

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, April 9, 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. Buas Boat Storage – Minor Site Plan Review

Proposed fence for outdoor boat storage. Located on Stephen Decatur Highway on Tax Map 27, 274, Tax District 10, C-2 General Commercial, Buas Hill House, LLC owner.

b. Delmarva Aces – Major and Minor Site Plan Review

Proposed expansion of Delmarva Aces facility. Located at 9810 Hammond Road, Bishopville, MD 21813, Tax Map 9, Parcel 378, Tax District 5, C-2 General Commercial, DW RE Holdings, LLC.

c. Riverview Park, LLC - Major Site Plan Review

Proposed expansion of Riverview Park. Located at 12623 Shell Mill Road, Bishopville, MD 21813, Tax Map 9, Parcel 18, Tax District 5, R-4 General Residential, Riverview Park, LLC, owner and applicant/RAUCH Inc., engineer.

III. Adjourn

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 9, 2025

PROJECT: Buas Boat Storage

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, 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.

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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

April 9, 2025

#### **Buas Hill House, LLC Boat Storage – Minor Site Plan Review**

Proposed fence for outdoor boat storage. Located on Stephen Decatur Highway on Tax Map 26, 274, Tax District 10, C-2 General Commercial, Buas Hill House, LLC owner.

**Prepared by:** Ben Zito, DRP Specialist

**Contact:** [bmzito@worcestermd.gov](mailto: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:

|                 |                                             |
|-----------------|---------------------------------------------|
| <b>§ZS1-210</b> | C-2 General Commercial                      |
| <b>§ZS1-305</b> | Lot Requirements Generally                  |
| <b>§ZS1-306</b> | Access to Structures                        |
| <b>§ZS1-319</b> | Access and Traffic Circulation Requirements |
| <b>§ZS1-320</b> | Off-Street Parking Areas                    |
| <b>§ZS1-321</b> | Off Street Loading Spaces                   |
| <b>§ZS1-322</b> | Landscaping and Buffering Requirements      |
| <b>§ZS1-323</b> | Exterior Lighting                           |
| <b>§ZS1-324</b> | Signs                                       |
| <b>§ZS1-325</b> | Site Plan Review                            |
| <b>§ZS1-326</b> | Classification of Highways                  |

1. Please confirm that the height of the proposed fence for the boat storage will be at most 10' high. §ZS1-305(k)(3)(B). <https://ecode360.com/14020433>
2. Please confirm that there will be a landscaped buffer from adjoining properties. §ZS1-210(4)(B). <https://ecode360.com/14019737>. The landscaped buffer can be a mix of trees, shrubs, and other vegetation. §ZS1-322(e)(2)(b). <https://ecode360.com/14021108>
3. Please ensure there will be a landscaped buffer along the small portion of the property that fronts Stephen Decatur Highway. §ZS1-322(e)(7). <https://ecode360.com/14021131>
4. Please provide a landscaping plan. §ZS1-322(c). <https://ecode360.com/14021092>
5. Please ensure that at least 75% of the plant materials utilized shall be species native to Worcester County. §ZS1-322(b)(5). <https://ecode360.com/14021087>
6. 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>
7. 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>
8. Please specify if there is any proposed site 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>
9. Please indicate if there is any proposed signage. §ZS1-324. <https://ecode360.com/14021155>

**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

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**To:** Technical Review Committee  
**From:** Joy S. Birch, Natural Resources Planner III   
**Subject:** April 9, 2025 – Technical Review Committee Meeting  
**Date:** April 1, 2025

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**Buas Hill House, LLC – Minor Site Plan Review** – Proposed fence for outdoor boat storage. Located on Stephen Decatur Highway, Tax Map 27, Parcel 274, Tax District 10, C-2 General Commercial District.

**Critical Area:** This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Development Area (IDA) and is non-waterfront. Please see the following comments:

1. Please submit the Critical Area review fee of \$150.00 for this Minor Site Plan.

**Stormwater Management & Erosion and Sediment Control:**

**Stormwater Management & Erosion and Sediment Control:**

This project does not require Stormwater Management & Sediment and Erosion Control approvals.

