

**WORCESTER COUNTY PLANNING COMMISSION AGENDA**

**Thursday, August 1, 2024**

**Worcester County Government Center, Room 1102**

**One West Market St.**

**Snow Hill, Maryland 21863**

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

**II. Administrative Matters**

**A. Planning Commission Minutes – July 3, 2024**

**B. Board of Zoning Appeals Agenda – August 8, 2024**

**C. Technical Review Committee Agenda – August 14, 2024**

**III. Map Amendment**

Rezoning Case No. 445 - rezone approximately 18.54 acres out of 80.95 acres of land from RP Resource Protection District to A-1 Agricultural District, Tax Map 23, Parcel 2, Purnell Crossing Road, Berlin; Thomas C. and Shelley M. Mason, property owners and Kristina L. Watkowski, attorney;

**IV. Miscellaneous**

**V. Adjournment**

**WORCESTER COUNTY PLANNING COMMISSION  
MEETING MINUTES – July 3, 2024**

**Meeting Date:** July 3, 2024

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

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

**Attendance:**

**Planning Commission**

Jerry Barbierri, Chair  
Phyllis Wimbrow, Vice Chair  
Marlene Ott  
Ken Church  
Kathy Drew  
Betty Smith

**Staff**

Jennifer Keener, Director, DRP  
Matt Laick, Deputy Director, DRP  
Kristen Tremblay, Zoning Administrator  
Bob Mitchell, Director, Environmental Programs

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, May 9, 2024 Worksession**

As the first item of business, the Planning Commission reviewed the minutes of the May 9, 2024, worksession.

Following the review, a motion was made by Ms. Ott to approve the minutes as written, Ms. Wimbrow seconded the motion, and the motion was carried unanimously.

**B. Review and approval of minutes, June 6, 2024**

As the next item of business, the Planning Commission reviewed the minutes of the June 6, 2024, meeting.

Following the review, a motion was made by Ms. Wimbrow to approve the minutes as written, Ms. Drew seconded the motion, and the motion was carried unanimously with Mr. Barbierri abstaining from the vote.

**C. Review and approval of minutes, June 13, 2024**

As the next item of business, the Planning Commission reviewed the minutes of the June 13, 2024, meeting.

Following the review, a motion was made by Ms. Smith to approve the minutes as written, Ms. Ott seconded the motion, and the motion was carried unanimously.

**WORCESTER COUNTY PLANNING COMMISSION  
MEETING MINUTES – July 3, 2024**

**D. Board of Zoning Appeals Agendas, July 11, 2024**

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board.

**E. Technical Review Committee Agenda, July 10, 2024**

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting. Ms. Tremblay was present for the review to answer questions and address any concerns of the Planning Commission.

No comments were forwarded to the Committee.

**III. Site Plan Review**

**Sea Oaks Commercial Buildings 1&2 – Landscape Irrigation Waiver Request**

As the next item of business, the Planning Commission reviewed a request to waive the landscape irrigation requirement for an existing commercial development consisting of a 12,000 square foot and 11,480 square foot retail and contractor shops, located at 12472 and 12475 Sea Oaks Lane, on the Westerly side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road, Tax Map 26, Parcel 473 Lots A & B, Tax District 10.

Mr. Steven Murphy was present to introduce the waiver request. He indicated that Scott Baker, a landscaper out of Snow Hill is bonded and has been watering the native species installed from a hose located at each building. Additionally, a landscape bond has been provided to the County including an installation and maintenance agreement filed with the Clerk of Court in perpetuity.

**On a motion made by Mr. Church and seconded by Ms. Ott, the Planning Commission approved the irrigation requirement waiver as requested, and the motion was carried unanimously.**

**IV. Text Amendment – Amending the provisions for detached accessory buildings and off-street parking in campground subdivisions**

Ms. Tracey Barnhart, applicant, Mr. Joe Barnhart, and Mr. Phil Wood were present for the review. Ms. Barnhart testified that residents want to enjoy their space in the shade. Submitted as Applicant's Exhibit No. 1 were photographs of existing canopies in White Horse Park. Ms. Barnhart stated that the reason that the canopies are in place is because they did not know that

**WORCESTER COUNTY PLANNING COMMISSION**  
**MEETING MINUTES – July 3, 2024**

they were considered buildings requiring a permit. She admitted that they also didn't ask whether they were allowed.

Mr. Wood testified that his wife had breast cancer, and she was not allowed in the sun during her chemotherapy treatments. He had requested that hard top canopies be included in the amendment because the canvas was too hard for some residents to manage. Part of the amendment was to eliminate the six-foot separation between buildings, as it is impossible to fit accessory buildings on the lots. The applicants noted that there was nothing that would impede emergency access, fire or ambulance for ingress or egress. Mr. Barbierri provided historical context on the fire code as he was working for the Worcester County Fire Marshal's Office at the time.

Ms. Ott was concerned about the elimination of one (1) parking space. Ms. Barnhart stated that there are off-site fields on nearly every street in White Horse Park where parking could be accommodated. Mr. Barnhart said that the amendment will not work for everyone, but they are trying to legally permit as many as possible. He stated that residents cannot park on the street or White Horse Park will make them move their vehicle.

Mrs. Wimbrow noted that the current zoning code dates to 2009, not the 1980's as alleged. As the former Deputy Director for the Department of Development, Review, and Permitting when the code was adopted, she stated that the purpose of zoning is to protect the health and safety of the residents. As buildings are added to a property, you take away from that. Therefore, Mrs. Wimbrow did not support this amendment.

Mr. Church said that there is merit in what they have to say, and that the photographs provided in Exhibit No. 1 are probably the good pictures. He acknowledged that there are also likely a handful of bad pictures that could be taken. However, he respectfully disagrees with Mrs. Wimbrow, and supports the amendment, though it would need some policing. Ms. Barnhart stated that White Horse Park would enforce the rules if it does pass.

Mr. Barbierri stated that in his role as the former Fire Marshal, he was in these parks measuring distances, and found so many violations due to fire spread concerns. Owners had to move buildings, even remove porches. When buildings couldn't be moved, his office had them put up cinder block fire walls. He stated that manufactured homes are great, but that they are not built to the same standards as a stick-built dwelling. With more clutter comes greater potential for danger. He noted that he would be ok with increasing the existing building size from 8' by 10' to 12' by 12', however he could not support a reduction to the separation distance due to fire spread concerns. Mr. Barbierri said that his stance is in support of life safety and finds that paramount.



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Ms. Barnhart said that emergency responders can go straight through open canopies and gazebos. Mr. Barbierri explained that he had just come from a fire call on south end of the county that occurred in the middle of the afternoon, when people were present. Fire spreads quickly, and a delay is seconds taken away from a potential rescue. The Barnhart's said that their canopy is fire resistant, and while they are semi-temporary buildings, they are asking for permanency. Upon a question to clarify a setback versus a separation distance, staff explained the difference between the two.

Ms. Ott was concerned that most of these buildings could become weaponized in a storm. The Barnhart's said that was their concern as well with the temporary pop-up canopies, as they have had it blow away, even with weights. Ms. Drew inquired about whether the sites in Exhibit No. 1 retained the two (2) required parking spaces, and the applicant confirmed that they were. No action was taken on a request by Ms. Barnhart to consider a modification to the separation distance to three (3) feet.

**Following the discussion, a motion was made by Mrs. Wimbrow to provide an unfavorable recommendation on the text amendment. Ms. Ott seconded the motion, and the motion carried 4 to 2 with Mr. Church and Ms. Drew opposed.**

**V. Adjourn**

**On a motion made by Ms. Ott and seconded by Mr. Church, the Planning Commission adjourned.**

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Mary Knight, Secretary

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Kristen M. Tremblay, AICP, Zoning Administrator

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

*THURSDAY AUGUST 8, 2024*

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. 24-49**, on the lands of Greg Haltom, on the application of Paradise Energy Solutions, requesting an after-the-fact variance to the left side yard setback from 20 feet to 17.14 feet (encroaches 2.86 feet at furthest point) for an existing ground mounted solar array in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5), ZS 1-305 and ZS 1-349, located at 3633 Payne Road, Tax Map 101, Parcel 47, Tax District 1, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 24-50**, on the lands of Farmer's Bank of Willards, on the application of Jamie Covington, requesting a special exception to construct a freestanding, non-monument sign in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-210(d)(3) and ZS 1-324(c)(4)B.4, located at 9701 Stephen Decatur Highway, Tax Map 26, Parcel 203, Lot 22A, Tax District 10, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 24-51**, on the lands of Berlin Fire Company, on the application of Jamie Covington, requesting a special exception to construct a freestanding, non-monument sign in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-210(d)(3) and ZS 1-324(c)(4)B.4, located at 10837 Ocean Gateway, Tax Map 20, Parcel 122, Tax District 3, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 24-48**, on the lands of Box 64 B Selbyville, LLC, on the application of Kristina Watkowski, requesting a variance to the Atlantic Coastal Bays Critical Area regulations to exceed the allowable 100 foot tidal wetland crossing by 135 for a proposed 3 foot by 235 foot walkway over tidal wetlands, pursuant to Natural Resources Code §§ NR3-125(b)(1), Zoning Code §§ ZS 1-116(m)(1) and ZS 1-305(p)(3), located on Jarvis Road, about .43 miles north of Collins Road, Tax Map 9, Parcel 287, Lot 4, Tax District 5, Worcester County, Maryland.

**6:50 p.m.**

**Case No. 24-52**, on the lands of Murphy Family Revocable Trust, on the application of Hugh Cropper, IV, requesting a modification to extend a waterfront structure in excess of 125 feet by 17.7 feet for an existing pier and platform extending a total of 142.7 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1), Zoning Code §§ ZS 1-116(n)(2), located at 11524 Bay Point Lane, Tax Map 50, Parcel 2, Lot 2A, Tax District 10, Worcester County, Maryland.

**Administrative Matters**

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, August 14, 2024 at 1:00 p.m.**

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

**I. Call to Order**

**II. Site Plan Review (§ ZS 1-325)**

**A. Manklin Meadows Commercial Buildings – Major Site Plan Review**

Proposed construction of two (2), two-story commercial storage buildings with residential use on the second floor on two (2) existing building pads. The first building (pad #3) is 5,429 square feet consisting of first-floor commercial storage area and four (4) second-floor apartments. The second building (pad #4) is 5,400 square feet consisting of first-floor commercial storage and four (4) second-floor apartments. Located at 11006 and 11008 Manklin Meadows Lane, Tax Map 21, Parcel 266, Tax District 03, C-2 General Commercial District, Talbott Corporation, owner, Davis Bowen and Friedel, Inc. architect.

**B. The Farm – Fritz Eisenbrandt – Minor Site Plan Review**

Proposed accessory use of principle agricultural structure or use of land for the commercial hosting of non-agricultural functions and events in the A-1 Agricultural District. Located at 11930 Ocean Gateway, Tax Map 26, Parcel 260, Tax District 10, A-1 Agricultural District, Frederick Eisenbrandt, owner, Frank Lynch Jr., Surveyor.

**C. Adjourn**

**WORCESTER COUNTY PLANNING COMMISSION**

**WORK SESSION AGENDA**

**Thursday August 8, 2024**

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

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

**II. Comprehensive Plan Update**

Review of Draft Goals and Objectives.

**III. Adjournment**

## **STAFF REPORT**

### **REZONING CASE NO. 445**

**PROPERTY OWNER:** Thomas Christopher Mason and Shelley M. Mason  
10610 Siren Lane  
Berlin, MD 21811

**ATTORNEY:** Kristina Watkowski and Hugh Cropper, IV  
9927 Stephen Decatur Highway, F-12  
Ocean City, Maryland 21842

**TAX MAP/PARCEL INFO:** Tax Map 23, Parcel 2, Tax District 3

**SIZE:** The petitioned area consists of 18.54 acres out of an approximately 80.95-acre parcel.

**LOCATION:** Northerly side of Purnell Crossing Road, Berlin, approximately 0.35 Miles east of Bishop Lane Road.

**CURRENT USE OF PETITIONED AREA:** The petitioned area is currently an unimproved, wooded parcel. It was the subject of a Timber Harvest permit in 1997. There is a gravesite located on the subject parcel as outlined on the attached Burial Site Data Form prepared by James Trader. A three-lot minor subdivision application is currently under review.

**CURRENT ZONING CLASSIFICATION:** RP Resource Protection District.

As defined in the Zoning Code, the intent of this district is to preserve the environmentally significant areas of the County and to protect its natural resources in all areas. The district includes those areas of the County which pose constraints for development or where development could have a substantially adverse environmental effect. This district serves to maintain the environmental functionality of the landscape by avoiding or minimizing disturbance of sensitive areas which generally include tidal and nontidal wetlands, state-owned natural areas, selected riparian corridors, conservation areas, and muck and alluvial soils. Development potential within this district is severely limited; however, some minor development may be carried out, provided it is done in a manner sufficiently sensitive to the existing natural environment and visual character of the site.

**REQUESTED ZONING CLASSIFICATION:** A-1 Agricultural District.

As defined in the Zoning Code, the intent of this district is to preserve, encourage and protect the County's farms and forestry operations and their economic productivity and to ensure that agricultural and forestry enterprises will continue to have the necessary flexibility to adjust their production as economic conditions change. The Code also states, in part, that this district is also intended to protect the land base resources for the County's agricultural and forestry industries from the disruptive effects of major subdivision or nonagricultural commercialization.

**APPLICANT’S BASIS FOR REZONING:** The application indicates that a mistake was made in zoning the petitioned area RP Resource Protection District on November 3, 2009.

**ZONING HISTORY:** At the time zoning was first established in 1964, the petitioned area was given an A-1 Agricultural District classification, which was retained in the subsequent 1978 and 1992 comprehensive rezonings. In 2009, the property was included in the RP Resource Protection District.

**SURROUNDING ZONING:** Adjoining properties to the east, west and south are zoned A-1 Agricultural District. Properties to the north are zoned RP Resource Protection District.

**COMPREHENSIVE PLAN:**

The County’s Comprehensive Plan was adopted by the County Commissioners on March 7, 2006, and is intended to be a general guide for future development in the County. Whether a proposed rezoning is compatible with the recommendations of the Comprehensive Plan is one of the criteria that is considered in all rezoning requests, as listed in § ZS 1-113(c)(3) and as summarized at the end of this Staff Report.

According to Chapter 2 – Land Use of the Comprehensive Plan and associated land use map, the petitioned area lies within the Agricultural Land Use Category. A small portion of the parcel (not within the petitioned area) is located within the Green Infrastructure Land Use Category where it borders Franklin Swamp. Regarding the Agricultural Land Use Category, the Comprehensive Plan states the following:

“The importance of agriculture to the county cannot be overstated. Its significance is economic, cultural, environmental, and aesthetic. Agriculture is simply the bedrock of the county’s way of life. The county must do all it can do to preserve farming as a viable industry. This category is reserved for farming, forestry and related industries with minimal residential and other incompatible uses permitted. Large contiguous areas of productive farms and forest shall be maintained for agricultural uses... Residential and other conflicting land uses although permitted are discouraged.” (Page 18)

Pertinent objectives cited in Chapter 2 – Land Use state the following:

2. Continue the dominance of agriculture and forestry uses throughout the county’s less developed regions.
3. Maintain the character of the county’s existing population centers.
4. Provide for appropriate residential, commercial, institutional, and industrial uses.
5. Locate new development in or near existing population centers and within planned growth centers.
6. Infill existing population centers without overwhelming their existing character.

