trailers pulling through as Handicapped individuals may be backing out at the same time.
3. According to §ZS 1-322(b)(7), all landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors unless waived by the Planning Commission. Please note methods of irrigation for landscaped areas.
4. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) 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.
5. Please indicate the type and location of lighting proposed.
6. Please consider substituting evergreen trees for the Crepe Myrtle selections.
7. Please include any proposed waste receptacles.
8. Please include any proposed benches/community spaces.
9. Freestanding signage meeting the requirements of §ZS 1-324 shall be reviewed and approved during the permitting process.
10. Annual vending permits will be required for all proposed vending machines.

**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 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: 611 Holdings II, LLC (35 space EV charging station)

Date: 11/8/2023

Tax Map: 26 Parcel: 211 Section:\_\_ Lot:\_\_ Block:\_\_\_\_\_

### COMMENTS

1. Current Codes: 2010 ADA Design Standards  
Maryland Accessibility Code (MAC)  
2017 National Electric Code  
  
Maryland Codes Administration has adopted the 2021 edition of the International Codes. Local jurisdictions will have until 5/29/2024 to adopt the 2021 I-codes.
2. Accessible charging space(s) to comply with: 302 Ground surfaces; 305 Clear ground Space; 308 Reach ranges; 309 Operable parts; 402 Accessible routes; 502 Parking; 703 Signs; 707 Fare machines.
3. EV charging space: 11' x 20' with adjoining 5' access aisle. (See accompanying Information).
4. Please provide your design professional with a copy of these comments.

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

## Existing Requirements that Apply to EV Charging Stations

Various accessibility standards may apply to EV charging stations, including:

- [ADA Accessibility Standards](#)
- [ABA Accessibility Standards](#)
- [Section 508 Standards](#)

Under the ADA and ABA Accessibility Standards, EV charging stations must comply with the technical requirements for floor and ground surfaces (§302), clear floor or ground space (§305), reach ranges (§308), operable parts (§309), accessible routes (§402), and other provisions when needed, such as some of the provisions in parking (§502), signs (§703), and fare machines (§707). See [36 C.F.R. §1191.1](#).

EV chargers developed, procured, maintained, or used by federal agencies must also comply with the revised Section 508 Standards. See [36 C.F.R. §1194.1](#), App. A and C. This includes that the user interface (UI) be accessible. EV chargers which do not incorporate a display screen would not be required to be speech-output enabled, but are still ICT and would have accessibility requirements if they are any more complicated than just plugging it in.



*EV charger with Display Screen. Speech Output enabled is required under Section 508*

## Accessible communication features

All EV chargers should have accessible communication features and operable parts. This enables EV chargers to be used by people who are deaf or hard of hearing, little people, and other people with disabilities who do not need accessible mobility features (like access aisles) to use an EV charger.

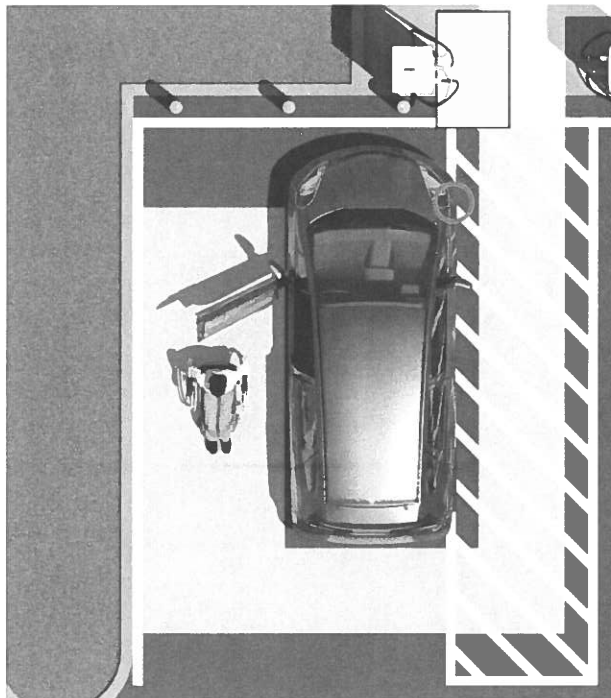
All EV chargers containing ICT that are developed, procured, maintained, or used by the federal government must comply with the Section 508 Standards and have accessible ICT, including accessible hardware, software, and operable parts.