**General Provisions:**

**Citizens and Government Working Together**

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863  
TEL: 410-632-1220 FAX: 410-632-2012

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
- All projects over one (1) 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.

cc: File;  
Brian Soper, NR Administrator.

**Citizens and Government Working Together**

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863  
TEL: 410-632-1220 FAX: 410-632-2012



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **Buas Hill House LLC**

TRC #: **20250109**

LOCATION: **Stephen Decatur Hwy – Ocean City, Maryland - Tax Map 27, 274, District 10.**

CONTACT: **Spiro Buas**

MEETING DATE: **April 9, 2025**

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

**Chief Deputy Fire Marshal**

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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 fence for outdoor boat storage.

### **Specific Comments:**

1. No comments at this time.




**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation Review

**Date:** March 27, 2025

**Date of Meeting:** April 9, 2025

**Project:** Buas Hill House, LLC

**Location:** Stephen Decatur Hwy, Tax Map: 27, Parcel: 274

**Owner/Developer:** Buas Hill House, LLC

**Applicant:** Spiro Buas

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**This project is not required to comply with the Worcester County Forest Conservation Law.** This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

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

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**TO:** Kristen M. Tremblay, AICP  
Zoning Administrator  
**FROM:** Christopher S. Clasing, P.E., Deputy Director  
**DATE:** March 28, 2025  
**SUBJECT:** TRC Meeting – April 2025 –Roads & Water/Wastewater Comments

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Riverview Park, LLC

1. Please ensure all stormwater pipes and ponds are located off the County right of way.

Buas Hill House, LLC

2. No comments from DPW at this time.

Pocomoke Storage, LLC

1. A commercial entrance will be required for this project. Please reach out to the Road's Division to file all bond paperwork. Please also include the commercial entrance specifications on the project plans.

Delmarva Aces

1. No comments from DPW at this time.

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

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**RE: TRC 4.9.2025 Transmittal - Buas Boat Storage**

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**From** Jeffrey Fritts <JFritts@mdot.maryland.gov>

**Date** Mon 3/17/2025 12:46 PM

**To** Benjamin M. Zito <bmzito@worcestermd.gov>; Kristen Tremblay <ktremblay@co.worcester.md.us>; Brian M. Soper <bmsoper@co.worcester.md.us>; Cathy Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknight@comcast.net <Mmknight@comcast.net>; Matt Owens <mowens@co.worcester.md.us>; Matthew Laick <mlaick@co.worcester.md.us>

Hello,

Buas Boat Storage will be required and has contacted SHA about their commercial access permit.

Thanks,



**Jeff Fritts**  
Access Management  
Regional Engineer  
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

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**From:** Benjamin M. Zito <bmzito@worcestermd.gov>

**Sent:** Monday, March 17, 2025 10:30 AM

**To:** Kristen Tremblay <ktremblay@co.worcester.md.us>; Brian M. Soper <bmsoper@co.worcester.md.us>; Cathy Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@co.worcester.md.us>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknight@comcast.net; Matt Owens <mowens@co.worcester.md.us>; Matthew Laick <mlaick@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Korb Jr. <rkorb@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Stuart White <swhite@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>; Kelly Henry

<khenry@co.worcester.md.us>

**Subject:** TRC 4.9.2025 Transmittal - Buas Boat Storage

All,

Please see the attached for the Buas Boat Storage project for our 4/9/25 TRC meeting.

Hard copies have been sent out today as well.

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](mailto:bmzito@co.worcester.md.us)

## TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 9, 2025

PROJECT: Delmarva Aces Expansion

APPLICANT(S) IN ATTENDANCE:

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TRC MEMBERS IN ATTENDANCE:

\_\_\_\_\_ Tremblay, Zoning Administrator  
\_\_\_\_\_ Zito, DRP Specialist III  
\_\_\_\_\_ Miller, Building Plans Reviewer III  
\_\_\_\_\_ Mitchell, Environmental Programs  
\_\_\_\_\_ White, Environmental Programs  
\_\_\_\_\_ Soper, 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.