8. Regulate development to minimize consumption of land, while continuing the county's rural and coastal character.
9. Minimize conflicts among land uses due to noise, smoke, dust, odors, lighting, and heavy traffic.
11. Set high environmental standards for new development, especially in designated growth areas.
12. Develop green infrastructure system.
19. Limit rural development to uses compatible with agriculture and forestry.
20. Direct new development in growth areas to planned communities.

(Pages 12, 13)

In Chapter 3, Natural Resources, the Plan states that "Worcester County's natural resources are valued for quality of life, environmental, economic, public health, and aesthetic reasons. The tourism, forestry, and agriculture industries rely on natural resources. These industries are the county's economic backbone. Natural resources provide valuable services such as flood protection, pollution assimilation, water quality, and clean air that benefit public health and safety as well as the Coastal and Chesapeake Bays' productivity."

"Forests are a good example of a natural resource's direct and indirect benefits to the county. The forestry industry contributes jobs and income to the economy. The county's aesthetic appeal relies heavily on our forested and field cropped landscape. Trees have documented economic value. Trees cycle nutrients, conserve water, and improve soil quality" (Pages 31-32).

Pertinent objectives include the following:

1. Use a systems approach to environmental planning addressing pollution at or close to its source and use sustainable development techniques.
2. Instill environmental stewardship as a universal ethic.
3. Identify and protect environmentally sensitive areas.
4. Restore and/or enhance natural resource functions where possible.
5. Reduce imperviousness of existing and new development.
8. Conserve resources by reducing unnecessary consumption.
9. Channel development within a particular site to any existing disturbed areas if possible.
10. Establish sufficient buffers for sensitive areas.

(Page 33)

In Chapter 7 – Transportation, the Comprehensive Plan states that "[t]he county's rural road system continues to have an excellent service record. Local car and truck traffic share this system with farm machinery. On-going maintenance will remain the primary need for these roads. Due

to their configuration, rural roads within this plan's growth areas will require improvements to handle the expected additional traffic." (Page 80)

**WATER AND WASTEWATER:** According to the attached response memo from Mr. Mitchell, the subject property has a designation of a Sewer and Water Service Category of S-6/W-6 (no planned service) in the Master Water and Sewerage Plan. Mr. Mitchell's records indicate that the petitioned area recently underwent a seasonal soils evaluation, and five sewage reserve areas have been identified on the survey provided with the application. The approved areas are sufficient to support residential use.

The primary soil types on the petitioned area according to the Worcester County Soil Survey are AsA – Askecksy loamy sand and KsA – Klej loamy sand. As illustrated on the attached soil map, the westerly portion of the petitioned area is poorly drained with hydric soils, while the easterly portion of the petitioned area is moderately well drained.

**EMERGENCY SERVICES:** Fire and ambulance service will be available from the Berlin Volunteer Fire Company approximately 6.2 miles from the subject property. No comments were received from the fire company regarding this review. Police protection will be available from the Maryland State Police Barracks in Berlin, approximately 7.5 miles away, and the Worcester County Sheriff's Office in Snow Hill, approximately 14 miles away. No comments were received from the Maryland State Police Barracks or from the Sheriff's Office.

**ROADWAYS AND TRANSPORTATION:** The petitioned area fronts on Purnell Crossing Road, a County-owned and -maintained road. It is located approximately 0.5 miles west of Libertytown Road (MD Route 374). No comments were received from the County Roads Division of the Department of Public Works. The Maryland Department of Transportation, State Highway Administration commented that the proposed rezoning there will not have a negative impact on the surrounding state roadway network.

**SCHOOLS:** The petitioned area is within Zone 3 of the Worcester County Public School Zones and is served by the following schools: Buckingham Elementary School, Berlin Intermediate School, and Stephen Decatur Middle and High Schools. No comments were received from the Worcester County Board of Education (WCBOE).

**CHESAPEAKE/ATLANTIC COASTAL BAYS CRITICAL AREAS:** Mr. Mitchell also notes in his memorandum that the petitioned area is located outside of the Chesapeake Bay Critical Area (CBCA). Any anticipated subdivision activity will be subject to the Forest Conservation Law. The Forest Conservation Plan provided illustrated 18.5 acres of clearing.

**FLOOD ZONE:** The FIRM map (24047C0150H, effective July 16, 2015) indicates that the petitioned area of the property is located outside of the floodplain in Zone X (Area of Minimal Flood Hazard), with the northerly portion located in flood zone A.

**PRIORITY FUNDING AREAS:** The petitioned area is not within a designated Priority Funding Area (PFA). The closest PFA is Libertytown approximately 0.5 miles east.



**INCORPORATED TOWNS:** This property is approximately 4 miles from the Town of Berlin.

**ADDITIONAL COMMENTS RECEIVED:** The following agencies submitted responses with no comment (attached):

- Email from Will Dyer, DNR.
- Email from Chris Clasing, P.E., Department of Public Works.
- Email from Matt Owens, Fire Marshal and Director of Emergency Services.
- Email from Lt. Earl Starner, Maryland State Police.

**!!IMPORTANT!!**

**THE PLANNING COMMISSION MUST MAKE FINDINGS OF FACT IN EACH SPECIFIC CASE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING MATTERS:**

1. What is the applicant's definition of the neighborhood in which the subject property is located? (Not applicable if request is based solely on a claim of mistake in existing zoning.)
2. Does the Planning Commission concur with the applicant's definition of the neighborhood? If not, how does the Planning Commission define the neighborhood?
3. Relating to population change.
4. Relating to availability of public facilities.
5. Relating to present and future transportation patterns.
6. Relating to compatibility with existing and proposed development and existing environmental conditions in the area, including having no adverse impact on waters included on the State's impaired waters list or having an established total maximum daily load requirement.
7. Relating to compatibility with the Comprehensive Plan.
8. Has there been a substantial change in the character of the neighborhood where the property is located since the last zoning of the property (November 3, 2009) or is there a mistake in the existing zoning of the property?
9. Would a change in zoning be more desirable in terms of the objectives of the Comprehensive Plan?

1 GRAVE & VAULT

"THOMAS SMITH FARM"

County WORCESTER

BURIAL SITE DATA FORM

(Pursuant to Section 14-121, Real Property Article, Annotated Code of Md.)  
Effective 10/1/1994

& Tax-Property Article, Section 2-213

3/7/99 VISIT

DATE: 6/17/1998

RIVERIDE FARM

NAME OF SITE (Family, Church, etc) SUSAN C. BURBAGE CEMETERY (WO-77)

LOCATION: Election District 3 Tax Map No. 23 Parcel No. 2 (LOT 2 80 ACS)

Road Name PURNELL CROSSING ROAD

Directions to Site FROM JCTN. OF MD. 374 + PURNELL'S CROSSING RD. AT LIBERTYTOWN,  
GO N.W. ON PURNELL CROSSING RD. 0.85 MILE (4488') TO DIRT RD. ON RIGHT (N.E.) THRU CUT OVER  
WOODLAND; GO N.E. ON DIRT RD. 490' TO 1ST DIRT RD. ON RIGHT. FOLLOW DIRT RD. S.E. TO TO A  
BLAZE MARKED TREE, THEN CONTINUE S.E. 190' TO SINGLE GRAVE STONE ON N.E. LOWER PART  
OF THE SLOPING LAND TO THE S.W. OF THE DIRT RD.; TREES RECENTLY HARVESTED IN AREA.

PROPERTY OWNER (If known) RALPH L. MASON, JR. (410-641-0067)

Address P.O. Box 100, NEWARK, MD. Zip 21841

Grid No. 18

DOCUMENTATION OF BURIAL SITE Md. Grid Coordinates: 1285 East; 184 North

Deed reference FWH 224:664; FWH 90:14; CWN 10:313; JEB 17:52; ODC 11:423;  
BB 30:202; FHP 6:418; FHP 5:293

Subdivision Name & Plat Record \_\_\_\_\_

Will or Estate Record MERRILL D. SMITH ESTATE (ODC 11:423 - THIS LAND - LOT 2)

Genealogical Publication "CEM. RECORDS OF WOR. CO.", RUTH T. DRYDEN (1988), PG. 5, PG. 30

(2) MILLARD F. HUDSON; 1979; PG. 77; 11/3/1926 INVENTORY

(SEE SOIL MAP 14)

PERSON PROVIDING INFORMATION James R. Trader

Address 528-B Alabama Ave.,

Phone 410-860-2364

Salisbury, Md.

Zip 21801-5765

COPIES TO:

1. County Dept. of Assessments & Taxation

SITE PLAN - OVER →

2. Mr. Frank Gonce

Phone: (410) 225-5765

GRAVE DATA - OVER →

Supervisor, Map Division

Md. State Dept. of Assessments  
Room 902, 301 West Preston St.  
Baltimore, Md. 21201

3. Planning & Zoning Commission

PERIWINKLE GROUND COVER OVER MUCH OF THE  
HIGHER LAND TO S.W. OF GRAVE AREA. DAFFODILS  
ALSO FOUND HERE AND NEAR OLD HOME SITE. SEVERAL  
OLD CARS ABANDONED ON SITE. RECENT TIMBER HARVEST  
& FALLEN TREES NEAR GRAVESTONE - NO DAMAGE NOTED.

10/24/94 (JRT)

# SUSAN C. BURBAGE CEMETERY

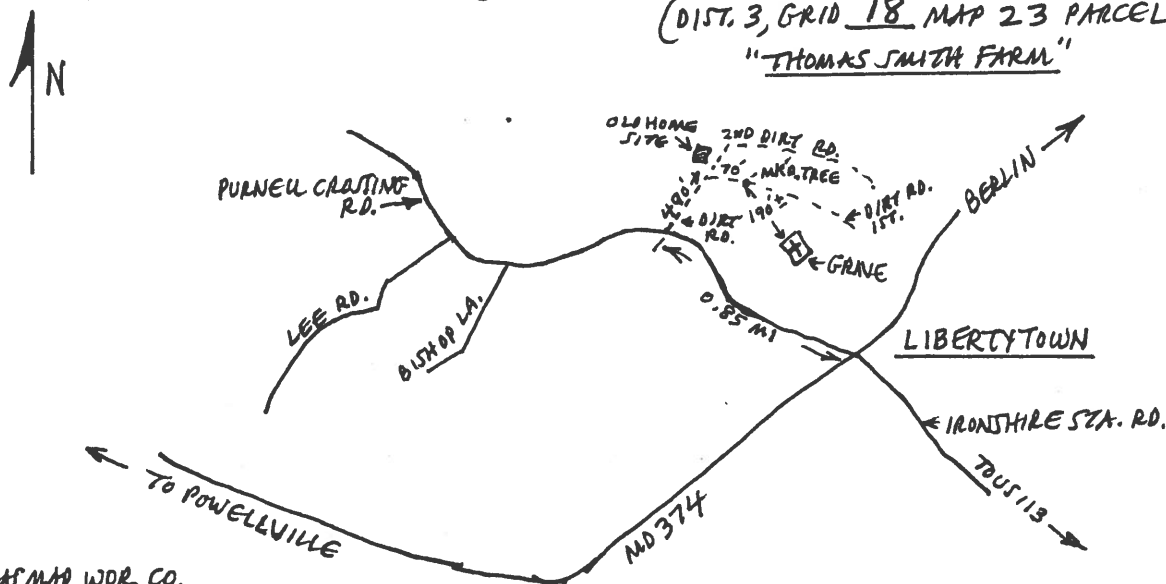
N.E. OF PURNELL CROSSING ROAD (ON CUT OVER WOODLAND)

N.W. OF RT. 374, LIBERTYTOWN

DIRT. ENTR. RD. IS 0.85 MILE (4488') N.W. OF RT. 374

(DIST. 3, GRID 18 MAP 23 PARCEL 2)

"THOMAS SMITH FARM"



SEG 1877, ATLAS MAP, WOR. CO.

DIST. 9, WEST BERLIN

REF(2) OF GEO. SMITH

NE + NW OF PURNELL CROSSING RD.

BAPTIST CHURCH TO WEST OF GEO. SMITH FARM

(SEE SOIL MAP 14)

GRAVESTONE DATA (MARBLE STONE) (VAULT LOCATED BY PROBE) (PERIWINKLE GROWING OVER A LARGE AREA)

SUSAN C. BURBAGE, WIFE OF EMORY H. b. 9/2/1843 d. 2/1/1881 (HIS 1ST WIFE)

## NOTES

1. JOHN HASTINGS + ELIZABETH SELBY - 4/27/1841 WOR. CO. MARR. LICENSE  
a. DAU. SUSAN C., MARR. EMORY H. BURBAGE - 5/2/1868 WOR. CO. (HAD 2 CHILDREN; HIS 1ST WIFE)
2. THOMAS SMITH MARR. ELIZABETH BURBAGE - 2/23/1850 WOR. CO.  
a. HH 699, 1850 WOR. CO. CENSUS - EMORY H. BURBAGE, AGE 2, IN HH
3. JOHN HASTINGS + ELIZABETH SELBY  
a. 1850 WOR. CENSUS, HH 400, 3RD DIST. - (7 IN HH); SUSAN C., AGE 5  
b. 1860 WOR. CENSUS, HH 901, BERLIN DIST. (9 IN HH); SUSAN C., AGE 15
4. EMORY H. BURBAGE + SUSAN C. HASTINGS  
a. 1870 WIC. CO. CENSUS, HH 40, DERRICKSON'S X ROADS (PITTSVILLE)  
BURBAGE, EMORY, 28, M, BLACKSMITH R.E. 100  
" , SUSAN, 25, F, K. HSE.  
" , ELLA, 1, F (SON, ERNEST E. b. 5/13/1874) - 1880 CENSUS
5. EMORY H. BURBAGE, b. 1/15/1848 d. 3/31/1903; BUR. BURBAGE-WHITE CEM., TIMMONS RD., WIC. CO.  
a. 1880 WIC. CO. CENSUS - POWELLVILLE DIST., 6/1/1880, HH 35, FAM 35  
1. EMORY H. 32; SUSAN C., 33; (+ 3 DAUS + 2 SONS NAMED)
6. DEED 8/18/1894, FHP NO. 5:293 - BEGIN AT A POST AT S.E. CORNER OF THE BAPTIST CHURCH LOT,  
PART OF TRACTS "CONFIRMATION" + "GRAPE ISLAND" (SEE 1877 ATLAS MAP, DIST. 9, W. BERLIN)  
(SEE WOR. CO. LAND RECORDS, 1666-1910, RUTH T. OXYDEN, PGS. 130, 271 + 462; MAP 26 ON PG. 755)



Worcester County Department of Environmental Programs

Worcester County Government Center, 1 West Market Street, Rm 1306 | Snow Hill MD 21863

Tel: (410) 632-1220 | Fax: (410) 632-2012

## Memorandum

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**To:** Jennifer Keener, AICP, Director, DDRP

**From:** Robert J. Mitchell, LEHS, REHS/RS  
Director, Environmental Programs

A handwritten signature in blue ink, appearing to be "RJM", written over the name Robert J. Mitchell.

