

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, March 12, 2025 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. Seaside Christian Academy – Major Site Plan Review

Expansion of Seaside Christian Academy, including a 29,792 s.f. athletic center, parking, and stormwater management facilities. Located at 12637B Ocean Gateway, Ocean City, MD 21842, Tax Map 27, Parcel 11, Lot F-1, Tax District 10, R-2 Suburban Residential, Ocean City Baptist Church, Inc. owner/Vista Design, Inc., surveyor.

B. Fedale Berlin, LLC – Minor Site Plan Review

Proposed 60' x 30' commercial pole building. Located at 11726 Grays Corner Road, Berlin, MD 21842, Tax Map 26, Parcel 99, Tax District 10, C-2 General Commercial, Fedale Berlin, LLC, owner/Wilkins-Noble, LLC, surveyor.

III. Adjourn

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: March 12, 2025

PROJECT: Seaside Christian Academy

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Pusey, DRP Specialist III
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Bradford, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Clasing, W & WW, DPW
_____ Knight, Planning Commission Rep.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008
<http://www.co.worcester.md.us/departments/drp>

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

March 12, 2025

Seaside Christian Academy – Major Site Plan Review

Expansion of Seaside Christian Academy, including a 29,792 s.f. athletic center, parking, and stormwater management facilities. Located at 12637B Ocean Gateway, Ocean City, MD 21842, Tax Map 27, Parcel 11, Lot F-1, Tax District 10, R-2 Suburban Residential, Ocean City Baptist Church, Inc. owner/Vista Design, Inc., surveyor.

Prepared by: Ben Zito, DRP Specialist

Contact: bmzito@worcestermd.gov or (410) 632-1200 x1134

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete building permit application along with the initial fee of \$350 made payable to “Worcester County.”
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

| | |
|----------|---|
| §ZS1-201 | R-2 Suburban Residential |
| §ZS1-305 | Lot Requirements Generally |
| §ZS1-306 | Access to Structures |
| §ZS1-319 | Access and Traffic Circulation Requirements |
| §ZS1-320 | Off-Street Parking Areas |
| §ZS1-321 | Off Street Loading Spaces |
| §ZS1-322 | Landscaping and Buffering Requirements |
| §ZS1-323 | Exterior Lighting |
| §ZS1-324 | Signs |
| §ZS1-325 | Site Plan Review |
| §ZS1-326 | Classification of Highways |

*The proposed project is also subject to the *Design Guidelines and Standards for Commercial Uses* as revised and adopted on January 17, 2017. Under Section 2 of the Design Guidelines, the Planning Commission is able to grant a waiver to the requirements contained within, as long as the applicant can meet the provisions described. Please keep in mind that if a similar standard is listed in the Zoning Code and does not allow for a waiver, that standard cannot be waived. “These guidelines and standards apply to all projects other than multi-family and townhouse development which are subject to site plan review under ZS1-325 of the Zoning and Subdivision Control Article and which cumulatively total ten thousand square feet in gross floor area or more.”

1. There is an open building permit (22-0833) for an outdoor open pavilion with no electricity. Please resolve this building permit with Staff.
2. Please confirm if you are seeking approval of both proposed structures or just Building B.
3. In phased construction, the first phase shall include the landscaping of property perimeters, entry drives, and stormwater management ponds as well as required parking lot and building landscaping. Please confirm that all of these requirements will be built during the first phase. §ZS1-322(b)(9). <https://ecode360.com/14021091>
4. Please confirm with the Fire Marshal’s office that there is adequate access for fire-fighting equipment in the rear of the building. §ZS1-319(c)(5). <https://ecode360.com/14021023>
5. Please clarify the proposed structures near the proposed 7’ wide access in the rear of the building. If the structures are movable, there is potential that they could limit ADA access to the building.
6. Please confirm that each bicycle rack will hold a minimum of 5 bicycles. §ZS1-320(f)(12). <https://ecode360.com/14021060>.