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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  
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ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

April 9, 2025

#### **Delmarva Aces – Major Site Plan Review**

Proposed expansion of Delmarva Aces facility. Located at 9810 Hammond Road, Bishopville, MD 21813, Tax Map 9, Parcel 378, Tax District 5, C-2 General Commercial, DW RE Holdings, LLC.

**Prepared by:** Ben Zito, DRP Specialist

**Contact:** [bmzito@worcestermd.gov](mailto: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 | C-2 General Commercial                      |
| §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. Please provide phasing details, if applicable. If the practice infield is to be built after the building and parking expansions, please provide these details on the site plan.
2. Please remove the note on Sheet S-1 that states the entrance design is preliminary and that final design is subject to MDSHA approval.
3. Please update Tax Map 9, Parcel 59 to the current property owner, and please revise the zoning district to I1.
4. Please ensure that the wraparound porch feature and exterior stairs for the existing building are shown on each sheet.
5. Please correct the “Irrigaion System” spelling error on sheet S-1 and sheet S-2.
6. Please provide additional details on the turtle batting cage, and please confirm its location on the infield.
7. Please confirm that the 20’ chain link fence along US Route 113 is sufficiently high. Additionally, please confirm the exact length of the proposed fence. Sheets S-1 and L-1 show 170 lf, while Grading Plan shows 150 lf.
8. Please confirm the proposed 25’ x 80’ batting cages will sufficiently protect against baseballs leaving the cage.

9. Please specify the final paving materials for the parking and travelways. Sheet S-1 states all areas will be asphalt. Is this only for the new parking and travelways, or for the existing as well? The current parking and travelways are tar and chip. Both materials are acceptable. §ZS1-320(f)(1). <https://ecode360.com/14021049>
10. Please add a note confirming the parking bumpers will be at least 5" high and 5" wide. §ZS1-320(f)(5). <https://ecode360.com/14021053>
11. Please clarify the types of vegetation that will be used for the 2' landscape next to the 5' sidewalk.
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 indicate if there is any proposed signage. §ZS1-324. <https://ecode360.com/14021155>
14. Zoning permits will be required for the parking spaces and practice infield.

**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 Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, 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 any 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

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**To:** Worcester County Technical Review Committee

**From:** Joy S. Birch, Natural Resources Planner III 

**Subject:** April 9, 2025 - Technical Review Committee Meeting

**Date:** March 31, 2025

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- **Delmarva Aces – Major Site Plan Review**

Proposed expansion of Delmarva Aces facility. Located at 9810 Hammond Road, Tax Map 9, Parcel 378, Tax District 05, C-2 General Commercial District, DW RE Holdings, LLC, owner / Delmarva Aces, applicant / Frank G. Lynch, surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

**Citizens and Government Working Together**





GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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PROJECT: **Delmarva Aces**

TRC #: **20250111**

LOCATION: **9810 Hammond Road – Bishopville, Maryland 21813**

CONTACT: **David Whigham**

MEETING DATE: **April 9, 2025**

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

**Chief Deputy Fire Marshal**

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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 expansion of Delmarva Aces Facility.

### **Specific Comments:**

1. The proposal as submitted will require a fire sprinkler system installed throughout both buildings. In lieu of sprinklers fire rated separations between the new and old building could be achieved. Submit plans for review and approval showing the same if that is desired.
2. Extend the existing fire alarm system into this new space.
3. Occupants in the new building will not be permitted to exit through the existing building. An additional 3'0" exit door will be required from the front of the building as it does not meet the remoteness requirement as shown.
4. Provide a drawing showing the egress plan, occupant loads and travel distances to all exits for both buildings.
5. No further comments at this time.