**Subject:** **EP Staff Comments on Rezoning Case No. 445**  
Worcester County Tax Map 23, Parcel 2  
Reclassify approximately 18.94 acres out of 80.95 acres  
From RP Resource Protection District to A-1 Agricultural District

**Date:** 7/19/24

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This response to your request for comments is prepared for the map amendment application associated with the above referenced property. The Worcester County *Zoning and Subdivision Control Article*, Section ZS1-113(c)(3), states that the applicant must affirmatively demonstrate that there has been a substantial change in the character of the neighborhood since the last zoning of the property or that a mistake has been made in the existing zoning classification. The application argues that a mistake was made since the last Comprehensive Rezoning that was approved by the County Commissioners on November 3, 2009. The Code requires that the Commissioners find that the proposed “change in zoning” would be more desirable in terms of the objectives of the *Comprehensive Plan*.

The Department of Environmental Programs has the following comments:

1. This property has an Agricultural land use designation in the Land Use Map in the Worcester County Comprehensive Plan (*Comprehensive Plan*), as do properties surrounding this property to the south, east and west. The northernmost portion of the property has a Green Infrastructure land use designation as it borders Franklin Swamp to the north and connects to lands containing significant Public Drainage Association (PDA) ditch branches (Libertytown and Timmonstown) that feed that swamp, which in turn feeds the upper Pocomoke River. Part of the intent of the Green Infrastructure designation is that “Greenways improve water quality, provide flood control and maintain the county’s rural and coastal character”.
2. We have recently tested and approved (year 2023) a total of five (5) sewage reserve areas for the subject property. All of those tested locations are adjacent to Purnell Crossing Road and within the petitioned area for zoning reclassification. The approved areas will each be sufficient to serve a residential use. The subject property has a designation of a Sewer and Water Service Category of S-6/W-6 and (No Planned Service) in the *Master Water and Sewerage Plan*.
3. We have received a minor subdivision plat of this property for a three (3) lot subdivision and given that preliminary approval from our Environmental Programs Division. Any subdivided lot will need to have the sewage area within the proposed lot to conform to minimum ownership standards under the Code of Maryland Regulations (COMAR). The plat as presented does conform to that standard. The subdivision plat also included a Forest Conservation Plan (FCP) for review. At this point our Natural Resources Division has reviewed the plan, but have reserved final comments. The FCP provided calls for 18.5 acres of clearing. This amount of clearing elevates the project to a major site plan. Based on the proposed clearing, a Forest Stand

Delineation (FSD) will be required. We have not received a FSD at this time. The purpose of the FSD is to identify priority forest for retention and factors including FIDS (Forest Interior Dwelling Species), threatened or endangered species, specimen or champion trees, soil types, perennial streams etc. We expect that the owner's consultant will address these issues in the FSD. This property has been timbered in the past, save the northernmost portion that carries a Green Infrastructure land use designation.

4. We would also note there is a burial site on the property and have passed on that property information to the owner's representative. There was an old homesite drawn into the gravesite map as well as two old logging roads.

If you have any questions on these comments, please do not hesitate to contact me.

## Jennifer Keener

---

**From:** Jennifer Keener  
**Sent:** Wednesday, June 12, 2024 11:36 AM  
**To:** Jennifer Keener  
**Subject:** FW: Rezoning Case #445

---

**From:** Jeffrey Fritts <[JFritts@mdot.maryland.gov](mailto:JFritts@mdot.maryland.gov)>  
**Sent:** Wednesday, June 12, 2024 11:20 AM  
**To:** April Mariner <[amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)>  
**Cc:** Steve Orth <[steven.orthfire@gmail.com](mailto:steven.orthfire@gmail.com)>; Robert Rhode <[rrhode@co.worcester.md.us](mailto:rrhode@co.worcester.md.us)>; Billy Birch <[bbirch@co.worcester.md.us](mailto:bbirch@co.worcester.md.us)>; Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>; Dallas Baker <[dbaker@co.worcester.md.us](mailto:dbaker@co.worcester.md.us)>; Daniel Wilson <[DWilson12@mdot.maryland.gov](mailto:DWilson12@mdot.maryland.gov)>; Garth McCabe <[garth.mccabe@usda.gov](mailto:garth.mccabe@usda.gov)>; Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; [LHtaylor@worcesterk12.org](mailto:LHtaylor@worcesterk12.org); [earl.starner@maryland.gov](mailto:earl.starner@maryland.gov); Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>; Matthew Crisafulli <[mcrisafulli@co.worcester.md.us](mailto:mcrisafulli@co.worcester.md.us)>; Melanie Pursel <[mpursel@co.worcester.md.us](mailto:mpursel@co.worcester.md.us)>; Rebecca Jones <[rjones@maryland.gov](mailto:rjones@maryland.gov)>; Robert Mitchell <[bmitchell@co.worcester.md.us](mailto:bmitchell@co.worcester.md.us)>; Will Dyer <[Will.Dyer@maryland.gov](mailto:Will.Dyer@maryland.gov)>  
**Subject:** Rezoning Case #445

April,

After a review of rezoning case #445, SHA determined that there will be no negative impact to the surrounding State roadway network.

Thanks,



**Jeff Fritts**  
Inspector  
Access Management  
  
410.677.4039 **office**  
443.397.5063 **mobile**  
[Jfritts@mdot.maryland.gov](mailto:Jfritts@mdot.maryland.gov)

**Maryland Department of Transportation**  
660 West Road, Salisbury, MD 21801

## Jennifer Keener

---

**From:** Jennifer Keener  
**Sent:** Thursday, July 18, 2024 2:54 PM  
**To:** Jennifer Keener  
**Subject:** FW: Agency Memo Case #445

---

**From:** Earl Starner -State Police- <[earl.starner@maryland.gov](mailto:earl.starner@maryland.gov)>  
**Sent:** Thursday, July 18, 2024 2:46 PM  
**To:** April Mariner <[amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)>  
**Subject:** Re: Agency Memo Case #445

No comments from MSP.

On Thu, Jul 18, 2024 at 9:10 AM April Mariner <[amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)> wrote:

Good Morning, just a reminder that comments are due tomorrow July 19<sup>th</sup> for the above rezoning case. If you need another copy of the packet please let me know and I will send it. If you have already sent in comments, thank you.

*April L. Mariner*

Office Assistant V

Development Review & Permitting

Worcester County Government

1 W Market Street, Room 1201

Snow Hill, MD 21863

Email: [amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)

Phone: 410-632-1200 x1172

Fax: 410-632-3008

Website: [www.co.worcester.md.us](http://www.co.worcester.md.us)

## Jennifer Keener

---

**From:** Jennifer Keener  
**Sent:** Friday, June 14, 2024 7:48 AM  
**To:** Jennifer Keener  
**Subject:** FW: Rezoning Case #445

---

**From:** Will M. Dyer -DNR- <[will.dyer@maryland.gov](mailto:will.dyer@maryland.gov)>  
**Sent:** Thursday, June 13, 2024 12:43 PM  
**To:** April Mariner <[amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)>  
**Subject:** Re: Rezoning Case #445

Hi April, I have no issues with the proposed rezoning changes to Case #445.

Thank you

On Wed, Jun 12, 2024 at 10:31 AM April Mariner <[amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)> wrote:

Please find attached a comment request for Rezoning Case #445.

*April L. Mariner*

Office Assistant V

Development Review & Permitting

Worcester County Government

1 W Market Street, Room 1201

Snow Hill, MD 21863

Email: [amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)

Phone: 410-632-1200 x1172

Fax: 410-632-3008

Website: [www.co.worcester.md.us](http://www.co.worcester.md.us)



## Jennifer Keener

---

**From:** Jennifer Keener  
**Sent:** Thursday, July 18, 2024 9:54 AM  
**To:** Jennifer Keener  
**Subject:** FW: Agency Memo Case #445

---

**From:** Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>  
**Sent:** Thursday, July 18, 2024 9:48 AM  
**To:** April Mariner <[amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)>  
**Subject:** RE: Agency Memo Case #445

I have no comments on this rezoning request.

Matt



**Matthew Owens, CFI, CFPS**  
Fire Marshal  
Director of Emergency Services

---

(410) 632-5666(Office) | (410) 632-1311  
(443) 783-0071 (Mobile) | (410) 632-5664 (Fax)  
[co.worcester.md.us/departments/firemarshal](http://co.worcester.md.us/departments/firemarshal)  
[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)  
1 West Market St - Room 1302 - Snow Hill, MD 21863

---

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---

**From:** April Mariner <[amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)>  
**Sent:** Thursday, July 18, 2024 9:10 AM  
**To:** Robert Rhode <[rrhode@co.worcester.md.us](mailto:rrhode@co.worcester.md.us)>; Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>; Dallas Baker <[dbaker@co.worcester.md.us](mailto:dbaker@co.worcester.md.us)>; Daniel Wilson <[dwilson12@mdot.maryland.gov](mailto:dwilson12@mdot.maryland.gov)>; Garth McCabe <[garth.mccabe@usda.gov](mailto:garth.mccabe@usda.gov)>; Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Lou Taylor ([LHtaylor@worcesterk12.org](mailto:LHtaylor@worcesterk12.org)) <[LHtaylor@worcesterk12.org](mailto:LHtaylor@worcesterk12.org)>; Lt. Earl Starner <[earl.starner@maryland.gov](mailto:earl.starner@maryland.gov)>; Mark Crampton <[mcrampton1@mdot.maryland.gov](mailto:mcrampton1@mdot.maryland.gov)>; Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>; Matthew Crisafulli <[mcrisafulli@co.worcester.md.us](mailto:mcrisafulli@co.worcester.md.us)>; Melanie Pursel <[mpursel@co.worcester.md.us](mailto:mpursel@co.worcester.md.us)>; Rebecca Jones <[rjones@maryland.gov](mailto:rjones@maryland.gov)>; Robert Mitchell <[bmitchell@co.worcester.md.us](mailto:bmitchell@co.worcester.md.us)>; Will Dyer <[Will.Dyer@maryland.gov](mailto:Will.Dyer@maryland.gov)>  
**Subject:** Agency Memo Case #445

Good Morning, just a reminder that comments are due tomorrow July 19<sup>th</sup> for the above rezoning case. If you need another copy of the packet please let me know and I will send it. If you have already sent in comments, thank you.

## Jennifer Keener

---

**From:** Jennifer Keener  
**Sent:** Thursday, June 13, 2024 7:40 AM  
**To:** Jennifer Keener  
**Subject:** FW: Rezoning Case #445

**From:** Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>  
**Sent:** Thursday, June 13, 2024 7:14:54 AM  
**To:** April Mariner <[amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)>  
**Cc:** Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Dallas Baker <[dbaker@co.worcester.md.us](mailto:dbaker@co.worcester.md.us)>; Tony Fascelli <[tfascelli@co.worcester.md.us](mailto:tfascelli@co.worcester.md.us)>  
**Subject:** RE: Rezoning Case #445

Good morning April,

No comments from DPW at the moment for Rezoning Case #445. Thank you for the opportunity to review.

Thank you,  
Chris Clasing

Christopher S. Clasing, P.E.  
Deputy Director  
Worcester County Department of Public Works  
6113 Timmons Road  
Snow Hill, MD 21863  
410-632-5623



---

**From:** April Mariner <[amariner@co.worcester.md.us](mailto:amariner@co.worcester.md.us)>  
**Sent:** Wednesday, June 12, 2024 10:32 AM  
**To:** Robert Rhode <[rrhode@co.worcester.md.us](mailto:rrhode@co.worcester.md.us)>; Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>; Dallas Baker <[dbaker@co.worcester.md.us](mailto:dbaker@co.worcester.md.us)>; Daniel Wilson <[dwilson12@mdot.maryland.gov](mailto:dwilson12@mdot.maryland.gov)>; Garth McCabe <[garth.mccabe@usda.gov](mailto:garth.mccabe@usda.gov)>; Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Lou Taylor (<[LHtaylor@worcesterk12.org](mailto:LHtaylor@worcesterk12.org)>) <[LHtaylor@worcesterk12.org](mailto:LHtaylor@worcesterk12.org)>; Lt. Earl Starnier <[earl.starnier@maryland.gov](mailto:earl.starnier@maryland.gov)>; Mark Crampton <[mcrampton1@mdot.maryland.gov](mailto:mcrampton1@mdot.maryland.gov)>; Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>; Matthew Crisafulli <[mcrisafulli@co.worcester.md.us](mailto:mcrisafulli@co.worcester.md.us)>; Melanie Pursel <[mpursel@co.worcester.md.us](mailto:mpursel@co.worcester.md.us)>; Rebecca Jones <[rjones@maryland.gov](mailto:rjones@maryland.gov)>; Robert Mitchell <[bmitchell@co.worcester.md.us](mailto:bmitchell@co.worcester.md.us)>; Will Dyer <[Will.Dyer@maryland.gov](mailto:Will.Dyer@maryland.gov)>  
**Subject:** Rezoning Case #445

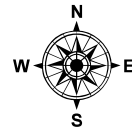
Please find attached a comment request for Rezoning Case #445.