7. Please confirm that there will be 1 bicycle rack per every 40 students. §ZS1-320(a). <https://ecode360.com/14021037>.
8. Please show the proposed crosswalks that are detailed on Sheet C202, detail 8.
9. Please label the ADA parking space dimensions.
10. Please confirm that the parking bumpers or wheelstops shall be at least five inches high and five inches wide, located no less than eighteen inches from the head of the parking space. §ZS1-320(f)(4). <https://ecode360.com/14021053>
11. Please clarify the size and provide more information about the proposed plaza area near the drop-off area. Section 19(b)(3) of the Worcester County *Design Guidelines and Standards for Commercial Uses* requires a community space that is at least 800 square feet in size with no side less than twelve feet long.
12. Please provide a landscaping plan. §ZS1-322(c). <https://ecode360.com/14021092>
13. Please provide details on the width of the screened landscape buffer abutting the residences in the rear. A fully screened buffer may help alleviate noise and lighting concerns.
14. Please confirm that the proposed trees within the parking areas will be 10' at installation. §ZS1-322(f)(1). <https://ecode360.com/14021134>
15. Please include shrubs within the parking area. Shrubs may be substituted for the trees on the plant list. §ZS1-322(f)(4). <https://ecode360.com/14021137>
16. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. Please inform staff if this request will be made and if staff will need to place the request on the Planning Commission's agenda. §ZS1-322(b)(7). <https://ecode360.com/14021089>
17. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). <https://ecode360.com/14021139>
18. Please specify any proposed site and building lighting. If so, provide details on the site plan as to the type and wattage, and provide an exterior lighting plan. Please also provide details on the times of day the lighting will be visible. §ZS1-323. <https://ecode360.com/14021144>
19. Please indicate if there is any proposed signage. §ZS1-324.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental

Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.

3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

***Please provide a detailed listing of all site plan changes along with any resubmission.**

NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.


No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III 

Subject: March 12, 2025 - Technical Review Committee Meeting

Date: February 21, 2025


- **Seaside Christian Academy & Athletic Center – Major Site Plan Review**
Expansion of Seaside Christian Academy, including a 29,792 square feet athletic center, parking, and stormwater management facilities. Located at 12637B Ocean Gateway, Tax Map 27, Parcel 11, Lot F-1, Tax District 10, R-2 Residential District, Ocean City Baptist Church, Inc., owner / Vista Design, Inc., architect/surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: February 25, 2025

Date of Meeting: March 12, 2025

Project: Seaside Christian Academy & Athletic Center

Location: 12637B Ocean Gateway, Tax Map: 27, Parcel: 11, Lot: F-1

Owner/Developer: Ocean City Baptist Church, Inc.

Surveyor: Vista Design, Inc.

This project is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #99-7. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation Easements. Forest Conservation Easement areas are to be kept as a natural habitat area, no clearing or grading within these Conservation Easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation Easement. Furthermore, all Forest Conservation signs must be in place around the Conservation Easements.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. Stormwater Site Development Plan approval is required prior to this project proceeding to Planning Commission. Stormwater Final Plan approval must be received prior to this project receiving Signature Plan approval.

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

Citizens and Government Working Together



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

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

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

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

MEMORANDUM

DATE: January 1, 2024

TO: Applicant

FROM: David M. Bradford, Deputy Director

SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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

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

TO: Kristen M. Tremblay, AICP
Zoning Administrator
FROM: Christopher S. Clasing, P.E., Deputy Director
DATE: March 3, 2025
SUBJECT: TRC Meeting – March 2025 –Roads & Water/Wastewater Comments

Seaside Christian Academy and Athletic Center Comments:

1. Please verify EDU's are available with Environmental Programs.
2. Is existing building A intended to be served by the County water system?
3. On Sheet C-201, Please label existing water main as 12".
4. On Sheet C-201, Please label existing sewer line as "Existing private sewer" and specify pipe size and material.
5. On Sheet C-201, Please show proposed master meter for the project to be located near the entrance and the 12" water main.
6. On Sheet C-201, Please show the new proposed limits of County maintenance for the water main just behind the meter vault.
7. On Sheet C-201, The proposed hydrants shall be served by an 8" water main and the hydrants shall be painted yellow to demark private hydrants.
8. On Sheet C-201, Please provide a master meter vault detail.
9. No comments from the Roads Division.