**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation & Stormwater Management Review

**Date:** March 28, 2025

**Date of Meeting:** April 9, 2025

**Project:** Delmarva Aces

**Location:** 9810 Hammond Road; Tax Map: 9; Parcel: 378

**Owner/Developer:** DW RE Holdings, LLC

**Surveyor:** Frank G. Lynch, Jr. & Associates

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**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan #06-18. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation area easements. Forest Conservation areas are to be kept as a natural habitat area, no clearing or grading within the easement 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 Forest Conservation easement areas.

**This project is subject to the Worcester County Stormwater Ordinance.** The project has obtained Stormwater Concept Plan approval. This project will need Stormwater Final Plan approval prior to issuance of a Stormwater Management and Sediment and Erosion Control Permit.

All projects over one acre of disturbance 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

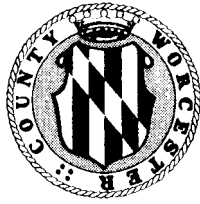
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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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 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

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\*\*\*\*

Project: Delmarva Aces

Date: 4/9/2025

Tax Map: 9 Parcel: 378 Section:        Lot: 1 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. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
4. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
5. Provide information for wind, snow and seismic loads.
6. 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.**
7. Provide plan for owner's special inspection program, list inspections and inspection agencies.
8. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
9. A pre-construction meeting will be required before any work starts.
10. Provide complete accessibility code requirements and details.
11. List on construction documents all deferred submittals.
12. Truss and other shop drawings will be required prior to installation.
13. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
14. 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. Fire walls to comply with all the following: 706.2 Structural stability; 706.4 Fire-resistance rating; 706.5 Horizontal continuity; 706.5.2 Horizontal projecting elements; 706.6 Vertical Continuity; 706.8 Openings; 706.9 Penetrations; 706.10 Joints; 706.11 Ducts and air transfer openings.
3. Building area exceeds the allowable 9000 Sq. Ft. non sprinklered building.
4. Shear wall; lateral bracing.
5. Complete sealed architectural, structural, mechanical and electrical plans.
6. Engineer to provide information of all dead loads to be incorporated into final use of structure (including but not limited to ceilings; light fixtures; fixed service equipment; heating; ventilating and air conditioning systems and automatic sprinkler system if required. Provide attachment details for any specialty equipment.
7. Wind Design: 125 MPH (assumed); Risk category II; Exposure "C".
8. Provide an Energy Compliance Report and lighting plan.
9. Provide all information per section C103.2 and C103.2.1: Building envelope, including slab comply with 2021 IECC.
10. ADA: Provide all details and specifications per 2010 ADA design standards.

**There is not enough information provided at this time to provide additional comments.**



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

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**TO:** Kristen M. Tremblay, AICP  
Zoning Administrator  
**FROM:** Christopher S. Clasing, P.E., Deputy Director  
**DATE:** March 28, 2025  
**SUBJECT:** TRC Meeting – April 2025 –Roads & Water/Wastewater Comments

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Riverview Park, LLC

1. Please ensure all stormwater pipes and ponds are located off the County right of way.

Buas Hill House, LLC

2. No comments from DPW at this time.

Pocomoke Storage, LLC

1. A commercial entrance will be required for this project. Please reach out to the Road's Division to file all bond paperwork. Please also include the commercial entrance specifications on the project plans.

Delmarva Aces

1. No comments from DPW at this time.

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

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**FW: Delmarva Aces Expansion**

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**From** Jeffrey Fritts <JFritts@mdot.maryland.gov>  
**Date** Fri 4/4/2025 2:52 PM  
**To** Benjamin M. Zito <bmzito@worcestermd.gov>