## Accessible Mobility Features

EV chargers designed to serve people who use mobility devices must be located on an accessible route and should provide:

- a vehicle charging space at least 11 feet wide and 20 feet long
- adjoining access aisle at least 5 feet wide
- clear floor or ground space at the same level as the vehicle charging space and positioned for an unobstructed side reach
- accessible operable parts, including on the charger and connector

These mobility features allow sufficient space for a person who uses a mobility device to exit and maneuver around the vehicle, retrieve the EV connector, and plug the connector into the electric vehicle charging inlet. Since EVs do not have a uniform vehicle charging inlet location, a larger vehicle charging space is needed to maneuver around all sides of the electric vehicle.





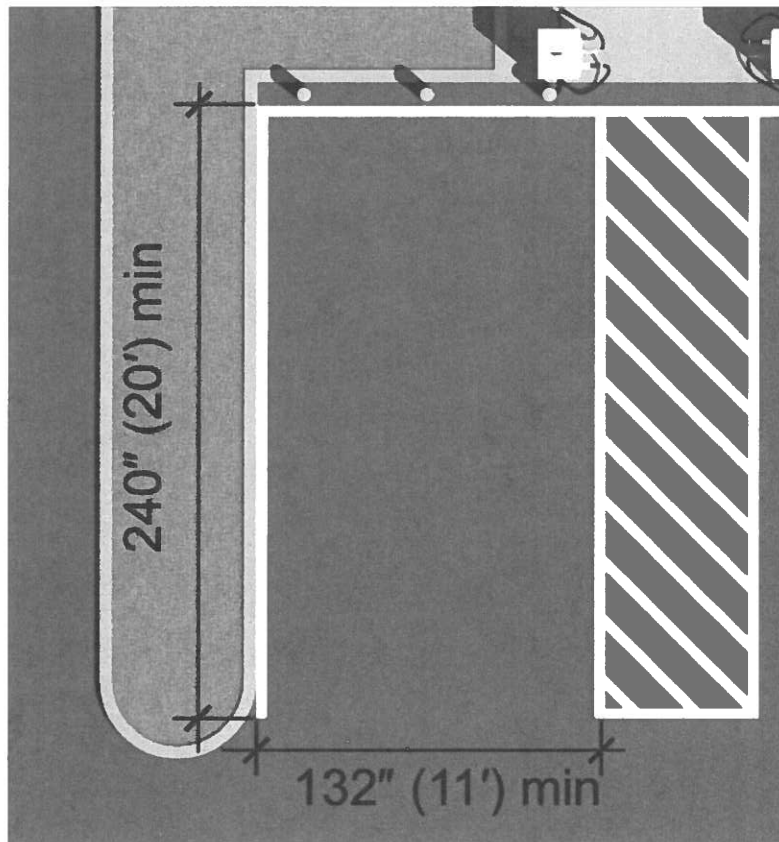
## Accessible Routes

EV chargers with accessible mobility features must be connected to an accessible route (§206.2.2; §402). The technical requirements for accessible routes can be found in Chapter 4 of the ADA and ABA standards as well as in the Access Board's technical guides on accessible routes, including walking surfaces (§403), curb ramps (§406), and ramps (§405).

## Electric Vehicle Charging Space and Access Aisle

EV charging spaces with mobility features should provide a vehicle space with a minimum width of at least 132 inches (11 feet) and a minimum length of at least 240 inches (20 feet). Adjacent to the vehicle charging space should be an access aisle that is at least 60 inches (5 feet) wide and the full length of the vehicle charging space. A vehicle charging space at least 11 feet wide and 20 feet long would provide sufficient space to maneuver around an electric car, but larger vehicle charging spaces may be needed for electric trucks.