Fedale Barn LLC Comments:

1. No comments from Public Works.

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



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Seaside Christian Academy & Athletic Center**

TRC #: **20250096**

LOCATION: **12637B Ocean Gateway – Ocean City, Maryland 21842**

CONTACT: **Ocean City Baptist Church**

MEETING DATE: **March 12, 2025**

COMMENTS BY: **Robert Korb, Jr.**

Chief Deputy Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions, or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project:

Proposed 29,792 s.f. athletic center, parking and stormwater management facilities.

Specific Comments:

1. A complete set of building plans shall be submitted and approved prior to the start of construction.
2. The building shall be protected throughout by an automatic fire suppression system (NFPA 13) and an automatic fire alarm system (NFPA 72). Submit contractor shop drawings for review and approval prior to construction.
3. A fire hydrant shall be located within 100' of the fire department connection for the sprinkler system. The proposed FDC and nearest hydrant exceeds this limitation.
4. No further comments at this time.

RE: March 12, 2025 TRC Materials

From Kevin Lynch <klynch@co.worcester.md.us>
Date Mon 3/10/2025 9:37 AM
To Benjamin M. Zito <bmzito@worcesstermd.gov>
Cc Kristen Tremblay <ktremblay@co.worcester.md.us>

County Road's has no comments, they are either on State Highway or private roadways.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020



From: Benjamin M. Zito <bmzito@worcesstermd.gov>
Sent: Monday, March 10, 2025 9:15 AM
To: Kevin Lynch <klynch@co.worcester.md.us>
Cc: Kristen Tremblay <ktremblay@co.worcester.md.us>
Subject: March 12, 2025 TRC Materials

Hi Kevin,

Does County Roads Division have any comments on the attached site plans (Seaside Christian Academy and Fedale Berlin)?

Thank you,

Ben Zito

DRP Specialist III

Dept. of Development, Review and Permitting

Worcester County Government

One West Market Street, Room 1201

Snow Hill, MD 21863

(410) 632-1200, ext. 1134

bmzito@co.worcester.md.us

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: March 12, 2025

PROJECT: Fedale Berlin LLC

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Pusey, DRP Specialist III
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Bradford, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
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_____ Lynch, County Roads
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_____ Clasing, W & WW, DPW
_____ Knight, Planning Commission Rep.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

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TEL: 410.632.1200 / FAX: 410.632.3008
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ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

March 12, 2025

Fedale Berlin, LLC – Minor Site Plan Review

Proposed 60' x 30' commercial pole building. Located at 11726 Grays Corner Road, Berlin, MD 21842, Tax Map 26, Parcel 99, Tax District 10, C-2 General Commercial, Fedale Berlin, LLC, owner/Wilkins-Noble, LLC, surveyor.

Prepared by: Ben Zito, DRP Specialist

Contact: bmzito@worcestermd.gov or (410) 632-1200 x1134

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete building permit application along with the initial fee of \$350 made payable to "Worcester County."
 - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections' agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

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

| | |
|----------|---|
| §ZS1-201 | R-2 Suburban Residential |
| §ZS1-305 | Lot Requirements Generally |
| §ZS1-306 | Access to Structures |
| §ZS1-319 | Access and Traffic Circulation Requirements |
| §ZS1-320 | Off-Street Parking Areas |
| §ZS1-321 | Off Street Loading Spaces |
| §ZS1-322 | Landscaping and Buffering Requirements |
| §ZS1-323 | Exterior Lighting |
| §ZS1-324 | Signs |
| §ZS1-325 | Site Plan Review |
| §ZS1-326 | Classification of Highways |