No comments



**Jeff Fritts**  
Access Management  
Regional Engineer  
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

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**From:** Jeffrey Fritts  
**Sent:** Wednesday, February 26, 2025 11:09 AM  
**To:** Benjamin M. Zito <bmzito@worcestermd.gov>; Kristen Tremblay <ktremblay@co.worcester.md.us>; Gary R. Pusey <grpusey@co.worcester.md.us>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Brian M. Soper <bmsoper@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; April Payne <apayne@co.worcester.md.us>; Bill Bradshaw <bbradshaw@co.worcester.md.us>; Cathy Zirkle <czirkle@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jerryba@comcast.net; Matthew Laick <mlaick@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Katherine Munson <kmunson@co.worcester.md.us>; Kdrew5500@verizon.net; Kelly Henry <khenry@co.worcester.md.us>; kenchurch7@aol.com; Kevin Lynch <klynch@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mark Gillis <MGillis@mdot.maryland.gov>; marlene@marleneott.com; mmknight@comcast.net; Matt Owens <mowens@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Pwimbrow1956@gmail.com; Robert Korb Jr. <rkorb@co.worcester.md.us>; Stuart White <swhite@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; Laurie Bew <lbew@co.worcester.md.us>  
**Subject:** RE: Delmarva Aces Expansion

Hello,

Thanks for contacting SHA on the expansion of Delmarva Aces. SHA has no comments; this will have no negative impact to state roadways.

Thanks,



**Jeff Fritts**  
Access Management  
Regional Engineer  
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

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**From:** Benjamin M. Zito <[bmzito@worcestermd.gov](mailto:bmzito@worcestermd.gov)>

**Sent:** Tuesday, February 25, 2025 12:42 PM

**To:** Kristen Tremblay <[ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us)>; Gary R. Pusey <[grpusey@co.worcester.md.us](mailto:grpusey@co.worcester.md.us)>; David M. Bradford <[dbradford@co.worcester.md.us](mailto:dbradford@co.worcester.md.us)>; David Mathers <[dmathers@co.worcester.md.us](mailto:dmathers@co.worcester.md.us)>; Brian M. Soper <[bmsoper@co.worcester.md.us](mailto:bmsoper@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)>; Chris Clasing <[cclasing@co.worcester.md.us](mailto:cclasing@co.worcester.md.us)>; April Payne <[apayne@co.worcester.md.us](mailto:apayne@co.worcester.md.us)>; Bill Bradshaw <[bbradshaw@co.worcester.md.us](mailto:bbradshaw@co.worcester.md.us)>; Cathy Zirkle <[czirkle@co.worcester.md.us](mailto:czirkle@co.worcester.md.us)>; Gary Serman <[gserman@co.worcester.md.us](mailto:gserman@co.worcester.md.us)>; Jeffrey Fritts <[JFritts@mdot.maryland.gov](mailto:JFritts@mdot.maryland.gov)>; Jennifer Keener <[jkkeener@co.worcester.md.us](mailto:jkkeener@co.worcester.md.us)>; [Jerryba@comcast.net](mailto:Jerryba@comcast.net); Matthew Laick <[mllaick@co.worcester.md.us](mailto:mllaick@co.worcester.md.us)>; Jessica Wilson <[jwilson@co.worcester.md.us](mailto:jwilson@co.worcester.md.us)>; Joy Birch <[jbirch@co.worcester.md.us](mailto:jbirch@co.worcester.md.us)>; Katherine Munson <[kmunson@co.worcester.md.us](mailto:kmunson@co.worcester.md.us)>; [Kdrew5500@verizon.net](mailto:Kdrew5500@verizon.net); Kelly Henry <[khenry@co.worcester.md.us](mailto:khenry@co.worcester.md.us)>; [kenchurch7@aol.com](mailto:kenchurch7@aol.com); Kevin Lynch <[klynch@co.worcester.md.us](mailto:klynch@co.worcester.md.us)>; Lisa Lawrence <[llawrence@co.worcester.md.us](mailto:llawrence@co.worcester.md.us)>; Mark Gillis <[MGillis@mdot.maryland.gov](mailto:MGillis@mdot.maryland.gov)>; [marlene@marleneott.com](mailto:marlene@marleneott.com); [mmknight@comcast.net](mailto:mmknight@comcast.net); Matt Owens <[mowens@co.worcester.md.us](mailto:mowens@co.worcester.md.us)>; Paul Miller <[pmiller@co.worcester.md.us](mailto:pmiller@co.worcester.md.us)>; [Pwimbrow1956@gmail.com](mailto:Pwimbrow1956@gmail.com); Robert Korb Jr. <[rkorb@co.worcester.md.us](mailto:rkorb@co.worcester.md.us)>; Stuart White <[swhite@co.worcester.md.us](mailto:swhite@co.worcester.md.us)>; Daniel Wilson <[DWilson12@mdot.maryland.gov](mailto:DWilson12@mdot.maryland.gov)>; Laurie Bew <[lbew@co.worcester.md.us](mailto:lbew@co.worcester.md.us)>