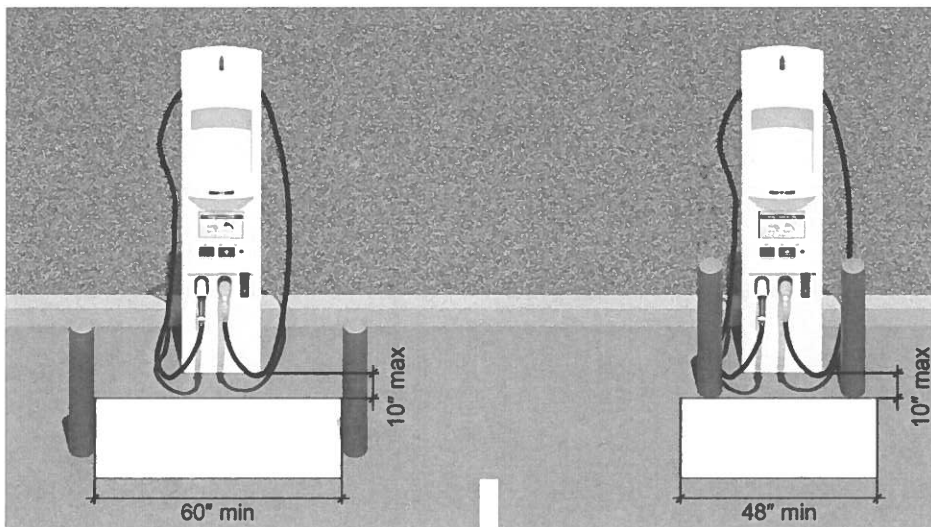
Where vehicle charging spaces are marked, access aisles should also be marked to discourage parking in them. State or local codes may have specific requirements for marking and signing access aisles (e.g., access aisle markings in blue or "no parking in access aisle" signs). The width of the vehicle charging spaces and access aisles is measured to the centerline of markings, but it can include the full width of lines where there is no adjacent vehicle space or access aisle.



## Clear Floor or Ground Space

To provide accessibility for people who use mobility aids, such as wheelchairs, scooters, walkers, and canes, EV chargers must provide a clear floor or ground space complying with [§305](#) and be located on an accessible route. Clear floor or ground spaces must meet requirements for ground and floor surfaces, including criteria for firmness, stability, and slip resistance. They must be free of changes in level and not sloped more than 1:48. Grass, curbs, wheel stops, and bollards may not be located within the clear floor or ground space.

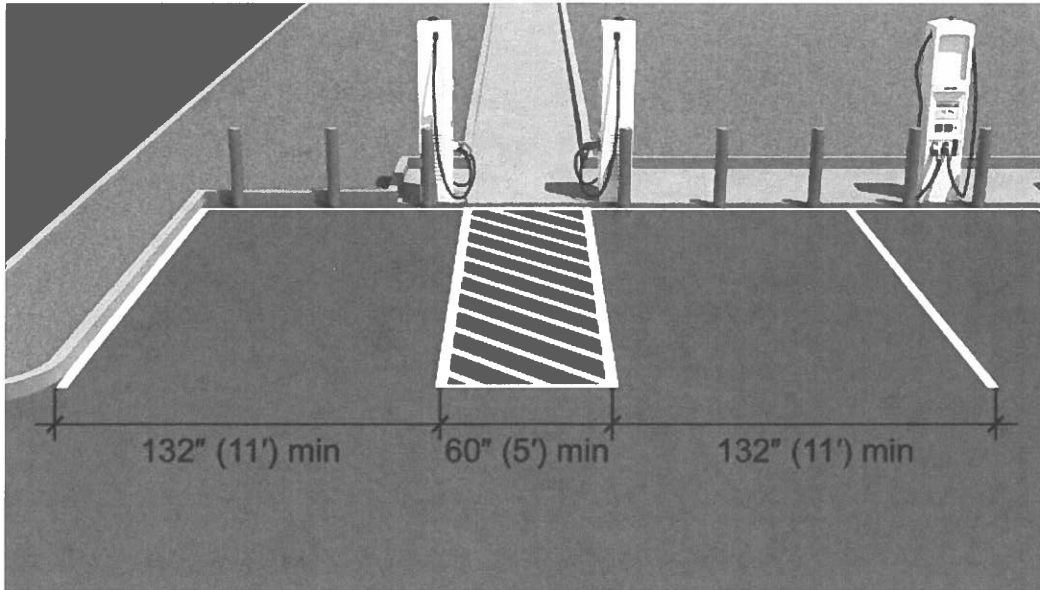
Clear floor or ground space at chargers must be a minimum of 30 inches by 48 inches. Additional space may be required where the clear floor or ground space is confined on three sides and obstructed for more than half the depth (e.g., bollards, curbs, etc.).



