

WORCESTER COUNTY PLANNING COMMISSION AGENDA
Thursday June 3, 2021

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

Masks are recommended for those whom have not been vaccinated;
social distancing is also encouraged.

Thursday, June 3, 2021

- I. **Call to Order** (1:00 p.m. est.)

- II. **Administrative Matters** (1:00 p.m. est.)
 - A. Review and Approval of Minutes – May 6, 2021
 - B. Board of Zoning Appeals Agenda – June 10, 2021
 - C. Technical Review Committee Agenda – June 9, 2021

- III. **Maryland Agricultural Land Preservation Foundation (MALPF) Application Review** (1:05 p.m. est.) The Planning Commission is encouraged to review the Agricultural Land Preservation Advisory Board’s agricultural easement application recommendations for the Fiscal Year 2022 MALPF program. **The Planning Commission’s role is to determine consistency of the applications with applicable existing county plans and policies (including the Comprehensive Plan).** Its recommendation will then be forwarded to the County Commissioners for their consideration.
 - A. **Reapplications:**
 - Lambertson, Jason and Kimberly; TM 92, P 8, 3105 Sheephouse Road, Pocomoke City; 74.8 acres
 - B. **New applications:**
 - Balon, Charlotte; TM 92, P 57; 910 Bishop Road, Pocomoke City; 141.4 acres
 - Balon, Charlotte; TM 91, P 17; Brantley Road, Pocomoke City; 106.5 acres
 - Park, Yong Jae; TM 84, P 15; 2911 Byrd Road, Pocomoke City; 74.8 acres
 - Queponco Farms, TM 57, P 42; 5631 Taylor Road, Snow Hill; 154.38 acres
 - Queponco Farms; TM 49, P71; 6636 Basket Switch Road, Newark; 187.8 acres
 - Taylor, Wayne and Virginia; TM 101, P 28; Payne Road, Pocomoke City; 74.7 acres
 - Tyson, Chelsea and Matthew; TM 31,P 23; 8599 Foreman Road, Berlin; 33.9 acres

- IV. **Adjournment** (2:00 p.m. est.)

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – May 6, 2021**

Meeting Date: May 6, 2021

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Marlene Ott, Secretary
Ken Church
Betty Smith

Staff

Roscoe Leslie, County Attorney
Ed Tudor, Director
Jennifer Keener, Deputy Director
Kristen M. Tremblay, Zoning Administrator
Stu White, DRP Specialist
Joy Birch, Environmental Programs

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, April 1, 2021** — As the first item of business, the Planning Commission reviewed the minutes of the April 1, 2021 meeting.

A motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously to approve the minutes.

- B. Board of Zoning Appeals agenda, May 13, 2021** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for February 11, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

III. Residential Planned Community (RPC) Architectural Review

- A. Seaside Village Residential Planned Community (RPC)** – As the next item of business, the Planning Commission reviewed amended architectural elevations for proposed townhouses in Phase 2A (Lots 122-129) of the Seaside Village Residential Planned Community (RPC). Mr. Hugh Cropper represented the applicants and presented the proposal with Tim Kamas of Ralph J. Duffie Inc.

Mr. Cropper and Mr. Kamas explained that the strategy of the development has shifted toward long term/yearly rentals or sales instead of the originally envisioned short-term rentals. They explained that the design was scaled down from a highly detailed design to a simpler design in order to better match the surrounding communities. Chairman Barbierri commented that there was little or no variety in the buildings design. Mr. Church then questioned staff about whether the new design was in alignment with the neighborhood covenants. Staff explained that covenants are not enforceable by the Department.

A motion was made by Mr. Church, seconded by Ms. Ott, and carried unanimously to approve the revised architectural design.

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IV. Text Amendments

- A. Commercial Kennels** – As the next item of business the Planning Commission reviewed a proposed text amendment which provides a definition of commercial kennels and offers further clarification of terms. Jennifer Keener presented the proposal. Mr. Barbierri questioned how the threshold number of kennels in defining a commercial kennel was determined. Ms. Keener replied that the Department worked with Animal Control Division to have consistency across agencies and that the definitions included in the zoning bill mirror those being presented in a concurrent Animal Control bill.