**Subject:** Delmarva Aces Expansion

Good afternoon all,

Attached are site plans for the expansion of the Delmarva Aces sports complex that received Board of Zoning Appeals approval last month. The attached plans were only for BZA and they have not formally submitted for TRC review yet, however, they should be submitting soon.

Please let me know if you have any comments, questions, or concerns with the attached preliminary plans.

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](mailto:bmzito@co.worcester.md.us)



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: 10/3/2024

TO: Applicant

FROM: Brian Soper, Natural Resources Administrator

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 Natural Resources Administrator, Brian Soper, at (410) 632-1220, ext. 1147.

## TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: April 9, 2025

PROJECT: Riverview Park, LLC

APPLICANT(S) IN ATTENDANCE:

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TRC MEMBERS IN ATTENDANCE:

\_\_\_\_\_ Tremblay, Zoning Administrator  
\_\_\_\_\_ Zito, DRP Specialist III  
\_\_\_\_\_ Miller, Building Plans Reviewer III  
\_\_\_\_\_ Mitchell, Environmental Programs  
\_\_\_\_\_ White, Environmental Programs  
\_\_\_\_\_ Soper, 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

April 9, 2025

Riverview Park, LLC Expansion – Major Site Plan Review

Proposed expansion of Riverview Park. Located at 12623 Shell Mill Road, Bishopville, MD 21813, Tax Map 9, Parcel 18, Tax District 5, R-4 General Residential, Riverview Park, LLC, owner and applicant/RAUCH Inc., engineer.

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:

1965 Zoning Ordinance:	
*Lots 67-120 originally approved in 1970 per BZA case #121	
§5.18	Distance Requirements
§16.06	Trailers and Trailer Parks
2009 Zoning and Subdivision Control Article: Lots 121-124	
§ZS1-208	R-4 General Residential
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-314	Manufactured and mobile homes and manufactured and mobile home parks
§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

***A zoning permit for all site improvements, including but not limited to the establishment of the new manufactured home sites, roadways, parking spaces, signage, landscaping, and recreation areas will be needed at the time of building permits.**

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

General Comments:

1. Please provide one (1) overall site plan sheet that is not a match sheet that shows the existing and proposed sites clearly labeled, including the manufactured home itself, its required parking spaces, site outlines and landscaping without aerial overlays, topographics, or soil types. This will assist the Planning Commission during their review. Labeling should be clear to an average reader that may not be familiar with reviewing engineered site plans.
2. Please provide more clarity across the site plan sheets regarding which lots are already developed and which are proposed to be developed. Colored sections may be useful. In addition, please specify the exact lots that are proposed to be developed under the 1965 zoning ordinance and which lots are to be developed under the 2009 Zoning and Subdivision Control Article. A table should also be provided showing which site numbers are affected by each code year.

- a. Please show the existing trailer sites and parking spaces for each manufactured home site across applicable sheets.
3. Please revise the Zoning Classification on Sheet G-100 to R4 – General Residential.
4. Please remove the ‘Comprehensive Plan Design Principles Response Narrative’ on Sheet G-100.
5. Please indicate if there is any existing or proposed signage for the community. §ZS1-324. <https://ecode360.com/14021155>. If applicable, please show the location on the site plan.
6. Please provide details on any existing and proposed lighting including locations and type(s).

