



COMMISSIONERS
THEODORE J. ELDER, PRESIDENT
ERIC J. FIORI, VICE PRESIDENT
CARYN G. ABBOTT
ANTHONY W. BERTINO, JR.
MADISON J. BUNTING, JR.
JOSEPH M. MITRECIC
DIANA PURNELL

OFFICE OF THE
COUNTY COMMISSIONERS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET • ROOM 1103
SNOW HILL, MARYLAND
21863-1195

WESTON S. YOUNG, P.E.
CHIEF ADMINISTRATIVE OFFICER
CANDACE I. SAVAGE, CGFM
DEPUTY CHIEF ADMINISTRATIVE OFFICER
ROSCOE R. LESLIE
COUNTY ATTORNEY

PROCLAMATION

WHEREAS, the economic development of every region in our country and the ability of our businesses and industries to compete in the global economy are more dependent than ever before on the availability and quality of a skilled workforce and robust talent pipeline; and

WHEREAS, the complexity and fast-paced change in our economy and labor markets puts new demands on individuals and employers at all levels; and

WHEREAS, employers depend on similar levels of professional services to help them recruit and retain a competitive workforce and continually upgrade the skill sets of their incumbent employees.

NOW, THEREFORE, we the County Commissioners of Worcester County, Maryland, join with the National Association of Workforce Development Professionals and area economic development professionals to designate September as **Workforce Development Professionals Month** to honor those in our workforce development organizations and partnerships who play a vital role in our economy.

Executed under the Seal of the County of Worcester, State of Maryland, this 16th day of September, in the Year of Our Lord Two Thousand and Twenty-Five.



Theodore J. Elder, President

Eric J. Fiori, Vice President

Anthony W. Bertino, Jr.

Madison J. Bunting, Jr.

Caryn G. Abbott

Joseph M. Mitrecic

Diana Purnell

Citizens and Government Working Together



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COUNTY ATTORNEY

PROCLAMATION

WHEREAS, September 17, 2025 marks the 238th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention. It is the privilege and duty of all Americans to commemorate the anniversary of this foundational document, which outlines the fundamental principles by which our nation is governed; and

WHEREAS, we celebrate Constitution Day, September 17, within the framework of Constitution Week, September 17-23, 2025, and we honor the Daughters of the American Revolution for petitioning Congress in 1955 to set this week aside to formally commemorate the Constitution, which is the basis for America's great heritage and way of life.

NOW, THEREFORE, we the County Commissioners of Worcester County, Maryland, join with members of the General Levin Winder Chapter of the National Society Daughters of the American Revolution to proclaim September 17-23, 2025 as **Constitution Week** in Worcester County.

Executed under the Seal of the County of Worcester, State of Maryland, this 16th day of September, in the Year of Our Lord Two Thousand and Twenty-Five.



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ROSCOE R. LESLIE
COUNTY ATTORNEY

COMMENDATION

WHEREAS, Building and Maintenance Mechanic IV Bryan Furches has contributed nine years of dedicated service to the Maintenance Division of Public Works where he began his career on September 26, 2016; and

WHEREAS, Mr. Furches's expertise and experience as a building and maintenance mechanic IV have been instrumental in the overall management of the Maintenance Division, where he maintained, diagnosed, and repaired all County-owned and operated electrical, mechanical, plumbing, fire alarm sprinkler, and HVAC equipment.

NOW, THEREFORE, we the County Commissioners of Worcester County, Maryland, do hereby commend **Bryan Furches** for his years of devoted service, and we wish him a long, happy, and healthy retirement.

Executed under the Seal of the County of Worcester, State of Maryland, this 16th day of September, in the Year of Our Lord Two Thousand and Twenty-Five.



Theodore J. Elder, President

Eric J. Fiori, Vice President

Anthony W. Bertino, Jr.

Madison J. Bunting, Jr.