*April L. Mariner*  
Office Assistant V

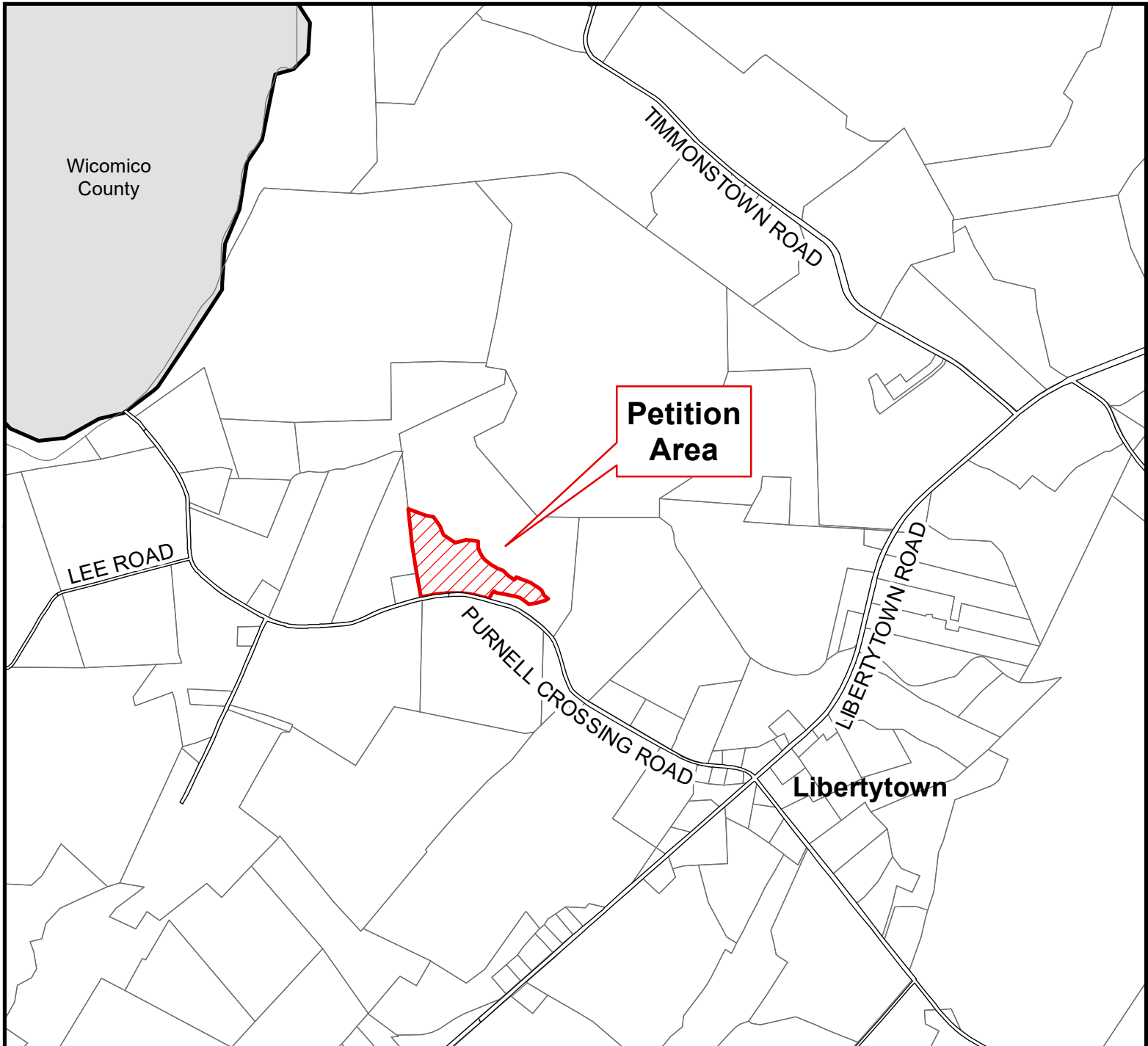
# WORCESTER COUNTY, MARYLAND



REZONING CASE NO. 445  
RP Resource Protection to A-1 Agricultural  
Tax Map: 23, Parcel 2



## LOCATION MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING  
Technical Services Division - Prepared June 2024

0 500 1,000  
Feet

Source: GIS Data Layers

Drawn By: KLH

Reviewed By: JKK

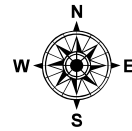
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.



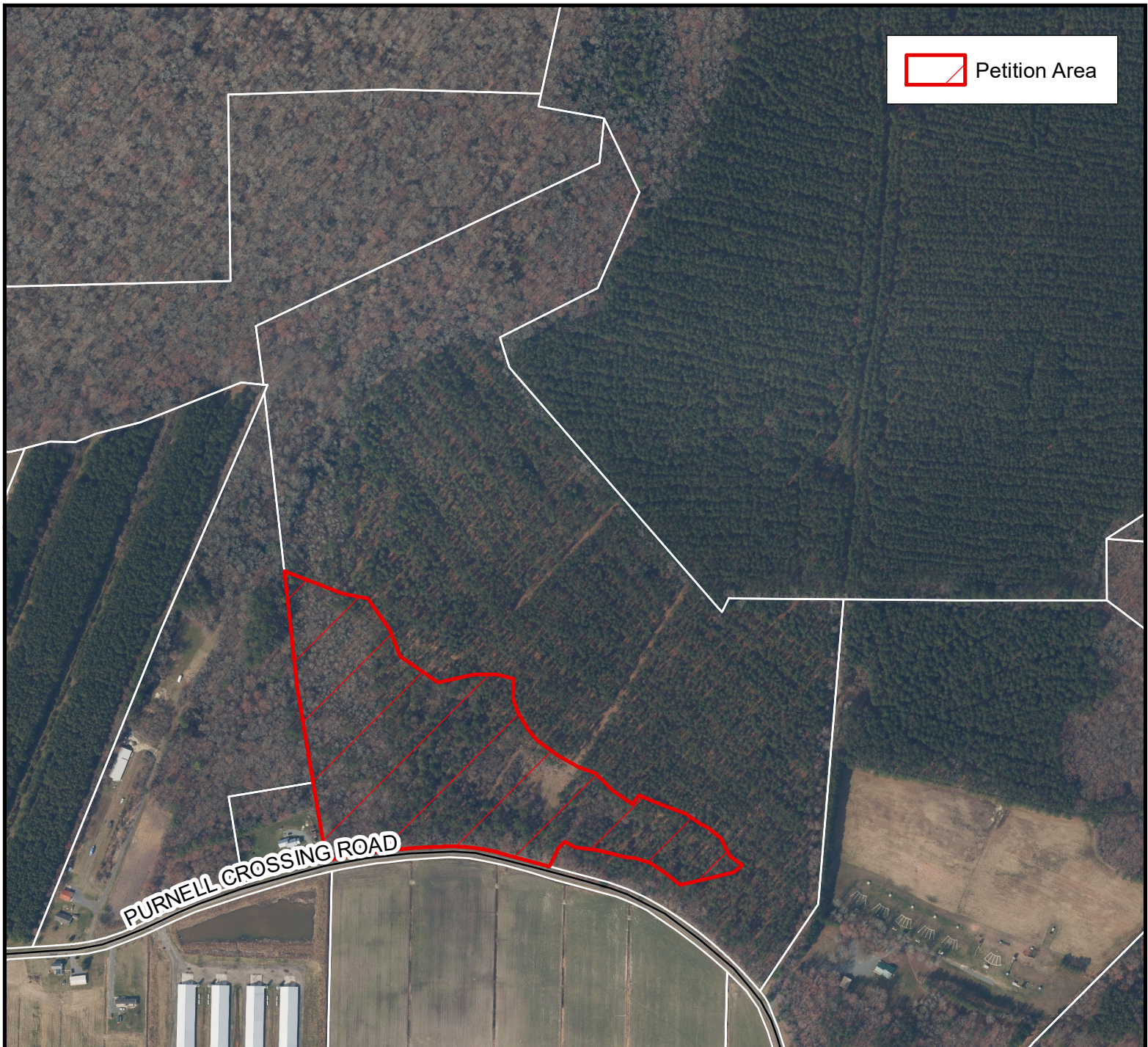
# WORCESTER COUNTY, MARYLAND



REZONING CASE NO. 445  
RP Resource Protection to A-1 Agricultural  
Tax Map: 23, Parcel 2



## AERIAL MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING  
Technical Services Division - Prepared June 2024

0 260 520  
Feet

Source: 2022 Aerial Imagery

Drawn By: KLH

Reviewed By: JKK

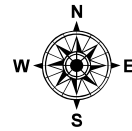
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.



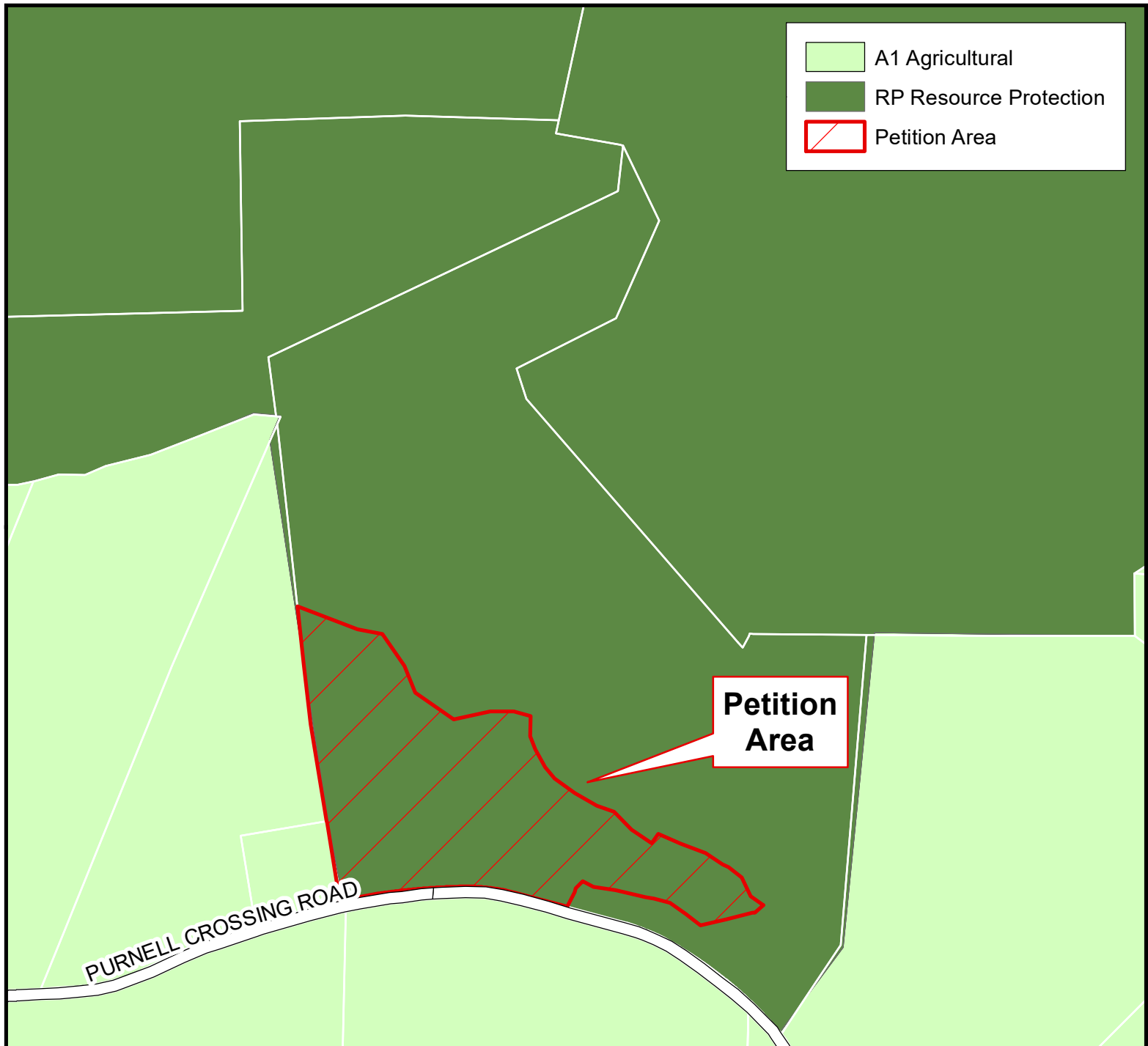
# WORCESTER COUNTY, MARYLAND



REZONING CASE NO. 445  
RP Resource Protection to A-1 Agricultural  
Tax Map: 23, Parcel 2



## ZONING MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING  
Technical Services Division - Prepared June 2024

0 250 500  
Feet

Source: 2009 Official Zoning Map Layer

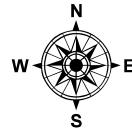
Drawn By: KLH Reviewed By: JKK

This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

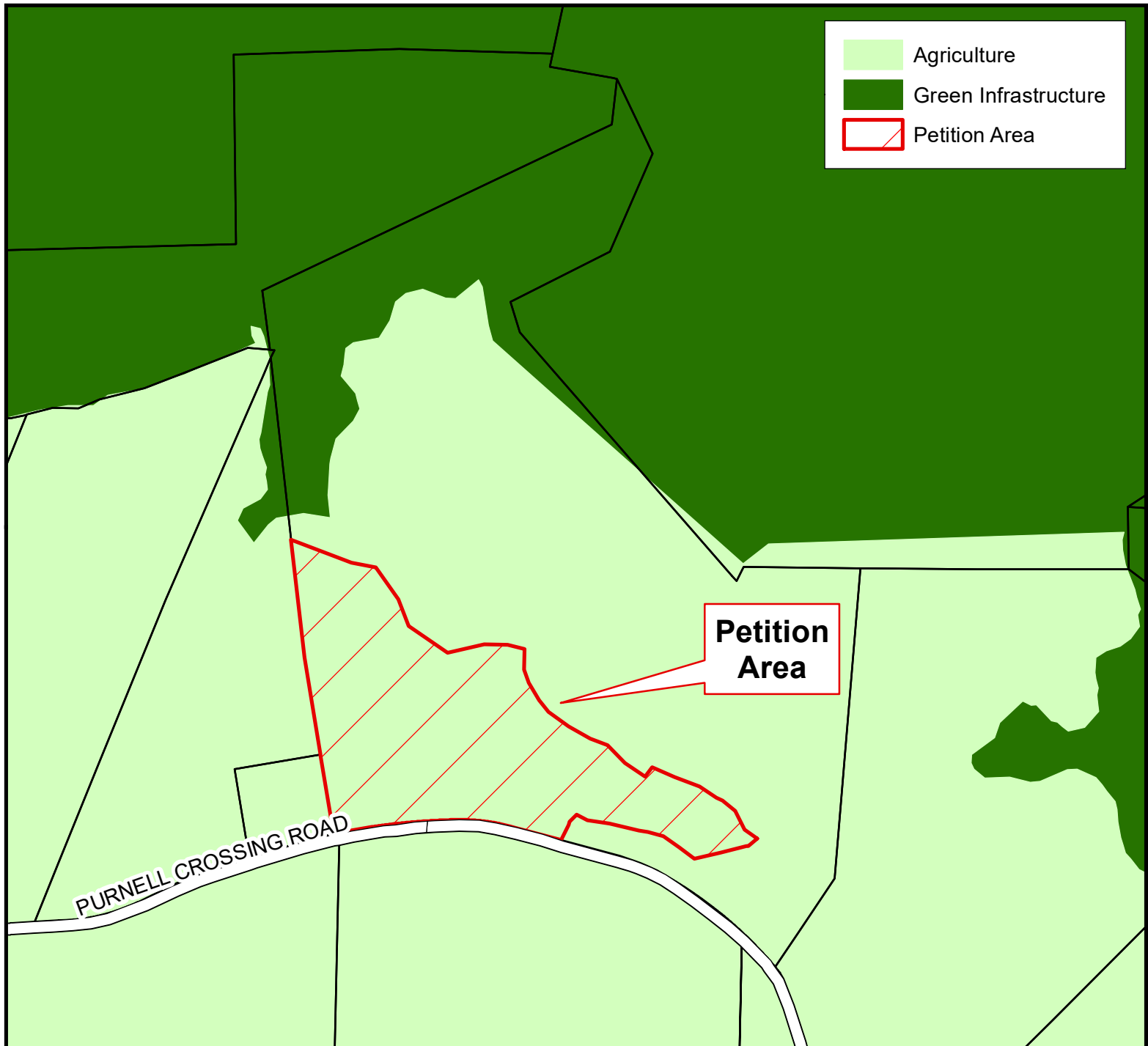
# WORCESTER COUNTY, MARYLAND



REZONING CASE NO. 445  
RP Resource Protection to A-1 Agricultural  
Tax Map: 23, Parcel 2