Landscaping:

1. Please update the ‘Landscaping Features’ for each sheet within the Landscaping Plan. Boxes appear to be blank. Further, please provide one (1) sheet showing all landscaping across the parcel and more information on the height of species at installation. Landscaping icons should be reflected in a legend.
2. On Sheet C-505, general requirements point #2, the County will need to be notified of any proposed field corrections including locations and species. On points #3 & #4, the County will also need to be involved in these decisions.
3. Please remove references to Easton’s zoning requirements in the Landscaping Notes section in the Landscaping Plan (#5 and #9).
4. 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>.
5. 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>.

Lots 67 – 120 (1965 Zoning Ordinance and BZA Case #121 Conditions of Approval)

1. Please provide two (2) 10’ x 20’ parking spaces for each manufactured home, and please ensure that the parking spaces are not stacked. §16.023.
2. Please show, for each lot, the 2,400 s.f. minimum home site area. §16.0632.
3. Please ensure that the trailer sites, together with any non-accessory buildings on the lot, shall not occupy in the aggregate more than 35% of the gross area of the lot. This may be accomplished via general note with specific percentages. Additionally, please provide a tabulation of this requirement on sheet G-100. §16.0632.

4. Please ensure that there will be ornamental walls, fences, or screen planting, particularly along Shell Mill Road. §16.0637.
5. Please ensure that a minimum of eight (8) lights are installed throughout the community.

Lots 121-124 (2009 Zoning and Subdivision Control Article)

1. Please update the manufactured home spacing requirements on Sheet G-100 to §ZS1-314(a)(3).
2. Please show the setbacks and the 5,000 s.f. manufactured home site area for each manufactured home site. §ZS1-314(c)(4)(A). Please also add the 5,000 s.f. manufactured home site area and the 50' minimum site width in the Site Data on Sheet G-100. <https://ecode360.com/14020622>.
3. Please show the required two (2) off-street parking spaces for each unit. §ZS1-320(a). <https://ecode360.com/14021037>. Please ensure that the two (2) off-street parking spaces for each unit are not stacked. §ZS1-103(b). <https://ecode360.com/14018297>.
 - a. Please confirm that each parking space for each unit will be 10'x 20' and please show them on each lot. Additionally, please add the 10' x 20' dimensions on the site data on Sheet G-100. §ZS1-320(b). <https://ecode360.com/14021038>.
4. Please provide a 5,000 s.f. passive recreation area and demarcate where on the site this will be placed. §ZS1-314(c)(7). <https://ecode360.com/14020625>.
5. Please ensure that boundary lines for park itself and the boundary lines for any new individual manufactured home sites are monumented in accordance with the provisions of Title 2, Subdivision Regulations. §ZS 1-314(c)(8). <https://ecode360.com/14020626>.
6. Please confirm that the required yards will be landscaped with trees, shrubs, or ornamental walls or fences. §ZS 1-314(c)(3). <https://ecode360.com/14020619>.

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.

NEXT STEPS: For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, 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 any 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: Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III *JB*

Subject: April 9, 2025 – Technical Review Committee Meeting

Date: April 1, 2025

Riverview Park, LLC – Major Site Plan Review - Proposed expansion of the Riverview Park. Located at 12623 Shell Mill Road, Tax Map 9, Parcel 268 & 167, Tax District 05, R-4 General Residential District.

Critical Area: This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Development Area (IDA) with an associated 100' buffer. Please see the following comments:

1. Ensure all items required within a Critical Area site plan NR 3-109(d)(1) have been provided. This includes, but is not limited to, identifying Habitat Protection areas, locating (or stating the lack thereof) tributary streams and associated buffers, tidal wetlands, soils, lot coverage calculations, limits of disturbance, proposed clearing, etc.
2. Please add Atlantic Coastal Bays Critical Area note to read: Worcester **County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*
3. Please provide documentation of any tree removal that will be done.
4. There are areas within the 100' buffer where establishment plantings should be placed, instead of placing the plantings outside the 100' buffer. Please show additional plantings within these areas.