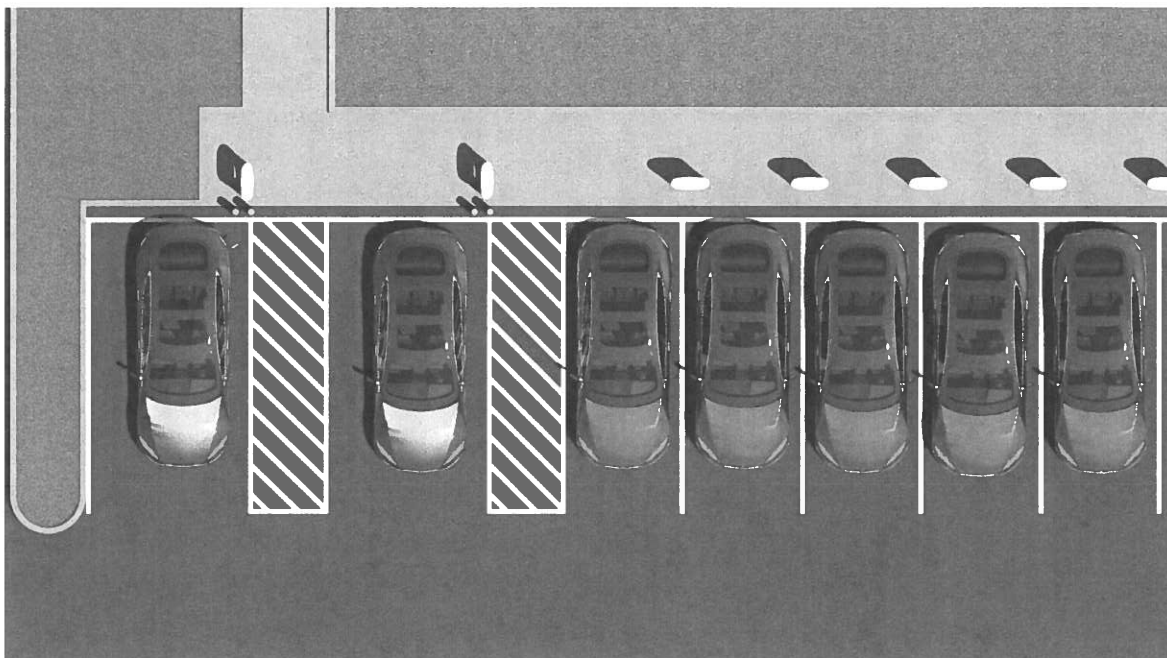
While both a forward approach and parallel approach are permitted under the ADA and ABA Standards, it is recommended that the clear floor or ground space be positioned for a parallel approach to the charger and centered on the operable part. If there are multiple operable parts, the clear floor or ground space should be centered on the EV charger.

EV chargers are highly recommended to be installed at the same level as the vehicle charging space and access aisle so that the clear floor or ground space can be placed as close as possible to the EV charger. This design ensures people who use mobility devices can readily access chargers.

One access aisle may be shared by two vehicle charging spaces, or a charging space and a parking space, but overlap of the aisle should be limited to 60 inches (5 feet). The exception in [§502.2](#) that leads to two 8-foot accessible parking spaces sharing an 8-foot access aisle should not be used for vehicle charging spaces because there would be insufficient space to access the vehicle charging inlets on the opposite side of the access aisle.



Access aisles should not be blocked or obscured by curbs, wheel stops, bollards, or charging cable slack. Floor or ground surfaces of vehicle charging spaces and access aisles should comply with [§302](#) and not have changes in level or slopes that exceed 1:48. For more information, please consult the Access Board's [guide on floor and ground surfaces](#) and [guide on parking spaces](#).





## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Worcester County Technical Review Committee

**From:** Joy S. Birch, Natural Resources Planner III 

**Subject:** November 8, 2023 - Technical Review Committee Meeting

**Date:** October 20, 2023

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- **611 Holdings II – Minor Site Plan Review**

Proposed construction of a 35 space Electric Vehicle Charging Station. Located between Sinepuxent Road and Stephen Decatur Highway (MD Route 611), across from the intersection with Mystic Harbour Boulevard, Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District, 611 Holdings II, LLC, owner / Vista Design, Inc., architect. 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

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**To:** Technical Review Committee (TRC) for a November 8, 2023 Meeting

**From:** Environmental Programs Staff

**Subject:** **Minor Site Plan Submission – 611 Holdings II: proposed construction of a 35 space Electric Vehicle Charging Station.**  
**Tax Map: 26, Parcel: 211**

**Date:** October 25, 2023

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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.