A motion was made by Ms. Smith, seconded by Ms. Ott, and carried unanimously to forward a favorable recommendation of the text amendment to the County Commissioners.

V. Sketch Plan Review

- A. Coastal Square Shopping Center** – As the next item of business, the Planning Commission reviewed a sketch plan for a proposed shopping center. Prior to its presentation and discussion, Mr. Church stated that he represented the Cropper family when the subject property was sold to the current owners. County Attorney Roscoe Leslie stated that there was no conflict of interest for Mr. Church to participate in the review.

Mr. Hugh Cropper and Mr. Jeff Harmon presented the proposal. They stated that the water and sewer would be provided by the Riddle Farm Sanitary Service Area. They also indicated that the intersection of Racetrack Road (Route 589) and Ocean Gateway (Route 50) would be upgraded to four (4) lanes from the existing three (3) lanes and a roundabout would be added at the intersection of the proposed entry road and the proposed extension of Samuel Bowen Blvd. They indicated their belief that the roundabout is a much more practical and logical concept than the intersections at the Ocean Landings Shopping Center. The location of the circle was designed to allow for greater traffic stacking. The overall traffic pattern has been designed for peak summer flow. There are seven (7) outparcels proposed between an extension of Samuel Bowen Blvd. and Ocean Gateway, but that number could potentially be modified in the future. Outparcel access would be provided from Samuel Bowen Blvd.

The applicants stated that the subject property is one (1) of only five (5) properties that are in the C-3 ‘Highway Commercial’ zoning district. The proposal includes two (2) ‘big box’ anchor stores. As there are no leases signed to date, the applicants indicated that they are currently working with potential lessees. The stores depicted on the architectural concept drawings are for demonstration only.

A traffic study has been completed and they are currently working with Maryland State Highway Administration (SHA). The proposal also includes several stormwater management facilities. With regards to the Worcester County Design Guidelines and Standards, the buildings are designed in a ‘Town Center’ architectural style rather than the ‘Seaside’ architectural style. The applicants noted that they made an attempt to blend the two (2) architectural styles. The project also includes: a walking path along Ocean Gateway, sidewalks throughout, and landscaped islands.

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A motion was made by Mr. Church, seconded by Ms. Smith, and carried unanimously to support the continuation of the proposed development.

- VI. Adjourn** – A motion to adjourn was made by Ms. Ott and seconded by Ms. Smith. The Planning Commission adjourned at 1:30 P.M.

Jerry Barbierri, Chairman

Stuart White, DRP Specialist

DRAFT

**NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS**

AGENDA

THURSDAY, JUNE 10, 2021

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

6:30 p.m.

Case No. 21-32, on the lands of John & Sharen Ewell, requesting an after-the-fact variance to the Ordinance prescribed rear yard setback from 5 feet to 0.9 feet (an encroachment of 4.1 feet) and an after-the-fact variance to the Ordinance prescribed side yard setback from 3 feet to 2.44 feet (an encroachment of 0.56 feet) associated with an existing manufactured home in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-305 and ZS 1-318(d)(1)B, located at 26 Deep Sea Drive, approximately 80 feet north of the westerly intersection with Salt Spray Drive, Tax Map 16, Parcel 85, Section 1, Lot 26, of the White Horse Park Campground Subdivision, in the Third Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 21-33, on the lands of Steve & Dina Thorne, requesting a variance to the Ordinance prescribed rear yard setback from 30 feet to 19 feet (an encroachment of 11 feet) associated with a proposed open deck and stairs addition in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 10018 Mill Pond Drive, approximately 758 feet south east of the Delaware state line, Tax Map 3, Parcel 137, Lot 16, of the Mill Pond Subdivision, in the Fifth Tax District of Worcester County, Maryland.

6:40 p.m.