Citizens and Government Working Together

5. Signage will need to be provided along the Critical Area boundary to prevent any activities in that area.
6. This project meets the requirements for the Maryland Critical Area Commission Project Notification parameters, therefore provide additional copies of the plan, Critical Area Report, 10% rule compliance details, and all other pertinent documents when submitted, will be forwarded to Commission Staff for review and comment.
7. Please submit the Critical Area review fee of \$355.00 for this Major Site Plan Review.

Stormwater Management & Erosion and Sediment Control:

Stormwater Management & Erosion and Sediment Control:

This property has received Stormwater Management Concept Plan approval.

General Provisions:

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
- All projects over one (1) 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.


cc: File;
Rauch Inc (via email);
Brian Soper, NR Administrator (via email).



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner 

Subject: Forest Conservation Review

Date: March 27, 2025

Date of Meeting: April 9, 2025

Project: Riverview Mobile Home Park

Location: 12623 Shell Mill Road, Tax Map: 9, Parcel: 18

Owner/Developer: Riverview Park, LLC

Engineer: RAUCH, Inc.

This project is not required to comply with the Worcester County Forest Conservation Law. This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.



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: 10/3/2024

TO: Applicant

FROM: Brian Soper, Natural Resources Administrator

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 Natural Resources Administrator, Brian Soper, at (410) 632-1220, ext. 1147.



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: **Riverview Park**

TRC #: **20250112**

LOCATION: **12623 Shell Mill Road – Bishopville, Maryland 21813**

CONTACT: **Riverview Park LLC**

MEETING DATE: **April 9, 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 expansion of Riverview Park.

Specific Comments:

1. No comments at this time.

**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 28, 2025
SUBJECT: TRC Meeting – April 2025 –Roads & Water/Wastewater Comments

Riverview Park, LLC

1. Please ensure all stormwater pipes and ponds are located off the County right of way.

Buas Hill House, LLC

2. No comments from DPW at this time.

Pocomoke Storage, LLC

1. A commercial entrance will be required for this project. Please reach out to the Road's Division to file all bond paperwork. Please also include the commercial entrance specifications on the project plans.

Delmarva Aces

1. No comments from DPW at this time.

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

RE: TRC 4.9.2025 Transmittal - Riverview Mobile Home Park

From Jeffrey Fritts <JFritts@mdot.maryland.gov>

Date Mon 3/17/2025 12:33 PM

To Benjamin M. Zito <bmzito@worcestermd.gov>; Kristen Tremblay <ktremblay@co.worcester.md.us>; Brian M. Soper <bmsoper@co.worcester.md.us>; Cathy Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@co.worcester.md.us>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknight@comcast.net <Mmknight@comcast.net>; Matt Owens <mowens@co.worcester.md.us>; Matthew Laick <mlaick@co.worcester.md.us>

Hello,

Thanks for contacting SHA on the Riverview Mobile Home expansion project in Worcester County. This project will have no negative impact to state roadways. Feel free to contact our office with any questions.

Thanks,



Jeff Fritts
Access Management
Regional Engineer
410.677.4039 **office**
443.397.5063 **mobile**
Jfritts@mdot.maryland.gov
Maryland Department of Transportation
660 West Road, Salisbury, MD 21801

From: Benjamin M. Zito <bmzito@worcestermd.gov>

Sent: Monday, March 17, 2025 10:31 AM

To: Kristen Tremblay <ktremblay@co.worcester.md.us>; Brian M. Soper <bmsoper@co.worcester.md.us>; Cathy Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Gary R. Pusey <grpusey@co.worcester.md.us>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mmknight@comcast.net; Matt Owens <mowens@co.worcester.md.us>; Matthew Laick <mlaick@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Korb Jr. <rkorb@co.worcester.md.us>; Robert Mitchell <bmitchell@co.worcester.md.us>; Stuart White <swhite@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>; Kelly Henry

<khenry@co.worcester.md.us>

Subject: TRC 4.9.2025 Transmittal - Riverview Mobile Home Park

All,

Please see the attached for the Riverview Mobile Home expansion project for our 4/9/25 TRC meeting. Hard copies have been sent out today as well.

☐ [Riverview Park - TRC Submission 03142025.zip](#)

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