

**WORCESTER COUNTY PLANNING COMMISSION  
MEETING MINUTES – May 1, 2025**

**Meeting Date:** May 1, 2025

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

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

**Attendance:**

**Planning Commission**

Jerry Barbierri, Chair

Betty Smith

Ken Church

Phyllis Wimbrow

Marlene Ott

Kathy Drew

Mary Knight

**Staff**

Jennifer Keener, Director, DRP

Matt Laick, Deputy Director, DRP

Kristen Tremblay, Zoning Administrator, DRP

Roscoe Leslie, County Attorney

Robert Mitchell, Director, Environmental Programs

Ben Zito, DRP Specialist, DRP

**I. Call to Order**

**II. Administrative Matters**

**A. Review and approval of minutes, April 3, 2025.**

As the first item of business, the Planning Commission reviewed the minutes of the April 3, 2025 meeting.

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

**B. Review and approval of work session minutes, April 10, 2025.**

As the next item of business, the Planning Commission reviewed the work session minutes of the April 10, 2025, meeting.

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

**C. Board of Appeals Agenda, May 8, 2025.**

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for May 8, 2025. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

**Following the review, a motion was made by Ms. Wimbrow, and seconded by Ms. Ott, to provide the following comments to the Board:**

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- 1) The 5.3-foot side yard setback variance for Case No. 25-27 was excessive.
- 2) The 31-foot front yard setback variance for Case No. 25-32 was excessive.

No were no additional comments were forwarded to the Board.

**D. Technical Review Committee Agenda, May 14, 2025.**

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for May 14, 2025. 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. Miscellaneous**

**A. Irrigation Waiver Request – Buas Hill House, LLC Boat Storage**

Ms. Meaghan Poulin approached the table. Ms. Poulin provided an overview of the project and explained the need for the irrigation waiver request.

**A motion was made by Ms. Knight, and seconded by Ms. Ott, to approve the landscaping irrigation waiver request. The motion passed unanimously.**

**IV. Site Plan Review**

**A. Riverview Park, LLC – Major Site Plan Review and Landscaping Irrigation Waiver Request**

Mark Cropper, James Cook, and Keith Latchum approached the table. Mr. Cook provided an overview of the proposed site plan, as well as the history of the community and wastewater treatment facility that is being replaced. Mr. Cropper explained that the Board of Zoning Appeals, per case #24-69, approved the replacement of the existing wastewater treatment plant.

Mr. Cook further explained the need for the landscaping irrigation waiver request. Ms. Wimbrow inquired about the trash collection, and Mr. Cook clarified that there will be a private trash collection system.

**A motion was by Ms. Wimbrow to approve the site plan as submitted, as well as to grant a waiver to the landscaping irrigation requirement. The motion was seconded by Ms. Ott, and the motion carried unanimously.**

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**B. Delmarva Aces Expansion – Major Site Plan Review**

Hugh Cropper, IV, David Whigham, Frank Lynch, Jr. and Chris McCabe approached the table. Mr. Cropper provided an overview of the site plan and the waivers to the Worcester County Design Guidelines and Standards for Commercial Uses (“*Design Guidelines*”).

Mr. Whigham provided an overview of the Delmarva Aces business and facility and for the need for its expansion. Mr. Whigham further clarified that the color of the proposed building will match the color of the existing building. Mr. McCabe provided an overview of the wetlands permitting process that has taken place.

**After discussion regarding the proposed building and the requested waivers to the Design Guidelines, a motion was made by Ms. Wimbrow, and seconded by Mr. Church, to approve the site plan as submitted, as well as grant the requested waivers to the Design Guidelines.**

The approval was contingent upon the following conditions:

- 1) A decorative entranceway shall be constructed over the new door on the westerly side of the proposed building;
- 2) Fake decorative windows, or other details to break up the building façade, shall be installed.

**V. Zoning Map Amendment**

**A. Rezoning Case No. 449 – 18.67 acres from R-2 Suburban Residential District to R-4 General Residential District, Tax Map 26, Parcel 476, Lot C-1, Old Bridge Road, Ocean City, MD, Mark Odachowski, Property Owner and Hugh Cropper, IV, Attorney**

In attendance were Hugh Cropper, IV, attorney for the applicant; Mark Odachowski, property owner; Reid Odachowski; Frank Lynch, Jr., Maryland Registered Land Surveyor; and Chris McCabe, environmental consultant.

Mr. Cropper stated that the request is primarily based on a change in the character of the neighborhood since November 3, 2009, rather than a mistake. The applicant seeks to rezone the property to R-4 General Residential District to facilitate infill development consistent with the existing Salt Life Park manufactured home community. This upzoning would allow the continued development of the manufactured home park, extending Salt Life Park into a new Phase 3.

Mark Odachowski currently owns both the original Greenridge Trailer Park—renamed Salt Life Park Phase 1—and the adjacent Phase 2, which is under development. The rezoning would enable the expansion of the community onto the petitioned parcel. Mr. Odachowski explained that he purchased the former Greenridge Park when it was in disrepair and has since made significant improvements. To illustrate this transformation, the applicant submitted several exhibits: Applicant’s Exhibit No. 1 included photographs of the original mobile units; Applicant’s Exhibit No. 2 showed photographs of the renovated units in Phases 1 and new

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units in Phase 2; Applicant's Exhibit No. 3 featured photographs of the community spaces under construction in Phase 2; and Applicant's Exhibit No. 4 presented photographs of the interiors of the new manufactured homes. While on separate parcels and developed independently, Mr. Odachowski stated that all three phases are intended to share these community amenities.