## LAND USE MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING  
Technical Services Division - Prepared June 2024

0 250 500  
Feet

Source: 2006 Official Land Use Map Layer

This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

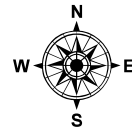
Drawn By: KLH

Reviewed By: JKK

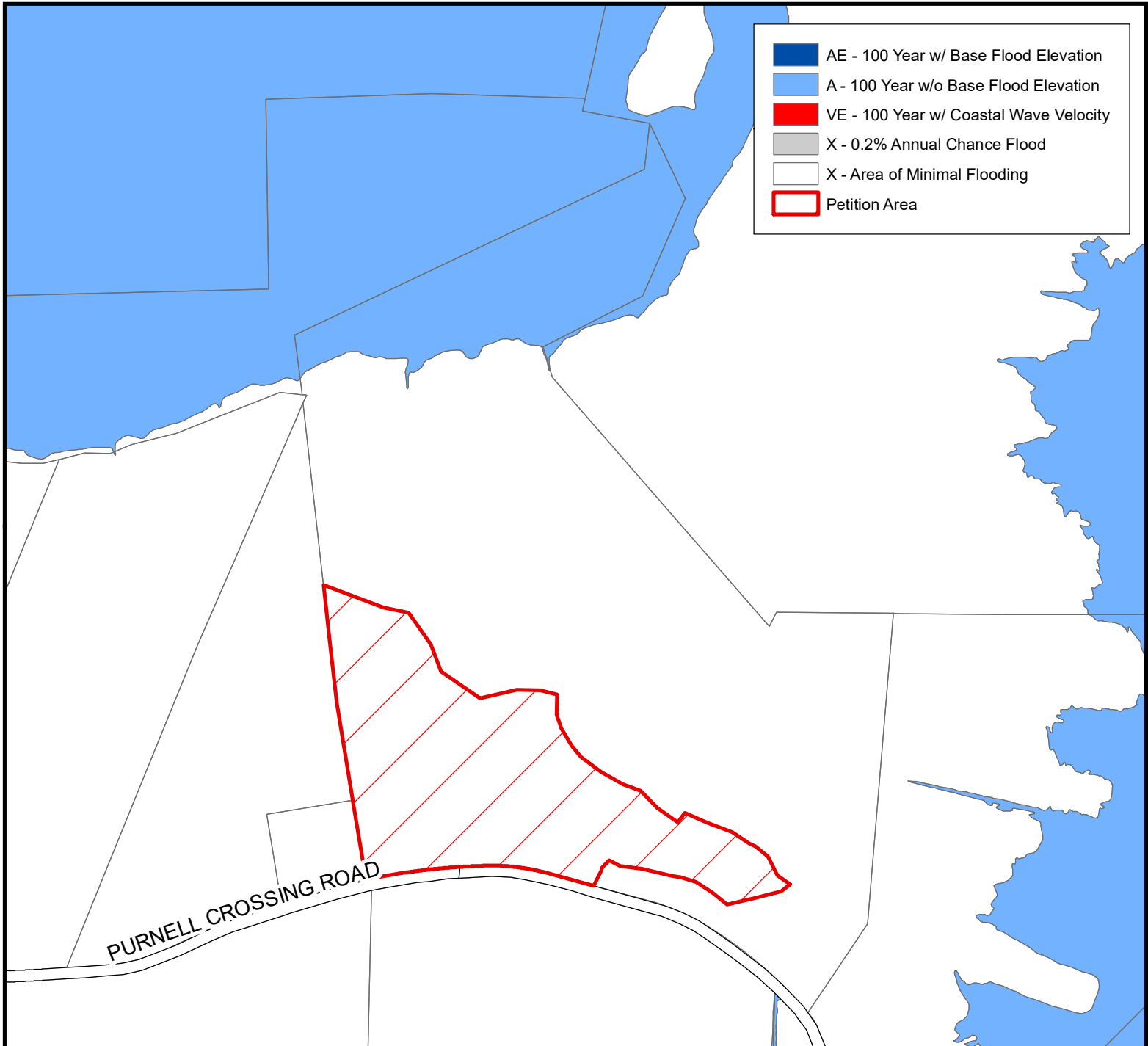
# WORCESTER COUNTY, MARYLAND



REZONING CASE NO. 445  
RP Resource Protection to A-1 Agricultural  
Tax Map: 23, Parcel 2



## FLOODPLAIN MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING  
Technical Services Division - Prepared June 2024

0 250 500  
Feet

Source: 2015 FEMA Flood Insurance Rate Map

This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.

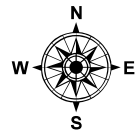
Drawn By: KLH

Reviewed By: JKK

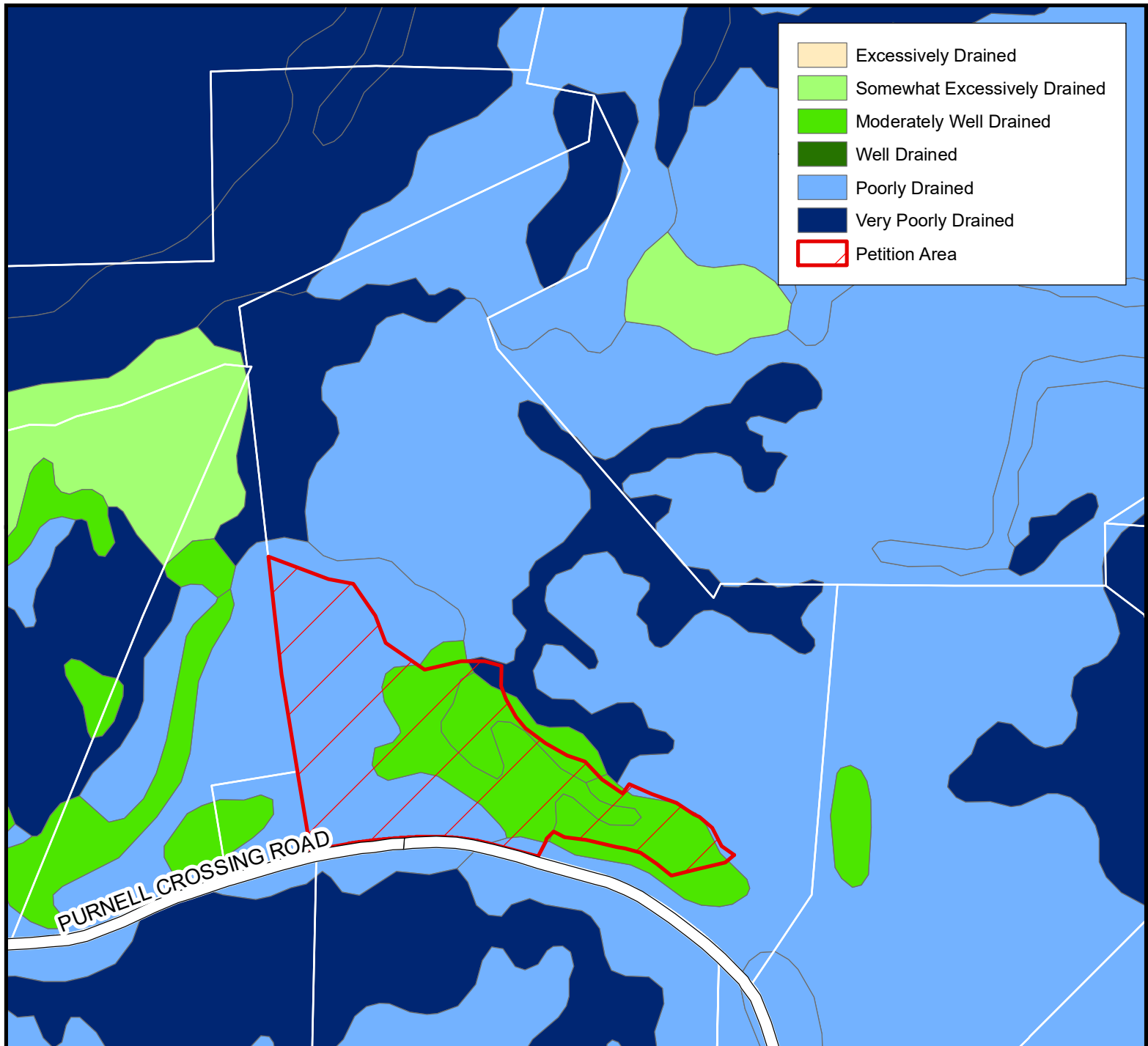
# WORCESTER COUNTY, MARYLAND



REZONING CASE NO. 445  
RP Resource Protection to A-1 Agricultural  
Tax Map: 23, Parcel 2



## SOIL MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING  
Technical Services Division - Prepared June 2024

0 250 500  
Feet

Source: 2007 Soil Survey

Drawn By: KLH

Reviewed By: JKK

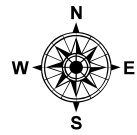
This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.



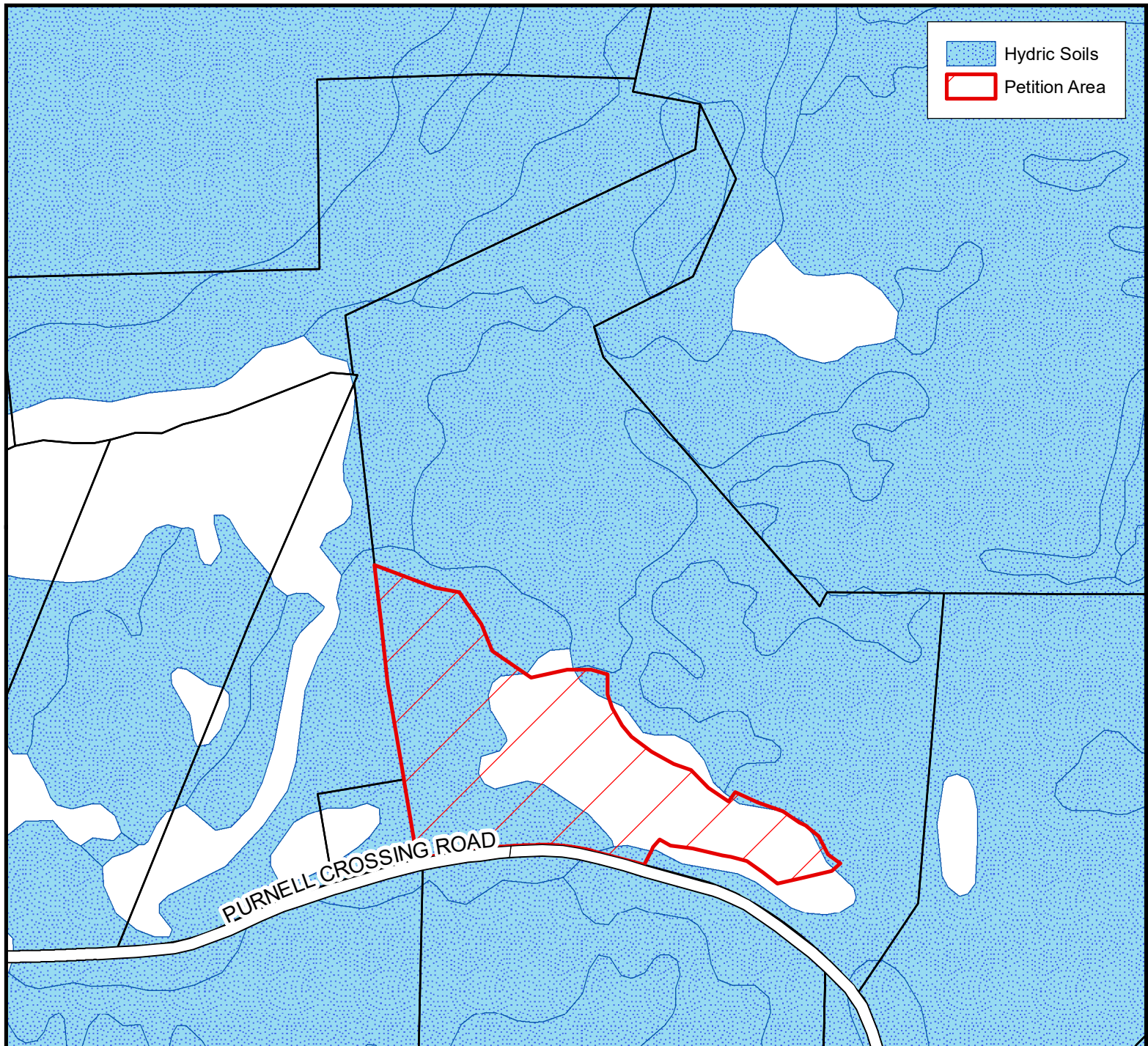
# WORCESTER COUNTY, MARYLAND



REZONING CASE NO. 445  
RP Resource Protection to A-1 Agricultural  
Tax Map: 23, Parcel 2



## HYDRIC SOIL MAP



DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING  
Technical Services Division - Prepared June 2024

0 250 500  
Feet

Source: 2007 Soil Survey

Drawn By: KLH

Reviewed By: JKK

This map is intended to be used for illustrative purposes only and is not to be used for regulatory action.



Worcester County Commissioners  
Worcester County Government Center  
One W. Market Street, Room 1103  
Snow Hill, Maryland 21863

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**APPLICATION FOR AMENDMENT OF THE OFFICIAL ZONING MAP**

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(For Office Use Only – Please Do Not Write in this Space)

Rezoning Case No. 445

Date Received by Office of the County Commissioners \_\_\_\_\_

Date Received by Development Review and Permitting 5/24/2024

Date Reviewed by the Planning Commission \_\_\_\_\_

---

- I. Application: Proposals for amendments to the Official Zoning Maps may be made only by the property owner, contract purchaser, option holder, lease, or their attorney or agent of the property to be directly affected by the proposed amendment. Check applicable status below:

- A. Governmental Agency: \_\_\_\_\_  
B. Property Owner: \_\_\_\_\_  
C. Contract Purchaser: \_\_\_\_\_  
D. Option Holder: \_\_\_\_\_  
E. Leasee: \_\_\_\_\_  
F. Attorney for B (insert A, B, C, D or E) X  
G. Agent for \_\_\_\_\_ (insert A, B, C, D or E) \_\_\_\_\_

II. Legal Description of Property

- A. Tax Map/Zoning Map Number(s): 23  
B. Parcel Number(s): 2  
C. Lot Number(s), if applicable: \_\_\_\_\_  
D. Tax District Number: 03

III. Physical Description of Property

- A. Located on north side of Purnell Crossing Road, approximately \_\_\_\_\_ feet/miles to the \_\_\_\_\_ side of \_\_\_\_\_ Road.
- B. Consisting of a total of 80.95 acres of land.
- C. Other descriptive physical features or characteristics necessary to accurately locate the petitioned area:  
18.54 acres of upland area bordered by Purnell Crossing Road to the south, Parcel 40 and Parcel 41 to the west, and the remainder of the subject parcel to the north and east that will remain RP, Resource Protection District.
- D. Petitions for map amendments shall be accompanied by a plat drawn to scale showing property lines, the existing and proposed district boundaries and other such information as the Planning Commission may need in order to locate and plot the amendment on the Official Zoning Maps.

IV. Requested Change to Zoning Classification(s)

- A. Existing zoning classification(s): RP, Resource Protection District  
(name and zoning district)
- B. Acreage of zoning classification(s) in "A" above: 80.95 acres
- C. Requested zoning classification(s): A-1, Agricultural District  
(name and zoning district)
- D. Acreage of zoning classification(s) in "C" above: 18.54 acres

V. Reasons for Requested Change

The County Commissioners may grant a map amendment based upon a finding that there: (a) has been a substantial change in the character of the neighborhood where the property is located since the last zoning of the property, or (b) is a mistake in the existing zoning classification and a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan.