Case No. 21-34, on the lands of Richard and Connie Rutherford, requesting a variance to encroach 5 feet into the platted rear yard setback associated with a proposed open deck in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-205(b)(2), and ZS 1-305 located at 11003 Turnberry Lane, approximately 169 feet south of Player Lane, Tax Map 16, Parcel 99, Section 1, Lot 7 of the River Run Residential Planned Community, in the Third Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 21-35, on the application of Mark Cropper, Esq., on the lands of Robert & Julia Ewell, requesting an appeal of the determination made by the Department as it applies to the processing/ slaughtering of livestock in the A-1 Agricultural District, pursuant to Zoning Code Section ZS 1-116(c)(1), associated with the property located on the northeast corner of the intersection of Cropper's Island Road and Worcester Hwy (US Route 113), Tax Map 40, Parcel 93, in the Fourth Tax District of Worcester County, Maryland.

ADMINISTRATIVE MATTERS

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, June 9, 2021 at 1:00 p.m.

There are no items scheduled for review, therefore there will be no meeting held.



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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

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

Memorandum

To: Worcester County Planning Commission

From: Katherine Munson, Planner V *KM*

Subject: FY 22 MALPF Application Review

Date: May 26, 2021

The following eight (8) applications to sell an easement to the Maryland Agricultural Land Preservation Foundation (MALPF) in Worcester County have been received by the county for the FY 22 funding cycle:

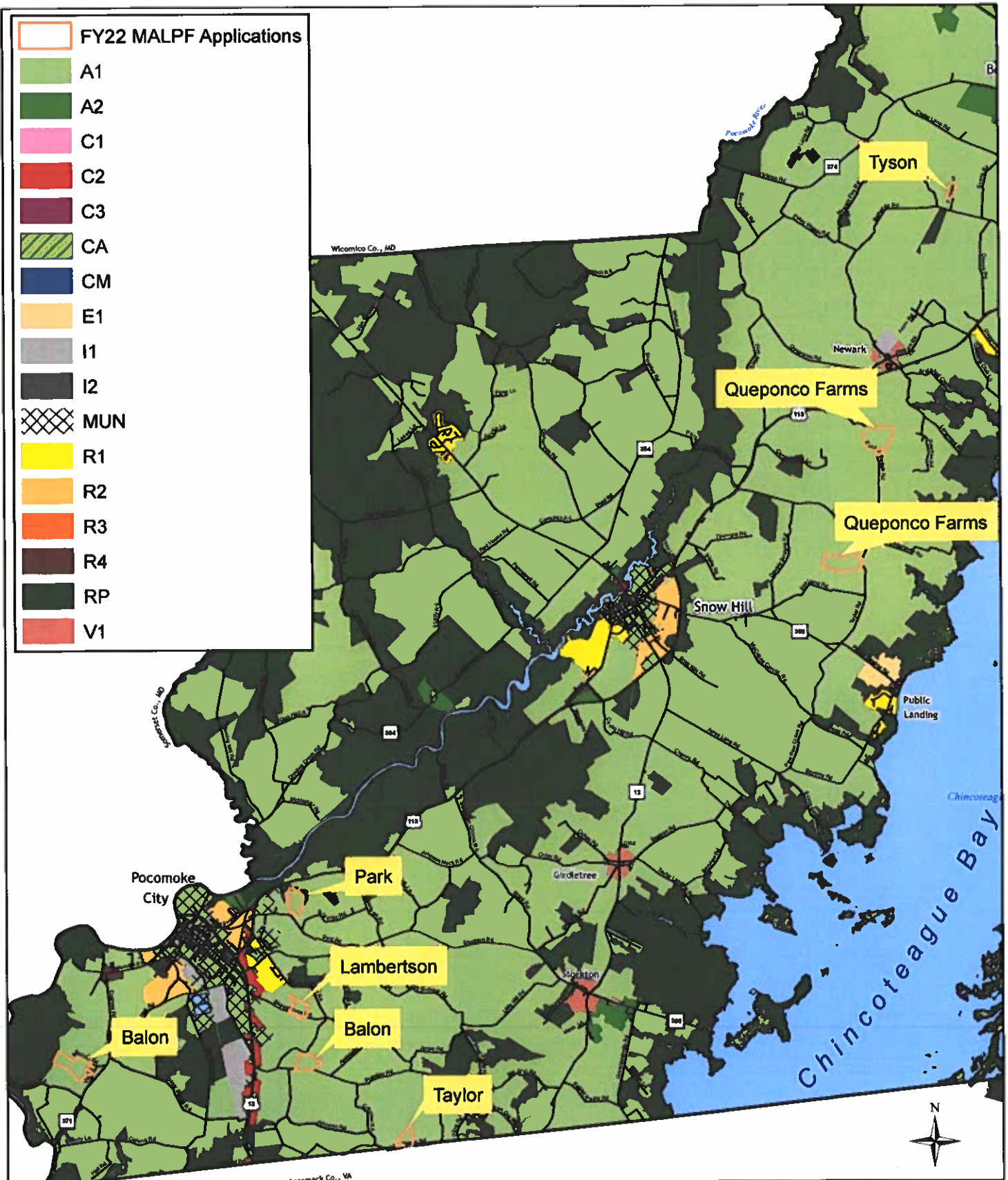
1. Balon Charlotte, TM 92, P 57; 910 Bishop Road, Pocomoke City; 141.4 acres
2. Balon Charlotte, TM 91, P 17; Brantley Road, Pocomoke City; 106.5 acres
3. Lambertson, Jason and Kimberly, TM 92, P 8, 3105 Sheephouse Road; Pocomoke City; 74.8 acres (Reapplication)
4. Park, Yong, Jae, TM 84, P 15; 2911 Byrd Road, Pocomoke City, 74.8 acres
5. Queponco Farms, TM 57, P 42; 5631 Taylor Road, Snow Hill, 154.38 acres
6. Queponco Farms, TM 49, P 71; 6636 Basket Switch Road, Newark; 187.8 acres
7. Taylor, Wayne and Virginia, TM 101, P 28; Payne Road, Pocomoke City, 74.7 acres
8. Tyson, Chelsea and Matthew, TM 31, P 23, 8599 Foreman Road; 33.9 acres