Regarding existing and proposed infrastructure improvements, Mr. Odachowski outlined the improvements required by the Maryland Department of Transportation State Highway Administration (MDOT SHA), which included a long deceleration lane, sidewalks, bike lanes, stormwater management facilities draining to the Phase 2 park that were capable of handling significant storm events, and upgraded roadway construction extending to the center of MD Route 707 (Old Bridge Road). These improvements were designed by the applicant to potentially accommodate future development on the petitioned parcel and are expected to help reduce traffic along Greenridge Lane Road.

Mr. Cropper noted that the original Greenridge Trailer Park (Phase 1) contained many non-conforming units that required variances for replacement, particularly those along Greenridge Lane Road. With respect to public sewer, the subject parcel is located within the Mystic Harbour Sanitary Service Area, and the existing dwelling on the petitioned area is already connected to public sewer and water. He submitted Applicant's Exhibit No. 5, a zoning map defining the neighborhood boundaries as Herring Creek, Sea Oaks RPC, MD Route 611 to US Route 50, and the commercial corridor west of US Route 50. Mr. Lynch agreed with this boundary, noting it reflects a reasonable five-to-ten-minute drive within the service area. Because the subject parcel is adjacent to existing R-4 District zoning, the proposal does not constitute spot zoning. Applicant's Exhibit No. 6 included an aerial map of the parcel as provided in the staff report.

Pertaining to the applicant's allegation of a mistake in the existing zoning, Applicant's Exhibit No. 7 included a Temporary Declaration of Consolidation from July 2002 showing that Salt Life Park and the petitioned property had previously been functionally consolidated. Therefore, it is Mr. Cropper's assertion that the temporary consolidation should have resulted in both parcels being zoned R-4 District, rather than being divided by a zoning line.

Mr. Cropper emphasized that changes to the sanitary service area further support the case for rezoning. Specifically, Salt Life Park Phase 2 was granted EDUs within the Mystic Harbour Service Area, partially through an agreement that transferred EDU allocations from the Alamo Motel. Applicant's Exhibit No. 8 were the County Commissioner minutes from September 15, 2020, documenting the expansion of the Mystic Harbour service area and its overlap with the West Ocean City service area. These changes reflect evolving infrastructure and development priorities in the neighborhood.

There has also been a noticeable increase in residential development within the neighborhood, with strong demand for manufactured housing. The applicant submitted Applicant's Exhibit No. 9, updated Critical Area maps, which showed that a portion of the petitioned area is proposed to be removed from the Critical Area designation. The remainder would be classified

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as Intensely Developed Area (IDA), with no increase in impervious surface coverage. This represents a scaling back of previously proposed impacts and supports the argument that meaningful environmental changes are underway—a point with which Mr. Lynch concurred.

Applicant's Exhibit No. 10 were Findings of Fact from four recent rezonings in the neighborhood (Cases 408, 417, 431, and 437), including the conversion of residential zoning to commercial use and the near completion of the Sea Oaks townhouse project. Additional development is in progress at Crepe Myrtle Court, a Residential Planned Community (RPC) that has been reviewed by the Planning Commission and is set for County Commissioner consideration. Mr. McCabe provided context on the Critical Area remapping project, which used updated environmental data to revise the original 2002–2003 maps. The new mapping, via a recent code update, more accurately reflects current site conditions. There are no known challenges to the updated boundaries, which have been confirmed in the field and supported by the Maryland Department of the Environment (MDE). When Mr. Odachowski first developed the area in 2002, it was largely agricultural. The recently re-delineated wetlands boundary—submitted as Applicant's Exhibit No. 11—shows wetland modifications along the wooded areas and behind the existing residence.

Mr. Lynch affirmed that the parcel is located in an Existing Developed Area (EDA) and is adjacent to the commercial corridor along MD Route 707. He referenced Chapter 2 of the Comprehensive Plan, which encourages maintaining the rural character while allowing infill development. The goals and objectives of the plan promote growth within established communities without overwhelming their character. The proposed density increase is minor, and although the homes are HUD-certified manufactured units, they visually resemble compact cottages or tiny homes. Accordingly, R-4 District zoning is consistent with the Comprehensive Plan.

Mr. Cropper referenced a summary of findings he prepared and attached to the original application. Mrs. Knight asked about the proposed age restriction for residents, which is 50 years and older and self-imposed. The community only permits year-round rentals; short-term rentals are not allowed. A brief discussion followed regarding allowable density: R-4 zoning permits up to 8 units per acre, but manufactured home parks are limited to 6 units per acre. Ms. Smith asked about the availability of nearby commercial amenities, while Mrs. Wimbrow stressed the importance of confirming adequate public facilities. Although the site is located within the W-1/S-1 classification, no EDUs are currently available. Mr. Mitchell explained that the site also falls within an overlay zone, opening the possibility of acquiring sewer service from West Ocean City and water from Mystic Harbour. Mrs. Wimbrow expressed support for the manufactured home park, citing high demand and its value in meeting local workforce housing needs. Mrs. Drew inquired whether block foundations would be required for the new units. Mr. Church stated that he visited the existing Salt Life Park development and found it to be a step above.

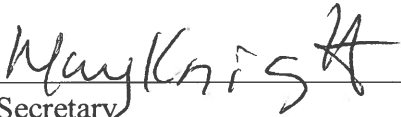
**Following the discussion, a motion was made by Mrs. Knight, seconded by Ms. Ott, and carried unanimously to find the proposed amendment to rezone the petitioned area from R-2 Suburban Residential District to R-4 General Residential District consistent with the**

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**Comprehensive Plan based on a change in the character of the neighborhood, and forward a favorable recommendation to the Worcester County Commissioners.**

**VI. Adjournment**

**On a motion made by Ms. Wimbrow and seconded by Ms. Knight, the Planning Commission adjourned.**

  
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Mary Knight, Secretary

  
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Ben Zito, DRP Specialist