- A. Please list reasons or other information as to why the zoning change is requested, including whether the request is based upon a claim of change in the character of the neighborhood or a mistake in existing zoning:  
The request for change in zoning is based upon mistake in the existing zoning classification and a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan.

VI. Filing Information and Required Signatures

A. Every application shall contain the following information:

1. If the application is made by a person other than the property owner, the application shall be co-signed by the property owner or the property owner's attorney.
2. If the applicant is a corporation, the names and mailing addresses for the officers, directors and all stockholders owning more than 20 percent of the capital stock of the corporation.
3. If the applicant is a partnership, whether a general or limited partnership, the names and mailing addresses of all partners who own more than 20 percent of the interest in the partnership.
4. If the applicant is an individual, his/her name and mailing address.
5. If the applicant is a joint venture, unincorporated association, real estate investment trust or other business trust, the names and mailing addresses of all persons holding an interest of more than 20 percent in the joint venture, unincorporated association, real estate investment trust or other business trust.

B. Signature of Applicants in Accordance with VI.A. above.

Signature(s): Kristina L. Watkowski  
Printed Name(s): Kristina L. Watkowski/Hugh Cropper IV, Attorneys for Property Owner  
Mailing Address: 9927 Stephen Decatur Highway, Suite F-12, Ocean City, MD 21842  
Phone Number: 410-213-2681 Email: kwatkowski@bbcmlaw.com  
Date: May 24, 2024

C. Signature of Property Owner in Accordance with VI.A. above.

Signature(s): Shelley M. Mason  
Printed Name(s): Christopher T. & Shelley M. Mason  
Mailing Address: 10610 Siren Lane, Berlin, MD 21811  
Phone Number: 443-614-2281 Email: shelleymillsmason@gmail.com  
Date: May 24, 2024

D. Signature of Attorney in Accordance with VI.A. above.

Signature(s): Kristina L. Watkowski  
Printed Name(s): Kristina L. Watkowski/Hugh Cropper IV  
Mailing Address: 9927 Stephen Decatur Highway, Suite F-12, Ocean City, MD 21842  
Phone Number: 410-213-2681 Email: kwatkowski@bbcmlaw.com  
Date: May 24, 2024

(Please use additional pages and attach to the application if more space is required.)

## VII. General Information Relating to the Rezoning Process

- A. Applications shall only be accepted from January 1<sup>st</sup> to January 31<sup>st</sup>, May 1<sup>st</sup> to May 31<sup>st</sup>, and September 1<sup>st</sup> to September 30<sup>th</sup> of any calendar year.
- B. Applications for Map Amendments shall be addressed to and filed with the Office of the County Commissioners. The required filing fee must accompany the application.
- C. Any officially filed amendment or other change shall first be referred by the County Commissioners to the Planning Commission for an investigation and recommendation. The Planning Commission may make such investigations as it deems appropriate or necessary and for the purpose may require the submission of pertinent information by any person concerned and may hold such public hearings as are appropriate in its judgment.

The Planning Commission shall formulate its recommendation on said amendment or change and shall submit its recommendation and pertinent supporting information to the County Commissioners within 90 days after the Planning Commission's decision of recommendation, unless an extension of time is granted by the County Commissioners.

After receiving the recommendation of the Planning Commission concerning any such amendment, and before adopting or denying same, the County Commissioners shall hold a public hearing in reference thereto in order that parties of interest and citizens shall have an opportunity to be heard. The County Commissioners shall give public notice of such hearing.

- D. Where the purpose and effect of the proposed amendment is to change the zoning classification of property, the County Commissioners shall make findings of fact in each specific case, including but not limited to the following matters: population change; availability of public facilities; present and future transportation patterns; compatibility with existing and proposed development and existing environmental conditions for the area including having no adverse impact on waters included on the State's Impaired Waters List or having an established total maximum daily load requirement; the recommendation of the Planning Commission; and compatibility with the County's Comprehensive Plan. The County Commissioners may grant the map amendment based upon a finding that (a) there was a substantial change in the character of the neighborhood where the property is located since the last zoning of the property or (b) there is a mistake in the existing zoning classification and a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan.

The fact that an application for a map amendment complies with all of the specific requirements and purposes set forth above shall not be deemed to create a presumption that the proposed reclassification and resulting development would in fact be compatible with the surrounding land uses and is not, in itself, sufficient to require the granting of the application.

- E. No application for a map amendment shall be accepted for filing by the office of the County Commissioners if the application is for the reclassification of the whole or any part of the land for which the County Commissioners have denied reclassification within the previous 12 months as measured from the date of the County Commissioners' vote of denial. However, the County Commissioners may grant reasonable continuance for good cause or may allow the applicant to withdraw an application for map amendment at any time, provided that if the request for withdrawal is made after publication of notice of public hearing, no application for reclassification of all or any part of the land which is the subject of the application shall be allowed within 12 months following the date of such withdrawal, unless the County Commissioners specify by formal resolution that the time limitation shall not apply.

## REZONING FINDINGS OF FACT FORM

Applicant shall provide information with regard to the following items:

- A. Is the request for rezoning based upon a claim that there has been a change in the character of the neighborhood where the property is located since the last zoning of the property or upon a claim that there is a mistake in the existing zoning and that a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan.

The request for change on zoning is based upon a mistake in the existing zoning classification and a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan.

---

- B. What is the definition of the neighborhood in which the subject property is located, as determined by the applicant.

This request is based solely upon a mistake in the existing zoning, therefore the definition of the neighborhood is not necessary.

---

- C. Findings of Fact as to Section 1-113(c)(3) of the Zoning Code:

1. Relating to population change:

The portion of the parcel would add at most five (5) single family dwellings. Thus, very little change in the population.

---

2. Relating to the availability of public facilities:

The planned minor subdivision identifies five (5) Sewage Reserve Areas and three (3) well locations.

---

3. Relating to present and future transportation patterns:

The A-1, Agricultural District, allows a minor subdivision in accordance with the provisions of ZS 1-311 and the use would not be a significant increase in transportation and would be similar to that which exists.

---

4. Relating to the compatibility with existing and proposed development and existing environmental conditions for the area:

The zoning is inaccurate as many of the wetlands maps are historically incorrect.

---

5. Relating to compatibility with the Comprehensive Plan:

Limits and regulates rural development to minimize consumption, while continuing the County's rural character Land use is also compatible with the Comprehensive Plan. See attached supplement also.

---

## **Attachment in Support of Rezoning Application**

This is a request to rezone a portion of Worcester County Tax Map 23, Parcel 2, approximately 18.54 acres (the “petitioned area”) of 80.95 acres, from RP, Resource Protection District, to A-1, Agricultural District, based upon a mistake in the November 3, 2009 Comprehensive Rezoning.

The property is located on the north side of Purnell Crossing Road, west of the Town of Berlin. To the north are wooded properties zoned RP, Resource Protection District. To the south are large parcels of farmland zoned A-1, Agricultural District, with what appears to be various single-family residences. To the east and west are largely A-1, Agricultural District properties with a mix of agricultural structures and single-family residences. The Town of Berlin municipality is less than five miles east of the property.

The subject property is 80.95 acres, wooded and not with any structures at this time. The November 3, 2009 Comprehensive Rezoning relies on the wetlands mapping done by the Department of Natural Resources in 1989. That mapping was created with a broad-brush approach. A field delineation was completed for the first time this year, 2024. The mistake is evident as the actual field delineation illustrates the petitioned area is entirely comprised of uplands. The Maryland Department of Environment has reviewed, and verbally approved, the wetland delineation performed by Spencer Rowe in 2024 as shown on the plat. There are likely still uplands to be left in the RP, Resource Protection zoned portion of the parcel. A majority of the parcel remaining will be designated as a Forest Conservation Easement as shown on the attached plat.

As defined in the Zoning Code, the intent of the RP, Resource Protection District, is to preserve the environmentally significant areas of the County and to protect its natural resources in all areas. The district includes those areas of the County which pose constraints for development or where development could have a substantially adverse environmental effect. The Code further states that development potential within this district is severely limited; however, some minor development may be carried out, provided it is done in a manner sufficiently sensitive to the existing natural environment and a visual character of the site.



There are various restrictions and limitations that are imposed by development in the RP, Resource Protection District, as opposed to the A-1, Agricultural District. For example, a special exception is required to build a house or an agricultural structure. Also, the ability to subdivide in the RP, Resource Protection District is limited. The rezoning would result in a reasonable use and enjoyment of the property. By rezoning only 18.54 acres to A-1, Agricultural District, the property owners would keep the remaining 62.41 acres in RP, Resource Protection District, thereby preserving and protecting the natural resources.

The A-1, Agricultural District, is intended to preserve, encourage, and protect the County's farms, as well as to protect the land base resources for the County's agricultural and forestry industries from the disruptive effects of major subdivision or nonagricultural commercialization. Permitted uses and structures include agriculture, stables, and minor subdivisions. As further evidence of the mistake, the attached Maps for Worcester County depict a vast amount of agricultural land use and zoning to the north and south. Rezoning the petitioned area to A-1, Agricultural District would be in harmony with the surrounding area.


Whether agricultural use, a minor subdivision, or a mix of both, there will be little to no impact on the population as there has been little change in the area since the Comprehensive Rezoning in 2009. Additionally, the parcel does not receive public sewer or water service at this time. A single-family dwelling on the petitioned area would require a private septic system regardless of zoning. If the petitioned area was subdivided, a maximum of five lots for single-family dwellings can be platted. There are five approved sewage reserve areas, and three well locations identified in the petitioned area at this time. There will be no negative impact on the transportation patterns on Purnell Crossing Road.

The Agricultural designation of the 18.54 acres will give the property owners the opportunity to do an agricultural subdivision, for the benefit of their children. By limiting the rezoning request to just the petitioned area, the parcel would serve and protect both zoning districts, while the use would be similar to the surrounding properties. By keeping the remainder of the parcel, approximately 62.41 acres, in RP, Resource Protection District, there would be restrictions in place to protect the sensitive areas both by virtue of the zoning, as well as a Forest Conservation Easement.



To zone the portion of the property along Purnell Crossing Road that is all uplands as A-1, Agricultural District would be consistent with the attached Land Use Map, as well as the written Comprehensive Plan. The property owner and applicant respectfully request the rezoning be granted.

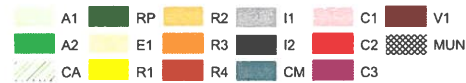
Respectfully submitted,

  
\_\_\_\_\_  
Kristina L. Watkowski, Attorney for Owners  
Christopher T. & Shelley M. Mason

0 300 600 1,200 Feet

## Official Zoning Map

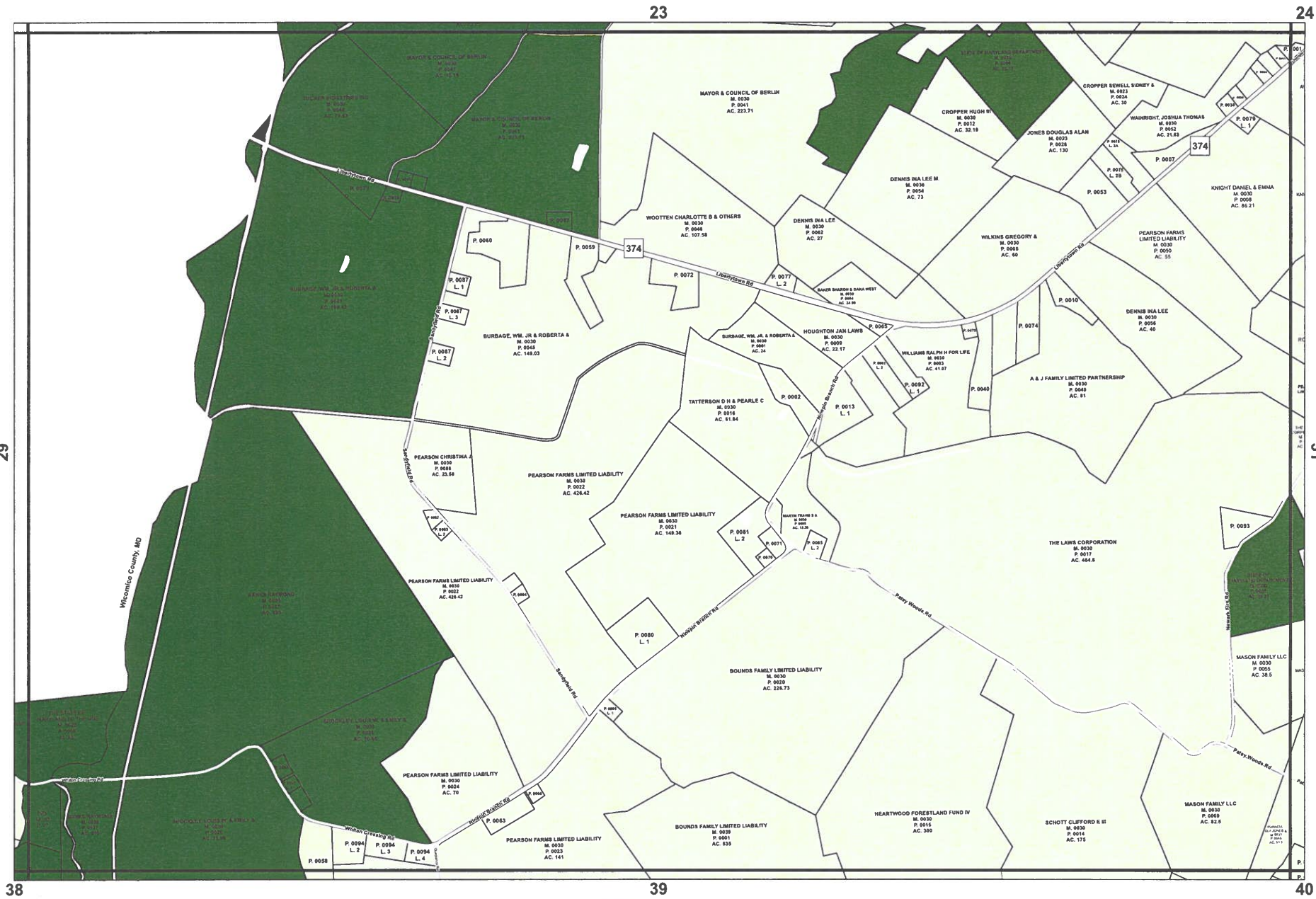
Map prepared by Worcester County Department of Development Review and Permitting, November 3, 2009.  
Source: Worcester County Commissioners.