All applications meet the minimum requirements of the MALPF Program (please note that one is a re-application that was unfunded in FY21). All are zoned A-1, or a combination of A-1 and RP (see attached table).

The Planning Commission must determine whether an easement on each applicant property is compatible with existing county plans and policy and thus whether or not approval of the application is recommended to the Worcester County Commissioners.

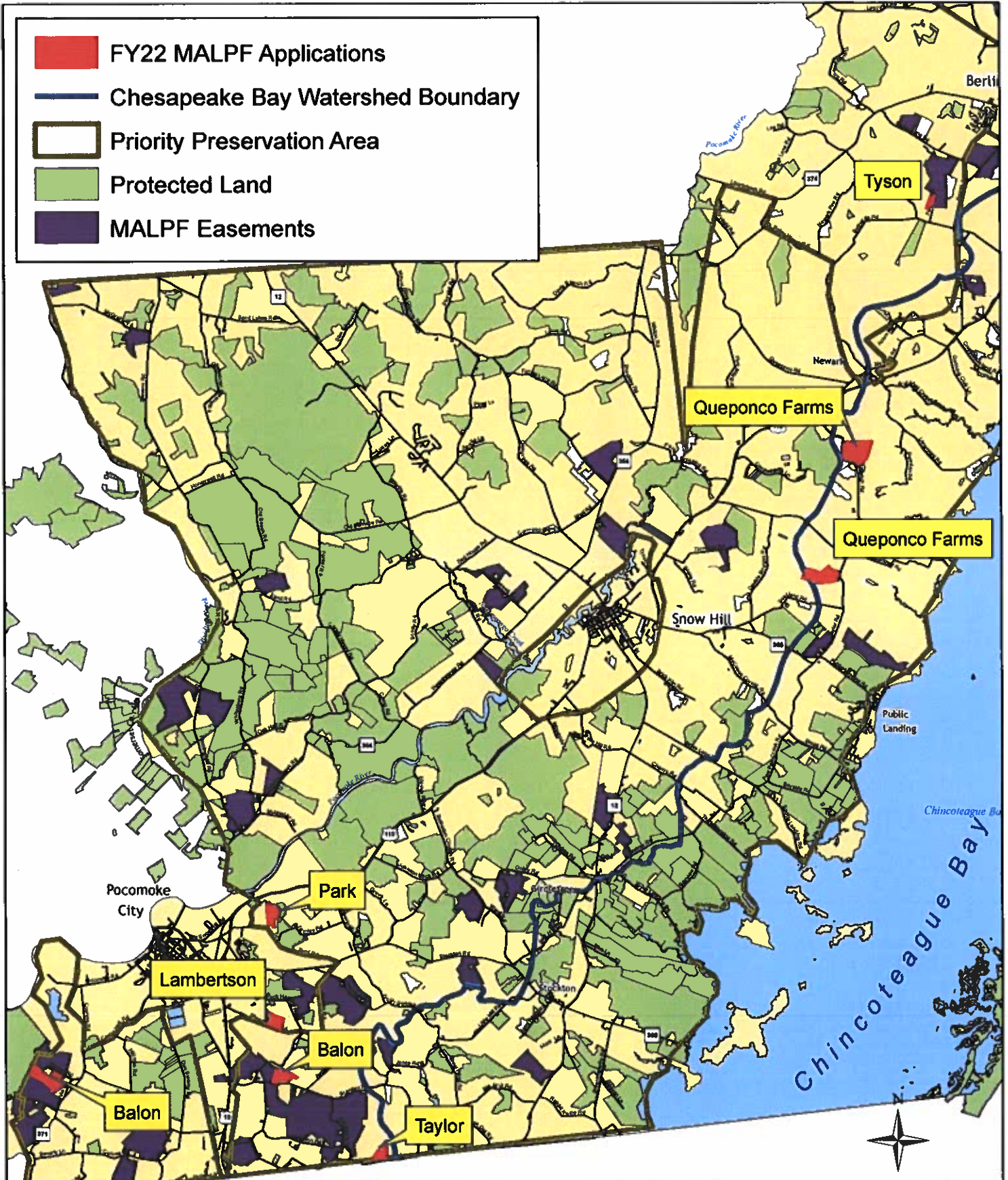
The Worcester County Agricultural Land Preservation Advisory Board will have reviewed the applications on June 1, 2021.