1. Vehicular travelways for firefighting equipment will need to be accessible to the rear of all structures. Please discuss with the Fire Marshal on how best to accomplish this. §ZS1-319(c)(5). <https://ecode360.com/14021023>
2. Please provide an interparcel connector to adjacent properties. §ZS1-319(c)(4). <https://ecode360.com/14021022>
3. Please clarify the proposed material for the ADA parking space.
4. Please provide a 5' access aisle for the ADA parking space.
5. Please provide details on the signage for the ADA parking space.
6. Please indicate where the primary customer entrance is located.
7. Please confirm the parking bumpers are 5" high and 5" wide. §ZS1-320(f)(5). <https://ecode360.com/14021053>
8. Please provide landscaping buffers along both Route 50 and Grays Corner Road. §ZS1-322(e)(6). <https://ecode360.com/14021130>
9. Please provide landscaping at each end of the parking row. §ZS1-322(f)(2). <https://ecode360.com/14021135>
10. Please provide a landscaping plan. §ZS1-322(c). <https://ecode360.com/14021092>
11. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. Please inform staff if this request will be made and if staff will need to place the request on the Planning Commission's agenda. §ZS1-322(b)(7). <https://ecode360.com/14021089>
12. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be

required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). <https://ecode360.com/14021139>

13. Please specify if there is any proposed site and building lighting. If so, provide details on the site plan as to the type and wattage, and provide an exterior lighting plan. §ZS1-323. <https://ecode360.com/14021144>
14. Please indicate if there is any proposed signage. §ZS1-324. <https://ecode360.com/14021155>
15. Please clarify if there will be a dumpster located on the property, as previous iterations of the site plan showed a dumpster.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

***Please provide a detailed listing of all site plan changes along with any resubmission.**

NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a March 12, 2025 Meeting

From: Environmental Programs Staff

Subject: Fedale Berlin, LLC – Tax Map 26, Parcel 99

Date: February 19, 2025

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. A sewage flow chart is required for the proposed construction. Retail facilities are assessed at 0.05 gal/sf, office space is 0.09 gal/sf, and warehouse is 0.03 gal/sf. The two-bedroom dwelling is 150 gpd/bedroom.
3. A statement of the proposed use is to be placed on the site plan, whether included or adjacent to the flow chart.
4. Please label the sewage reserve area.
5. The minimum separation requirements for a well to a foundation is 30'. Please adjust the building location to provide adequate separation from the existing well.
6. Plumbing permits will also need to be obtained for the interior work for each unit and a separate one for the site utility work will also be required.
7. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.


Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Specialist III 

Subject: March 12, 2025 - Technical Review Committee Meeting

Date: February 21, 2025

- **Fedale Barn, LLC – Major Site Plan Review**
Proposed 60' x 30' commercial pole building. Located at 11726 Grays Corner Road, Tax Map 26, Parcel 99, Tax District 10, C-2 General Commercial District, Fedale Berlin, LLC, owner / Wilkins-Noble LLC, surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.


Citizens and Government Working Together



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation & Stormwater Management Review

Date: February 25, 2025

Date of Meeting: March 12, 2025

Project: Fedale Barn

Location: 11726 Grays Corner Road, Tax Map: 29, Parcel: 99

Owner/Developer: Fedale Berlin, LLC

Surveyor: Wilkins-Noble, LLC

This project is not required to comply with the Worcester County Forest Conservation Law. According to the plan provided, the project will require less than five thousand square feet of disturbance and less than one hundred cubic yards of fill. A sediment and erosion control permit will not be required and, therefore, not subject to comply with the Forest Conservation Law.

This project is not subject to the Worcester County Stormwater Ordinance. According to the plan provided, the project will require less than five thousand square feet of disturbance and less than one hundred cubic yards of fill, therefore, a Stormwater/Sediment Erosion Control Permit is not required.