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. The natural gas main for West OC is on the east side of Stephan Decatur Highway so there should be no conflicts with that utility line.
3. Appreciate the water main added to drawing C200. The required Miss Utility notification will enable DPW's markup of the line locations so there are no contractor impacts during construction.
4. Environmental Programs has no additional comments for this project as no impacts to interim water & sewer are required for this use.

**Citizens and Government Working Together**




# Worcester County

Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation & Stormwater Management Review

**Date:** October 30, 2023

**Date of Meeting:** November 8, 2023

**Project:** 611 Holdings II – Electric Vehicle Charging Station

**Location:** Sinepuxent Rd & Stephen Decatur Hwy; Tax Map: 26; Parcel: 211

**Owner/Developer:** 611 Holdings II, LLC

**Architect:** Vista Design, Inc.

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**This project is subject to the Worcester County Forest Conservation Law.** A Forest Conservation Application and fee have been submitted. A Forest Stand Delineation (FSD) has been submitted and approved. A Forest Conservation Plan (FCP) must be approved prior to this project receiving signature plan approval.

The net tract area is 2.42 acres, 2.37 acres of which is forested. The forested area to be cleared is 1.48 acres. With an afforestation threshold of 15 percent and conservation threshold of 15 percent, the Break Even Point is 0.76 acres. According to the preliminary plan, 0.76 acres of forest will be retained with an on-site forest conservation easement.

**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

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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.

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



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

**Worcester County**

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
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

## MEMORANDUM

**DATE:** January 17, 2023  
**TO:** Applicant  
**FROM:** David M. Bradford, Deputy Director *DMB*  
**SUBJECT:** Stormwater/Sediment Erosion Control Plan/Permit

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

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

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.



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

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**TO:** Stuart White, DRP Specialist  
Development Review and Permitting

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

**DATE:** November 2, 2023

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

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- I Lands of Mohamed Ramadan – Minor Site Plan Review
- a) Roads Division will need a commercial entrance bond and a final inspection will need to be performed when work is complete.
  - b) Please relocate trees on site plan further away from edge of pavement to ensure trees don't interfere with sight line issues leaving the property.
  - c) Confirm adequate EDU's are available and assigned for this project.
  - d) Please provide a detailed sewer utility plan showing the force main connection details.
  - e) Please show a sewer cleanout at the Right of Way line and label this point the "Limits of County Maintenance".
- II 611 Holdings II – Minor Site Plan Review
- a) No comments from the Water/Wastewater Division at this time.
  - b) Will need (2) commercial entrance bonds with the Road's Division and have final inspection performed when work is complete.
  - c) Please relocate (4) red maple trees on the site plan further away from edge of pavement to ensure trees don't interfere with sight line issues leaving the property in the future.
  - d) Roads Division recommends the wooded area northwest of the property be cut back and maintained to ensure proper and safe sight line when leaving the property.

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

## Stuart White

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**From:** Aws Ezzat <AEzzat@mdot.maryland.gov>  
**Sent:** Monday, October 30, 2023 7:36 AM  
**To:** Stuart White  
**Subject:** Re: TRC/PC deadlines

Good morning Stu,

After a review of the subject developments (Lands of Mohamed Ramadan and 611 Holdings II), MDOT SHA determined that the proposed redevelopment 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](mailto:AEzzat@mdot.maryland.gov)  
(410) 677-4048 (office)

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**From:** Stuart White <swhite@co.worcester.md.us>  
**Sent:** Thursday, October 26, 2023 8:45 AM  
**To:** Aws Ezzat <AEzzat@mdot.maryland.gov>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Kristi 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>; Paul Miller <pmiller@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>  
**Cc:** Kristen Tremblay <ktremblay@co.worcester.md.us>; Matthew Laick <mlaick@co.worcester.md.us>  
**Subject:** TRC/PC deadlines

Good morning,

Today is the TRC staff confirmation deadline. Please let me know if there is a reason that any of the projects cannot proceed and should be pulled from the agenda. Also, today is the deadline for last minute additions to the Planning Commission agenda.

Thank you,

Stu

Stu White



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

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **611 Holding LLC**

TRC #: **2023762**

LOCATION: Tax Map **26**; Parcel **211**

CONTACT: **611 Holdings II, LLC**

MEETING DATE: **November 8, 2023**

COMMENTS BY: **Matthew Owens**  
**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 35 space Electric Vehicle Charging Station.

### **Specific Comments**

1. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.
2. All equipment and wiring shall conform to the National Electric Code.
3. No further comments at this time.