

**WORCESTER COUNTY PLANNING COMMISSION  
MEETING MINUTES – January 5, 2023**

**Meeting Date:** January 5, 2023

**Time:** 1:00 P.M.

**Location:** Worcester County Government Office Building, Room 1102

**Attendance:**

**Planning Commission**

Jerry Barbiéri, Chair  
Rick Wells, Vice Chair  
Mary Knight, Secretary  
Ken Church  
Marlene Ott  
Betty Smith

**Staff**

Kristen M. Tremblay, Zoning Administrator  
Stu White, DRP Specialist  
Roscoe Leslie, County Attorney

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, December 1, 2022**

As the first item of business, the Planning Commission reviewed the minutes of the December 1, 2022 meeting.

**A motion was made by Ms. Knight, seconded by Mr. Wells, and carried unanimously.**

**B. Board of Zoning Appeals Agenda, January 12, 2023**

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for January 12, 2023. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

**C. Technical Review Committee Agenda, January 11, 2023**

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for January 11, 2023. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

**III. § ZS 1-325 Site Plan Review**

**A. Salt Life Park – Major site plan/land development plan review**

As the next item of business, the Planning Commission reviewed the site plan for the proposed expansion of a manufactured home park including 34 lots and associated open

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space, located on the southerly side of Old Bridge Road (MD Route 707), approximately 435 feet east of Greenridge Lane Road, Tax Map 26, Parcels 191 and 193, District 10, R-4 General Residential District, Mark Odachowski, owner / R.D. Hand & Associates, Applicant & Planner.

Present for the review were Hugh Cropper, IV and Mark Odachowski. Mr. Cropper introduced himself and Mr. Odachowski the Planning Commission members. Mr. Odachowski described the existing portion of the park as being dilapidated and described his history of revitalizing the area. He further elaborated on the need for affordable housing in the area. He explained that the new section will be a long term rental, 50 and older community. He explained that the lots in the new section are larger compared to the old section, making it a possibility to install double wide manufactured homes as well.

Mr. Cropper added that the required 34 EDU's have been obtained from the Mystic Harbor Sanitary District. He also stated that there are a small number of minor outstanding Code requirements that needed to be addressed and is working with Department Staff to correct them.

**Following the discussion, a motion was made by Mr. Church, seconded by Ms. Knight, and carried unanimously to approve the proposal with the condition that all outstanding Code requirements are corrected.**

**B. Salt Grass Point Farm LLC, –Major Site Plan Review**

As the next item of business, the Planning Commission reviewed the site plan for the proposed construction of eight (8) buildings containing 75,018 square feet of mini storage and an associated office, with a proposed two (2) lot subdivision, located at the easterly side of Stephen Decatur Highway (MD Route 611), approximately 410 feet south of Snug Harbor Road, Tax Map 33, Parcels 136, District 10, C-2 General Commercial District, Salt Grass Farms, LLC., Owner and R.D. Hand & Associates, Applicant and Planner.

Present for the review were Hugh Cropper, Frank Lynch, and Emily Demarco. Mr. Cropper presented the project to the Planning Commission. He explained that the project went through Planning Commission review and was approved on February 4, 2021. He explained that the approval is set to expire on February 4, 2023 and he was seeking to re-approve the project. He stated that the project has not changed at all since the 2021 submittal. He indicated that the project may not be moving forward but would like to maintain the 1 EDU allocation required for it.

**Following the discussion, a motion was made by Ms. Knight, seconded by Ms. Ott, and carried unanimously to approve the site plan as proposed.**

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**IV. Residential Planned Communities § ZS 1-315**

**A. Sea Oaks Village – Preliminary Plat**

As the next item of business, the Planning Commission reviewed the Preliminary Plat of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and active recreation courts. Located on the west side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road on Sea Oaks Lane, Tax Map 26, Parcel 274, Lot 3A, R-3 Multifamily Residential, Tax District 10, Sea Oaks, LLC, owner / Carpenter Engineering, LLC, engineer.

Present for the review were Hugh Cropper, IV, Steven Murphy, and Frank Lynch. Mr. Cropper presented the proposal to the Planning Commission. He explained that all water and sewer EDU's have been obtained. He stated that the project is in compliance with all Zoning, RPC, and Forestry requirements. He added that permits will be required for the necessary wetlands crossings. Mr. Barbierrri questioned Mr. Cropper whether the swimming pool had been constructed to which he replied that it had and that it was in operation most of the season. Ms. Ott questioned if there were any road name changes to which Mr. Cropper replied that no changes have been made since the Step II review.

**Following the discussion, a motion was made by Ms. Knight, seconded by Ms. Ott, and carried unanimously to approve the site plan as proposed.**

**B. The Refuge at Windmill Creek – Step 1 Concept Plan Review**

As the next item of business, the Planning Commission reviewed a request for establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision Located on the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts, The Refuge at Windmill Creek, LLC, owner/ Carpenter Engineering, LLC, engineer.

Frank Lynch was present for the review. Mr. Lynch introduced the project to the Planning Commission. He stated that the project had been previously approved by the Planning Commission but the approval had expired. He added that the sewer and water utilities as well as the Stormwater Management are currently under Construction.

Mr. Barbierrri questioned the Planning Commission Members if the presentation they should continue the review in the absence of representation by either the owner or site developer. Mr. Church stated that he was not comfortable with continuing.

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Following the discussion, a motion was made by Mr. Church, seconded by Ms. Knight, and carried unanimously to postpone the review until proper representation was available to attend the meeting.

**V. Beech Tree Place – Major Subdivision**

As the next item of business, the Planning Commission reviewed a proposed nine (9) lot single family major subdivision located at the northeast corner of Stephen Decatur Highway and Snug Harbor Road, Tax Map 33, Parcel 298, Lot 22A, Tax District 10, R-2 Suburban Residential District, Magnolia Court, LLC, owner / Carpenter Engineering, LLC, engineer.

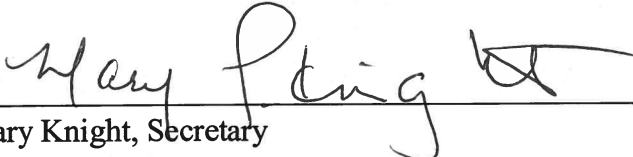
Mitch Parker and Frank Lynch were available for the review. Mr. Parker presented the proposal to the Planning Commission. He stated that the design is straightforward and that the layout was predicated on the preservation of a historic Beech tree on the property. Mr. Church questioned whether the buildings would be concept homes or spec homes. Mr. Parker replied that spec homes are a possibility and that the homes would be moderately sized and that there would be no mobile homes. Mr. Barbierri addressed the road design and the comments made in the Staff Report. Mr. Parker replied that the original design was for a private lane but later it was decided to turn it over to the County to keep things simple.

Following the discussion, a motion was made by Ms. Ott, seconded by Mr. Wells, and carried unanimously to approve the site plan as proposed.

**VI. Miscellaneous**

As the next item of business, Ms. Knight expressed concern regarding Emergency Services involvement in the planning and review phases of proposed projects which may have an impact on local infrastructure. She wanted to be assured that local Fire Companies and EMS needs were considered during this process. Mr. Barbierri stated that the Fire Marshal's Office is involved during the Technical Review phase of the projects and has communication with local Fire Departments regarding any potential issues.

**VII. Adjourn** – A motion to adjourn was made by Ms. Ott and seconded by Ms. Smith.

  
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Mary Knight, Secretary

  
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Stuart White, DRP Specialist