FY22 MALPF Applications and Zoning

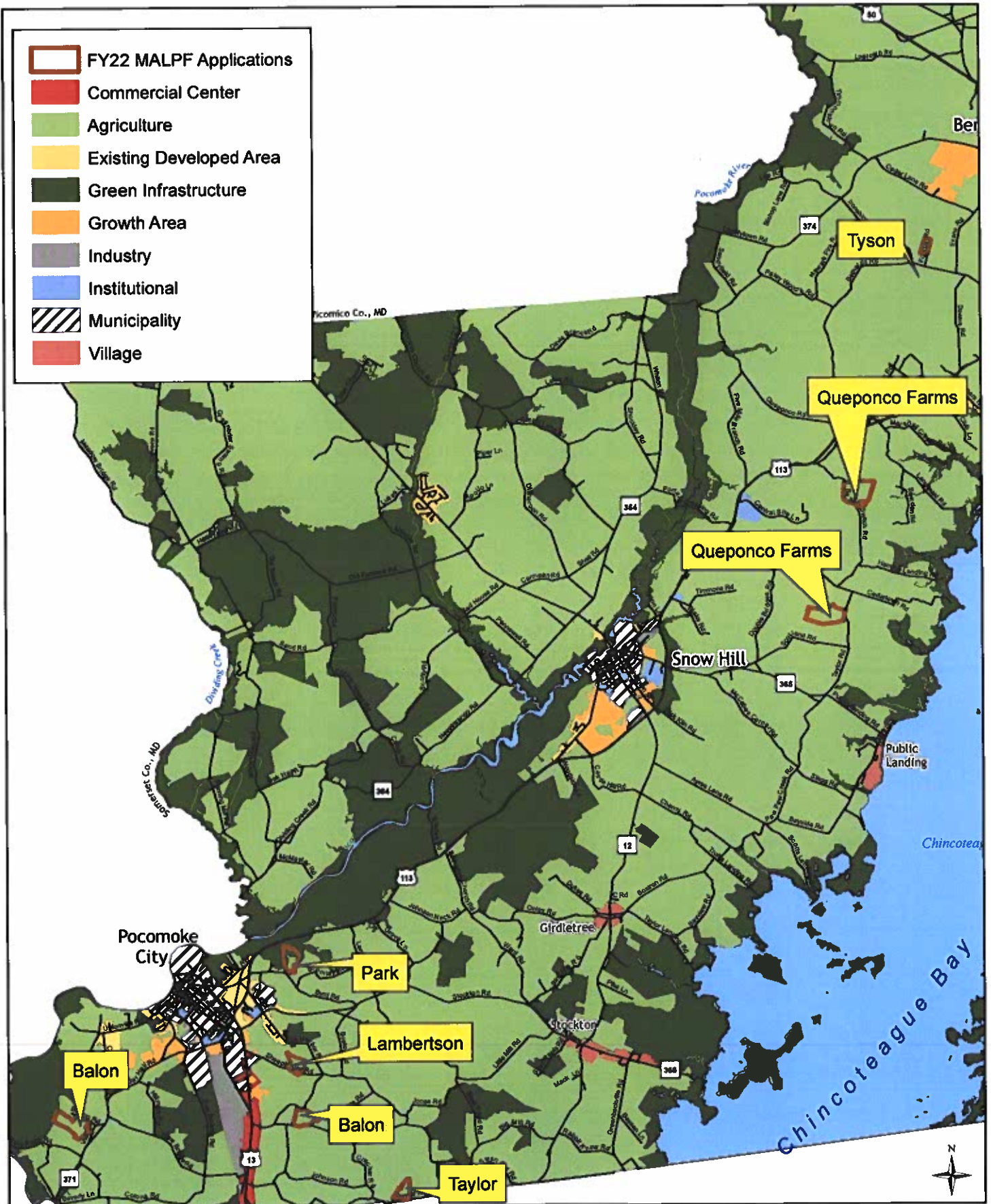


5/26/2021

FY22 MALPF Applications



FY22 MALPF Applications and Land Use Plan Map



5/26/2021

FY22 MALPF Applications
Worcester County

Landowner name	TM	P	Acres	Address	Development Rights to be Extinguished	Lot option selected	Zoning	Priority Preservation Area	% class I, II, III soils	Reapplication
Balon, Charlotte	92	57	141.5	910 Bishop Road, Pocomoke City	5	waive all rights	A-1	Y	77%	N
Balon, Charlotte	91	17	106.5	Brantley Road, Pocomoke City	3	One Unrestricted	A-1	Y	94%	N
Lambertson, Jason and Kimberly	92	8	74.8	3105 Sheephouse Road, Pocomoke City	6	One Unrestricted	A-1	N	50%	Y
Park, Yong Jae	84	15	67.8	2911 Byrd Road, Pocomoke City	3	One Unrestricted	A-1/RP	Y	87%	N
Queponco Farms	57	42	154.38	5631 Taylor Road, Snow Hill	3	One Unrestricted	A-1	Y	68%	N
Queponco Farms	49	71	187.8	6636 Basket Switch Road, Newark	3	One Unrestricted	A-1	Y	83%	N
Taylor, Wayne and Virginia	101	28	74.7	Payne Road, Pocomoke City	2	waive all rights	A-1	Y	52%	N
Tyson, Chelsea and Matthew	31	23	33.9	8599 Foreman Road, Berlin	4	family lot	A-1	N	94%	N
Total Acres			841.4							