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

TO: Kristen M. Tremblay, AICP
Zoning Administrator
FROM: Christopher S. Clasing, P.E., Deputy Director
DATE: March 3, 2025
SUBJECT: TRC Meeting – March 2025 –Roads & Water/Wastewater Comments

Seaside Christian Academy and Athletic Center Comments:

1. Please verify EDU's are available with Environmental Programs.
2. Is existing building A intended to be served by the County water system?
3. On Sheet C-201, Please label existing water main as 12".
4. On Sheet C-201, Please label existing sewer line as "Existing private sewer" and specify pipe size and material.
5. On Sheet C-201, Please show proposed master meter for the project to be located near the entrance and the 12" water main.
6. On Sheet C-201, Please show the new proposed limits of County maintenance for the water main just behind the meter vault.
7. On Sheet C-201, The proposed hydrants shall be served by an 8" water main and the hydrants shall be painted yellow to demark private hydrants.
8. On Sheet C-201, Please provide a master meter vault detail.
9. No comments from the Roads Division.

Fedale Barn LLC Comments:

1. No comments from Public Works.

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



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TRANSMITTAL OF PLANS REVIEW FOR FIRE CODE

TYPE: XX CONSTRUCTION SPRINKLER FIRE ALARM

PROJECT: **Fedale Barn**

REVIEW #: **20250097**

BUILDING PERMIT NUMBER: **25-0145**

LOCATION: **11726 Ocean Gateway – Ocean City, Maryland 21842**

CONTACT: **Déjà Earvin**

CONTACT PHONE: **302-399-4420**

DATE REVIEWED: **03/06/2025**

REVIEW BY: **Robert Korb, Jr., CFI, CFPS**
Chief Deputy Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted plans only, and does not cover unsatisfactory conditions resulting from errors, omissions or failure to clearly indicate conditions. Unless otherwise noted, all references are from the *Life Safety Code, NFPA 101*, 2018 Edition. The following comments are noted from a fire protection standpoint.

 Resubmit Plans Due to Incomplete Information
XX Submit Letter of Commitment Addressing Items Listed Below
XX Plans are Released for Construction

REFERENCED STANDARDS

XX NFPA 13 NFPA 13R NFPA 72 NFPA 30

-
- 1) The applicable fire code for this plan review is the National Fire Protection Association - Life Safety Code, 2018 Edition. (NFPA-101).
 - 2) HVAC equipment shall comply with NFPA 90B, *The Standard for the Installation of Warm Air Heating and Air Conditioning Systems*. (38.5.2)
 - 3) Electrical wiring and equipment shall comply with NFPA 70, *National Electric Code*. (38.5.1)

- 4) Portable fire extinguishers shall be provided in accordance with NFPA 10, *The Standard for Portable Fire Extinguishers*. Provide ten lbs. ABC fire extinguishers within 75' travel distance from any location in the building. The fire extinguishers shall be permanently mounted, remain unobstructed and be inspected annually by a Maryland licensed fire extinguisher contractor. (38.3.5)
- 5) Install illuminated battery backup exit signs as indicated throughout. Additionally install an exit sign over the stairwell exit on the second floor. (38.2.10)
- 6) Install emergency lighting units as indicated throughout. (38.2.9)
- 7) Install fire rated assemblies as indicated in submitted plans.
- 8) Contact Chief Deputy Fire Marshal Robert Korb, Jr. for all required inspections for this project at least 2 days prior to intended inspection.



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

LETTER OF COMMITMENT OR INTENT

TYPE: **XX** CONSTRUCTION SPRINKLER FIRE ALARM

PROJECT: **Fedale Barn**

REVIEW #: **20250097**

BUILDING PERMIT NUMBER: **25-0145**

LOCATION: **11726 Ocean Gateway – Ocean City, Maryland 21842**

CONTACT: **Déjà Earvin**

CONTACT PHONE: **302-399-4420**

DATE REVIEWED: **03/06/2025**

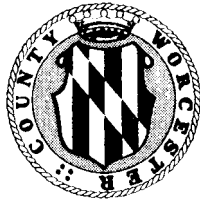
REVIEW BY: **Robert Korb, Jr., CFI, CFPS**
Chief Deputy Fire Marshal

I, _____, have read and understand the above referenced requirements. I agree with and understand these items must be incorporated within the scope of this project. If this project required resubmittals of missing or incomplete information, I will promptly obtain the required information and resubmit it. My signature below serves as my acceptance of these requirements.