# Tax Map 23







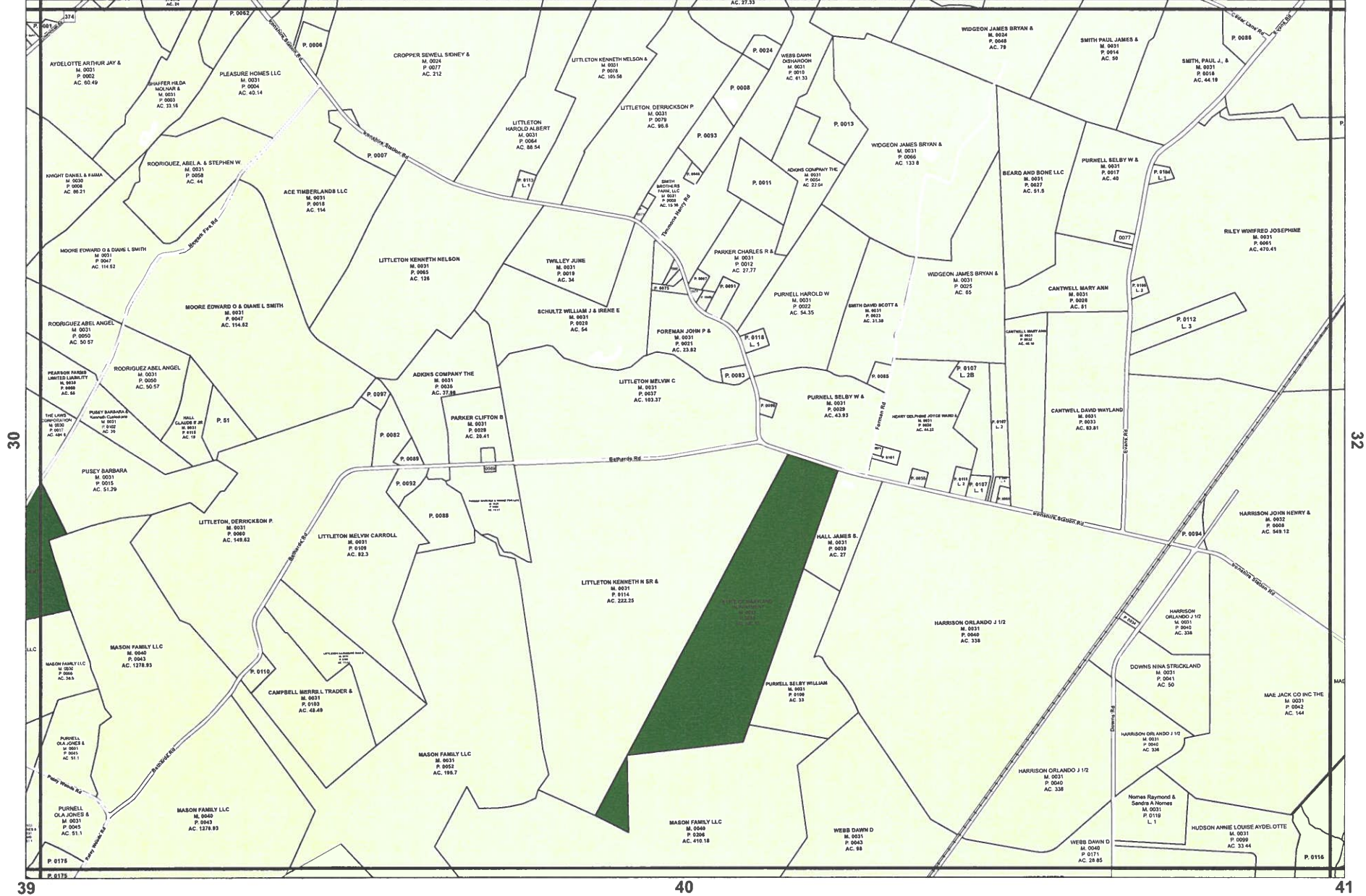
# Tax Map 30



23

24

25



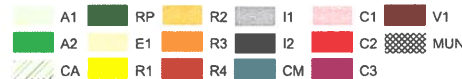
39

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41

# Official Zoning Map

Map prepared by Worcester County Department of Development Review and Permitting, November 3, 2009.  
Source: Worcester County Commissioners.



## Tax Map 31



Fig. 2-3

## Land Use Plan Worcester County, MD

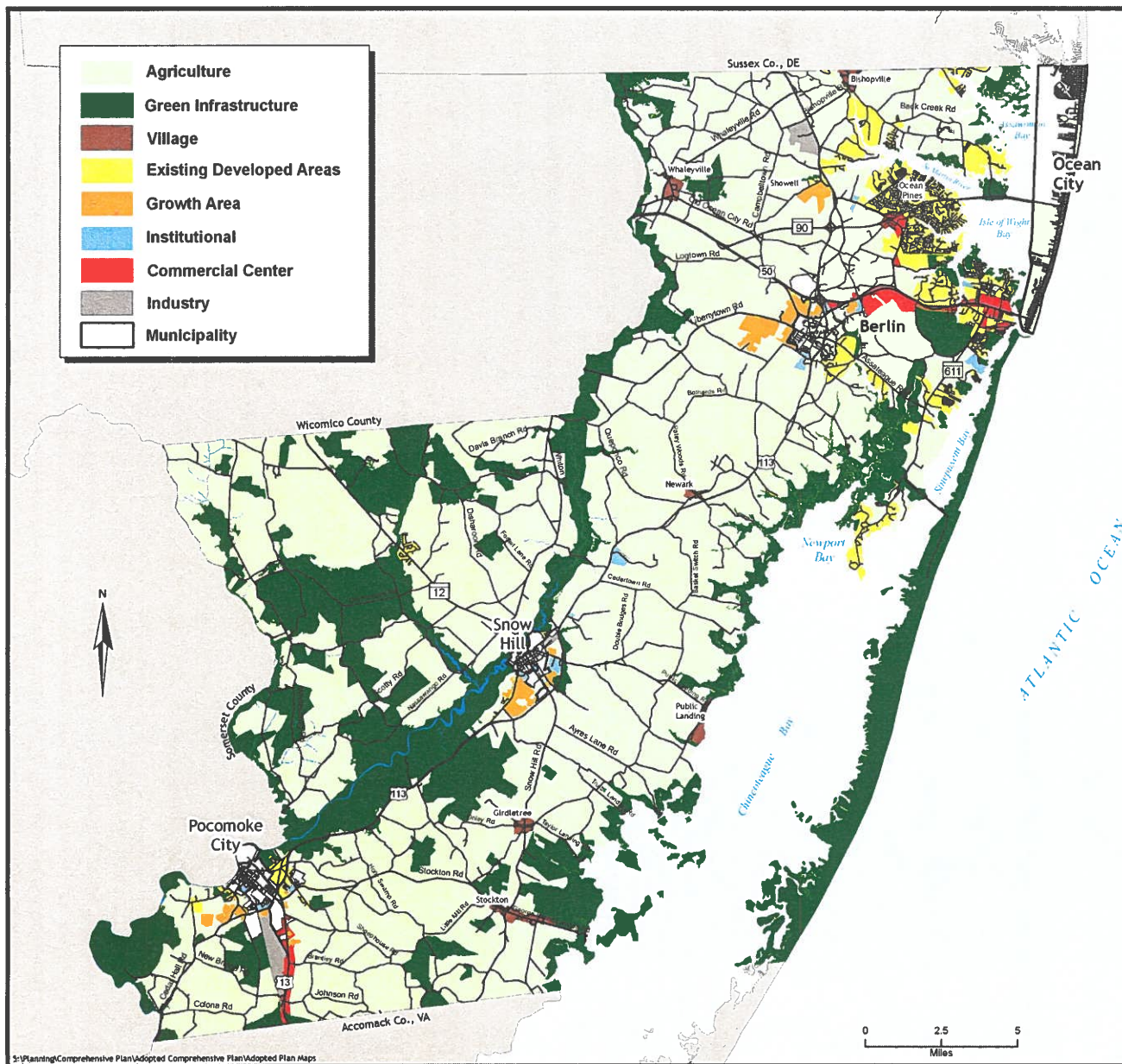
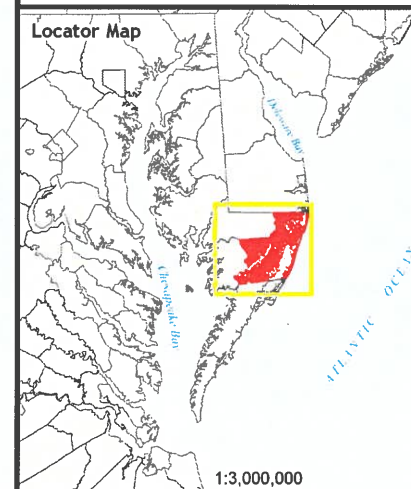
Map prepared by the Department of Comprehensive Planning, March 2006.

Source: Worcester County Department of Comprehensive Planning, March 7, 2006

This map is intended for planning purposes only and not for regulatory use.



Locator Map





THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY FRANK G. LYNCH JR. AND ASSOCIATES, INC.

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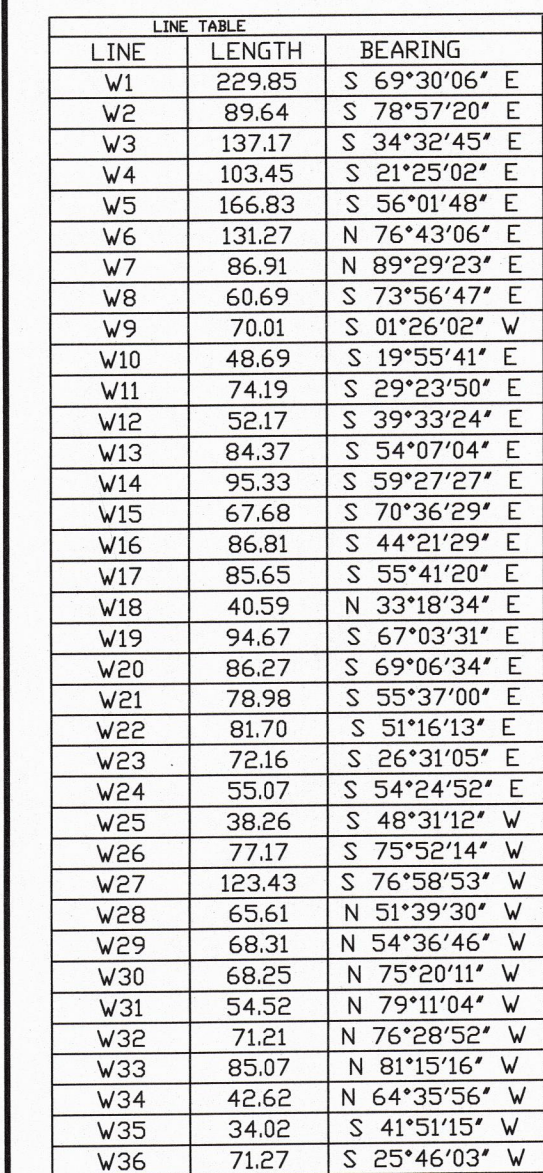
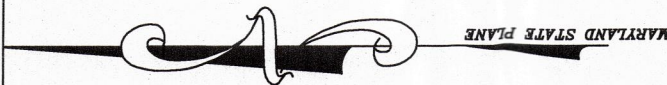
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Forest Conservation Worksheet 2.2									
<b>Net Tract Area</b>									
A.	Total Tract Area				A = 18.54				
B.	Deductions				B = 0.00				
C.	Net Tract Area				C = 18.54				
<b>Land Use Category</b>									
Input the number "1" under the appropriate land use zoning, and first to only one entry									
	ARA	MOR	IDA	HOR	MPD	CIA			
	1	0	0	0	0	0			
D.	Afforestation Threshold ( Net Tract Area x 50% )				D = 9.27				
E.	Conservation Threshold ( Net Tract Area x 50% )				E = 9.27				
<b>Existing Forest Cover</b>									
F.	Existing Forest Cover within the Net Tract Area				F = 18.54				
G.	Area of Forest Above Conservation Threshold				G = 9.27				
<b>Break Even Point</b>									
H.	Break Even Point				H = 11.12				
I.	Forest Clearing Permitted Without Mitigation				I = 7.42				
<b>Proposed Forest Clearing</b>									
J.	Total Area of Forest to be Cleared				J = 18.54				
K.	Total Area of Forest to be Retained				K = 0.00				
<b>Planting Requirements</b>									
M.	Reforestation for Clearing Above the Conservation Threshold				M = 2.32				
N.	Reforestation for Clearing Below the Conservation Threshold				N = 18.54				
O.	Credit for Reforestation above the Conservation Threshold				O = 0.00				
P.	Total Reforestation Required				P = 20.86				
Q.	Total Reforestation Required				Q = 0.00				
R.	Total Planting Requirement				R = 20.86				

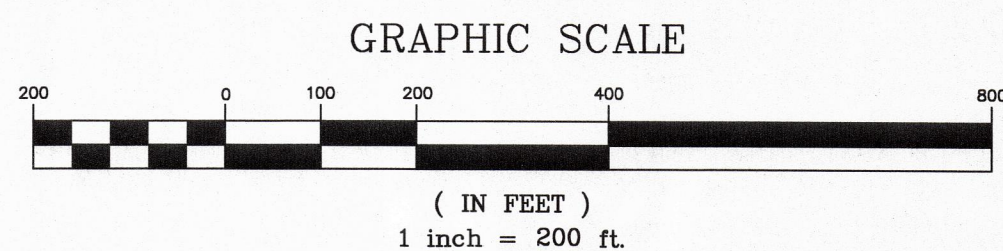


 DENOTES FOREST CONSERVATION SIGN (20 SHOWN)  
 DENOTES FOREST CONSERVATION EASEMENT = 41.72 ACRES

## WORCESTER COUNTY FOREST CONSERVATION NOTE

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. \_\_\_\_\_ ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED \_\_\_\_\_ ACTIVITY SHALL BE SUBJECT TO FOREST CONSERVATION PLAN NO. \_\_\_\_\_ A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON THE FILE WITH THE DEPARTMENT OF PLANNING, PERMITS, AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

NOTE : WITH THE RECORDING OF THIS PLAT THE PROPERTY OWNER DOES  
HEREBY GRANT TO WORCESTER COUNTY OFFICIALS AND/OR THEIR  
REPRESENTATIVES FREE ACCESS TO ANY FOREST CONSERVATION AREA AS  
SHOWN HEREON.



P. 110 - T.M. 23  
SYNEPUXENT ROD AND GUN CLUB INC.  
DEED : 1136/168  
PLAT REF. : 102/24  
TAX ID#03-122913  
ZONING : A-1  
USE : AGRIC./RESIDENTIAL

WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTY OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. ANY APPROVAL BY THE ENVIRONMENTAL PROGRAMS DIVISION OF ANY POTABLE WATER OR WASTEWATER SYSTEM OR SUITABILITY THEREOF IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL. SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE IF THE EXISTING CURRENT STANDARDS ARE CHANGED. THE COUNTY DOES NOT GUARANTEE THE APPLICATION FOR SUCH PERMIT. THE APPROVAL SHOWN HEREIN IS NOT SUFFICIENT APPROVAL FOR A PERMIT.

APPROVING AUTHORITY \_\_\_\_\_ DATE: \_\_\_\_\_  
WORCESTER COUNTY PLANNING COMMISSION

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C-1	277.41	1431.85	96°03"	139.14	N45°28'56"W	276.98
C-2	267.06	1466.82	102°54'54"	133.99	N56°18'07"W	266.69
C-3	215.11	747.00	162°59'56"	108.30	N83°01'00"W	214.36
C-4	70.32	2350.50	01°42'51"	35.16	S87°44'36"W	70.31
C-5	219.64	2350.50	05°21'14"	109.90	S84°11'33"W	219.56
C-6	141.17	971.16	08°19'44"	70.71	N68°21'30"W	219.55

SEWAGE RESERVE AREA COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	244,576.110	1,796,839.668
2	244,567.558	1,796,888.93
3	244,370.505	1,796,854.724
4	244,379.057	1,796,805.460
5	244,461.589	1,796,943.158
6	244,445.519	1,797,041.858
7	244,346.819	1,797,025.787
8	244,362.890	1,796,927.087
9	244,444.838	1,797,096.624
10	244,404.078	1,797,187.939
11	244,312.762	1,797,147.179
12	244,353.523	1,797,055.863
13	244,462.283	1,797,258.74
14	244,455.284	1,797,308.249
15	244,257.253	1,797,280.254
16	244,264.252	1,797,230.746
17	244,548.425	1,797,399.260
18	244,528.166	1,797,444.972
19	244,345.319	1,797,363.936
20	244,365.578	1,797,318.224

### OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE  
 CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS,  
 PROPRIETORS, AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS  
 OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED  
 CODE OF MARYLAND (LATEST EDITION) AS FAR AS THEY RELATE TO  
 THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED  
 WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS: 5' WIDE STRIP FOR ROAD WIDENING ALONG PURNELL CROSSING ROAD IS HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER. THE OFFER OF DEDICATION MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

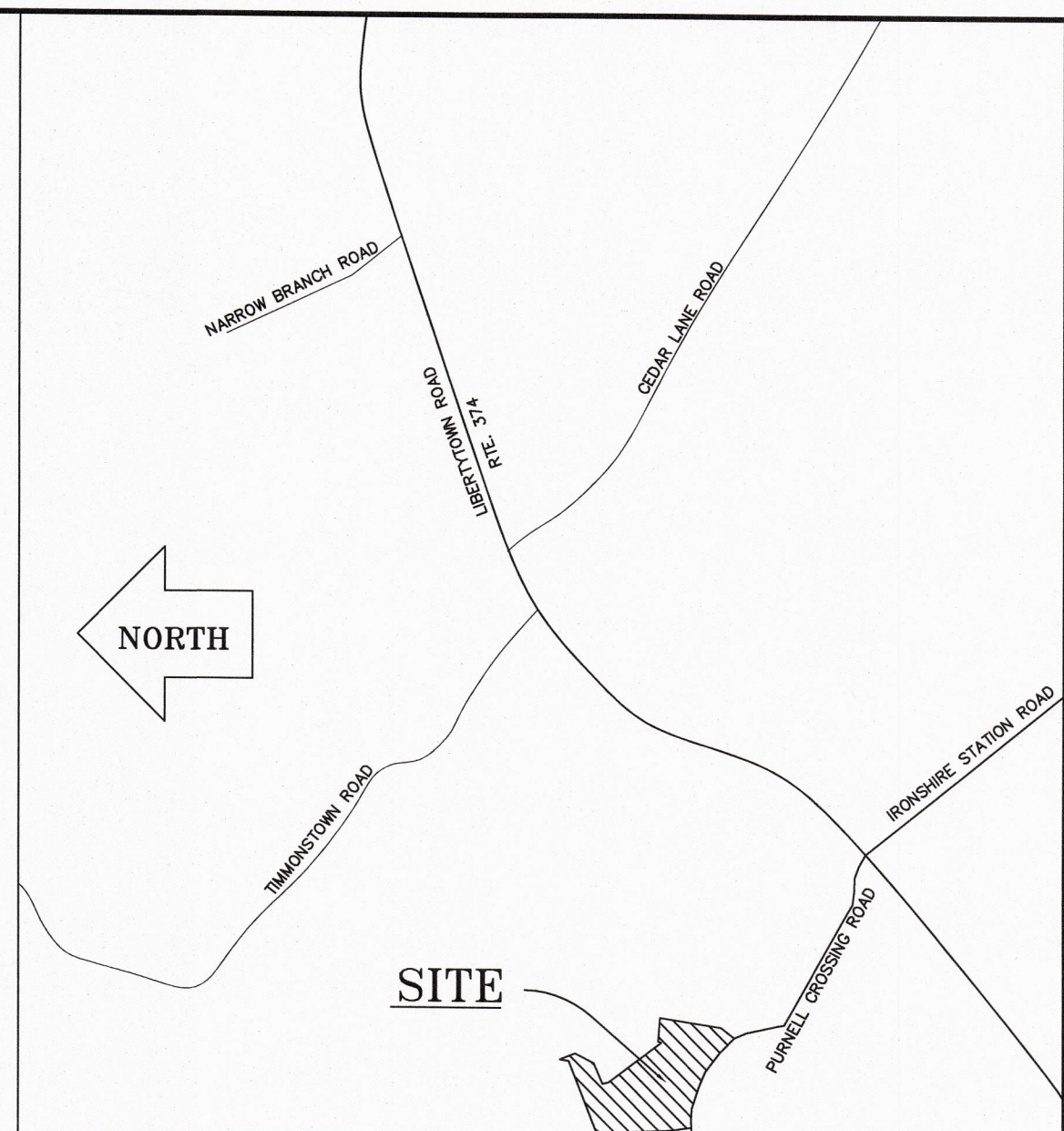
OWNER: CHRISTOPHER T. MASON  
10610 SIREN LANE  
BERLIN, MD. 21811

OWNER: SHELLEY M. MASON  
10610 SIREN LANE  
BERLIN, MD. 21811

SURVEYOR'S CERTIFICATION

I Hereby Certify, To The Best Of My Knowledge And Belief, That The Requirements Of Section 3-108 Of The Real Property Article Of The Annotated Code Of Maryland (Latest Edition) Concerning The Making Of This Plat And The Setting Of Markers As Well As All Of The Requirements Of The County Commissioners And Ordinances Of The County Of Worcester, Maryland Regarding The Platting Of Subdivisions Within The County Have Been Complied With.

Frank G. Lynch, Jr. Date:  
Reg # 10782



## ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN, (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 S.F.T. EXCLUSIVE OF BUILDING EASEMENTS, RIGHT-OF-WAYS AND OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN THE SOIL ELEVATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

THE REMAINING LANDS ARE APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME. IN ORDER TO CONVERT SAID LANDS TO BUILDABLE STATUS, A REVISED SUBDIVISION PLAT IS REQUIRED TO BE APPROVED AND RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY.

APPROVING AUTHORITY \_\_\_\_\_ DATE: \_\_\_\_\_

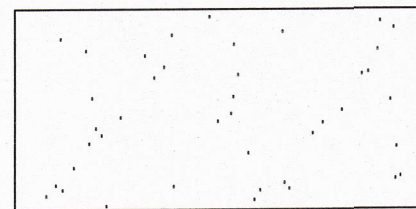
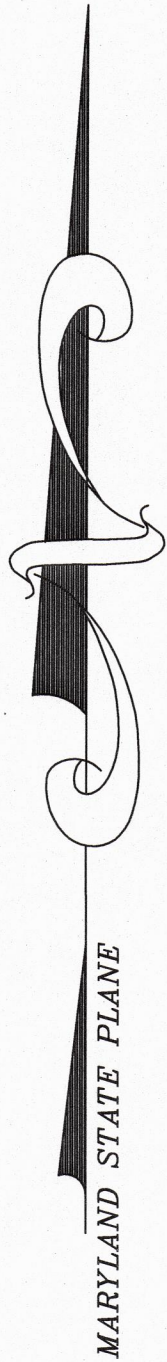
## GENERAL NOTES

1. OWNER : CHRISTOPHER T. & SHELLEY M. MASON  
P.O. BOX 100  
NEWARK, MD. 21841-0100  
DEED : 8635/287  
TAX ID#03-012921  
USE : AGRICULTURAL  
P. 2 - T.M. 23- GRID 18
2. EX. ZONING: RP  
ZONING SETBACKS:  
FRONT: 60' FROM CENTER OF PURNELL CROSSING ROAD, SIDES: 20', REAR: 50'
3. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL  
NUMBER 24047C0015GH, DATED 7-16-2015,  
THIS SUBDIVISION IS LOCATED IN ZONE X.
4. THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL  
BAYS CRITICAL AREA.
5. THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200'  
OF THIS SUBDIVISION.
6. THERE ARE NO PUBLIC DRAINAGE ASSOCIATION DITCHES  
ADJOINING OR WITHIN THIS SUBDIVISION.
7. THE WETLAND DELINEATION AS SHOWN HEREON WAS PERFORMED BY SPENCER ROWE IN 2024.  
AREAS OUTSIDE OF THE WETLAND/UPLAND BOUNDARY ARE MOSTLY REGULATED WETLANDS  
BUT MAY CONTAIN SOME AREAS OF UPLANDS.
8. THIS PROPERTY IS LOCATED IN WORCESTER COUNTY SUBWATERSHED : POCOMOKE  
#2130203 - UPPER POCOMOKE RIVER
9. THE PURPOSE OF THIS PLAN IS TO CREATE THREE BUILDABLE LOTS.  
ALL ARE CURRENTLY VACANT & WOODED.

#	REVISION	DATE	CHKD	PROJECT	TITLE	PROFESSIONAL SEAL	<div>Frank G. Lynch, Jr. &amp; Associates, Inc. SURVEYING · LAND PLANNING 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811 (410) 641-5353 · 641-5773</div> <table><tr><td>DESIGNED BY</td><td>N/A</td><td>SURVEYED BY</td><td>FGL3/CL</td><td>FILE NO.:</td><td>12301-23</td></tr><tr><td>DRAWN BY</td><td>F.G.L. JR.</td><td>DATE</td><td>3-14-2024</td><td colspan="2" rowspan="2">SHEET 1 OF 2</td></tr><tr><td>CHECKED BY</td><td>FRANK G. LYNCH</td><td>SCALE</td><td>1" = 100'</td></tr></table>	DESIGNED BY	N/A	SURVEYED BY	FGL3/CL	FILE NO.:	12301-23	DRAWN BY	F.G.L. JR.	DATE	3-14-2024	SHEET 1 OF 2		CHECKED BY	FRANK G. LYNCH	SCALE	1" = 100'
DESIGNED BY	N/A	SURVEYED BY	FGL3/CL	FILE NO.:	12301-23																		
DRAWN BY	F.G.L. JR.	DATE	3-14-2024	SHEET 1 OF 2																			
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 100'																				
				<div>LANDS OF CHRISTOPHER T. &amp; SHELLEY M. MASON</div> <div>THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND</div> <div>P. 2 - T.M. 23- GRID 18</div>	<div>MINOR SUBDIVISION</div>	<div>EXPIRES 2-21-2026</div>																	



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DENOTES FOREST CONSERVATION EASEMENT = 41.72 ACRES

F.C.E. DENOTES FOREST CONSERVATION SIGN (20 shown)

- ★ DENOTES IRON ROD TO BE SET
- DENOTES IRON BAR FOUND
- DENOTES T-BAR FOUND
- ⊙ DENOTES IRON ROD FOUND
- ⊕ DENOTES IRON PIPE FOUND
- △ DENOTES UNMARKED POINT
- ⊙ DENOTES PROPOSED WELL

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C-1	277.41	1431.85	11°06'03"	139.14	N45°28'56"W	276.98
C-2	267.08	1466.82	10°25'54"	133.90	N56°18'07"W	266.69
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C-6	141.17	971.16	08°19'44"	70.71	N88°21'30"W	141.05

#	REVISION	DATE	CHKD

LANDS OF CHRISTOPHER T. & SHELLEY M. MASON  
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND  
P. 2 - T.M. 23- GRID 18

MINOR SUBDIVISION

PROFESSIONAL SEAL

EXPIRES 2-21-2026

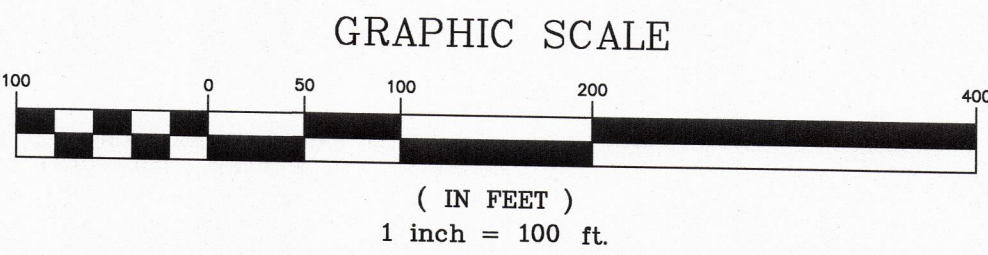
Frank G. Lynch, Jr.  
& Associates, Inc.

SURVEYING · LAND PLANNING  
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811  
(410) 641-5353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	FGLJ/CL	FILE NO.:	12301-23
DRAWN BY	F.G.L. JR.	DATE	3-14-2024	SHEET 2 OF 2	
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 100'		

ST#2/C/108 FILES 2024/12301SPC.DWG

SEWAGE RESERVE AREA COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	244,576.110	1,796,839.668
2	244,567.558	1,796,888.931
3	244,370.505	1,796,854.724
4	244,379.057	1,796,805.460
5	244,461.589	1,796,943.158
6	244,445.519	1,797,041.858
7	244,346.819	1,797,025.787
8	244,362.890	1,796,927.087
9	244,444.838	1,797,096.624
10	244,404.078	1,797,187.939
11	244,312.762	1,797,147.179
12	244,353.523	1,797,055.863
13	244,462.283	1,797,258.741
14	244,455.284	1,797,308.249
15	244,257.253	1,797,280.254
16	244,264.252	1,797,230.746
17	244,548.425	1,797,399.260
18	244,528.166	1,797,444.972
19	244,345.319	1,797,363.936
20	244,365.578	1,797,318.224



P. 41 - T.M. 23  
THADDEUS G. & MELISSA R. BITTNER  
DEED : 7480/412  
PLAT REF. : 62/43  
TAX ID#03-125033  
ZONING : A-1  
USE : AGRIC./RESIDENTIAL

LOT ①  
8.865 ACRES ±  
BUILDING ENVELOPE = 6.87 ACRES  
CURRENT USE : WOODS

LOT ②  
5.526 ACRES ±  
BUILDING ENVELOPE = 3.24 ACRES  
CURRENT USE : WOODS

LOT ③  
4.149 ACRES ±  
BUILDING ENVELOPE = 2.04 ACRES  
CURRENT USE : WOODS

SEE SHEET 1 OF 2 FOR REMAINING PARCEL  
62.41 ACRES ±

P. 2 - T.M. 23  
CHRISTOPHER T. & SHELLEY M. MASON  
DEED : 8635/287  
TAX ID#03-012921  
ZONING : RP  
USE : AGRICULTURAL  
TOTAL PARCEL = 80.95 ACRES

P. 10 - T.M. 23  
STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES  
DEED : 2906/230  
TAX ID#03-072808  
ZONING : RP  
USE : AGRIC./RESIDENTIAL

P. 110 - T.M. 23  
SYNERGENT ROD AND GUN CLUB INC.  
DEED : 1136/168  
PLAT REF. : 102/24  
TAX ID#03-122913  
ZONING : A-1  
USE : AGRIC./RESIDENTIAL