(Authorizing Signature)

(Date)

Please return a signed copy of this plan review by emailing a signed copy to rkorb@co.worcester.md.us or by faxing it to 410-632-5664.



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@co.worcester.md.us

Project: Fedale Barn LLC Business / Contractor Shop

Date: 3/15/2025

Tax Map: 26 Parcel: 99 Section: _____ Lot: _____ Block: _____

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Soils report required at time of building permit application.
4. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
5. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
6. Provide information for wind, snow and seismic loads.
7. Special inspections (Third party) required for steel, concrete, masonry, wood, prepared fill, foundations and structural observations. **These are required in addition to the required Worcester County inspections.**
8. Provide plan for owner's special inspection program, list inspections and inspection agencies.
9. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
10. A pre-construction meeting will be required before any work starts.
11. Provide complete accessibility code requirements and details.
12. List on construction documents all deferred submittals.
13. Truss and other shop drawings will be required prior to installation.
14. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
15. Provide your design professional with a copy of these comments.

SITE SPECIFIC COMMENTS

1. Current Codes: 2021 International Building Code
2021 International Energy Conservation Code
2021 International Mechanical Code
2017 NEC
Maryland Accessibility Code
2010 ADA Standards for Accessible Design
2. West wall of building to be rated 60-minute assembly, no openings.
North and South walls within 10' of property line to be rated 60-minute assembly. Fire rating to extend to roof (including eave).
3. Wind Design: 126 MPH (assumed); Risk category II; Exposure "C"
4. Complete sealed architectural, structural, mechanical and electrical plans are required.
5. ADA: Provide all details and specifications per 2010 ADA design standards.
6. Provide all information per section C103.2 and C103.2.1: Contractor's shops building envelope, including slab to comply with 2021 IECC.
7. Provide an Energy Compliance Report and lighting plan.
8. Soils report submittal with permit application.
9. Provide landing at all exterior doors
10. Provide an egress plan (with travel distances shown).
11. Provide air barrier assembly details as per 2021 IECC. Testing may be required.
12. Slab insulation minimum R 15; Floors R 30; R 49 ceiling full height to exterior wall (raised heel truss).

RE: March 12, 2025 TRC Materials

From Kevin Lynch <klynch@co.worcester.md.us>
Date Mon 3/10/2025 9:37 AM
To Benjamin M. Zito <bmzito@worcesstermd.gov>
Cc Kristen Tremblay <ktremblay@co.worcester.md.us>

County Road's has no comments, they are either on State Highway or private roadways.

Kevin A. Lynch
Superintendent
Worcester County Department Of Public Works
Roads Division
5764 Worcester Hwy
Snow Hill, MD 21863
O: (410) 632-2244, ext. 2104
C: 443-783-9731
F: 410-632-0020



From: Benjamin M. Zito <bmzito@worcesstermd.gov>
Sent: Monday, March 10, 2025 9:15 AM
To: Kevin Lynch <klynch@co.worcester.md.us>
Cc: Kristen Tremblay <ktremblay@co.worcester.md.us>
Subject: March 12, 2025 TRC Materials

Hi Kevin,

Does County Roads Division have any comments on the attached site plans (Seaside Christian Academy and Fedale Berlin)?

Thank you,

Ben Zito

DRP Specialist III

Dept. of Development, Review and Permitting

Worcester County Government

One West Market Street, Room 1201

Snow Hill, MD 21863

(410) 632-1200, ext. 1134

bmzito@co.worcester.md.us