Caryn G. Abbott

Joseph M. Mitrecic

Diana Purnell



Worcester County Department of Environmental Programs

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

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

Memorandum

To: Weston S. Young, P.E., Chief Administrative Officer

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

Subject: **Coastal Bays Watershed Restoration Funding**
Greys Creek Nature Park Living Shoreline Restoration

Date: 2/26/23

Environmental Programs was notified by the watershed restoration division at the Maryland Department of the Environment (MDE) regarding completion of a project in the Assawoman Bay Watershed. As you will recall, we have previously completed the *Coastal Bays Watershed Plan* and received approval from MDE and the US Environmental Protection Agency (USEPA) for the Assawoman watershed. That approval allows Worcester County and our local partners to apply for Clean Water Act 319 funding. Section 319 funds are defined under the Federal Clean Water Act Section §319(h), and grant funds are periodically available to the states to reduce or eliminate water quality impairments that are associated with nonpoint source pollution. The project scope included the following:

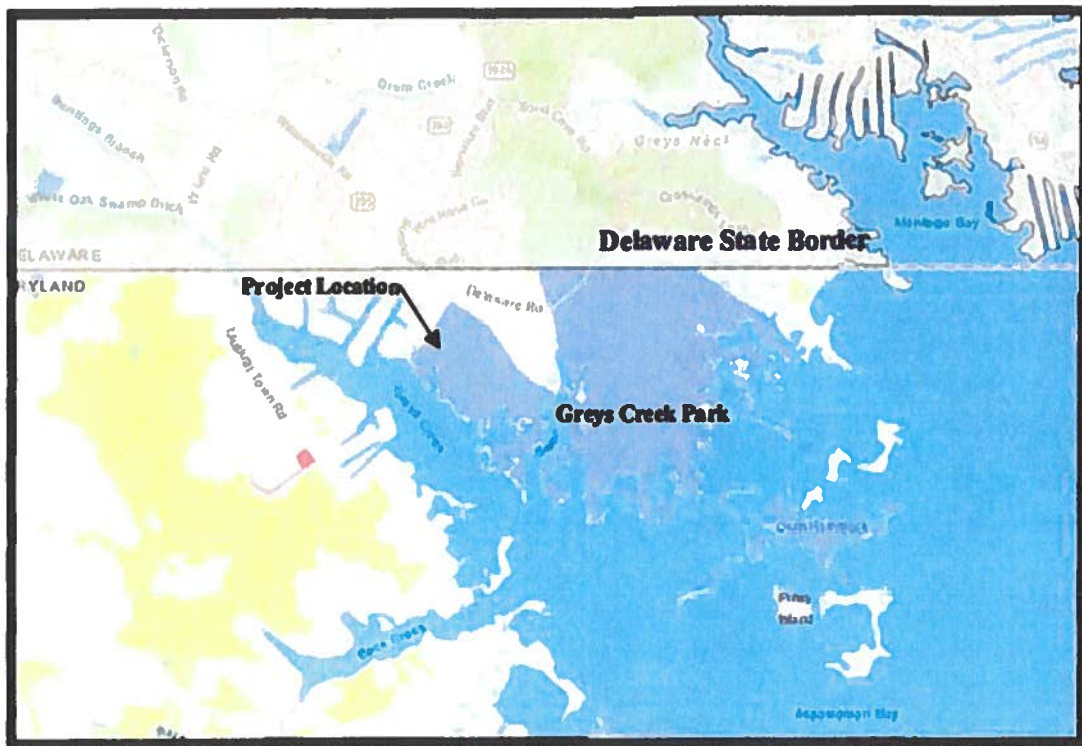
1. Greys Creek Living Shoreline (within Greys Creek Nature Park) will restore approximately 300 linear feet of tidal shoreline, 9,000 square feet of tidal wetlands and install approximately 15,000 square feet of riparian buffer. Calculated reductions for the entire work scope would be:
 - a. Total Nitrogen Reduction: 49.82 lbs/year
 - b. Total Suspended Solids Reduction: 1,105.29 lbs/year
 - c. Total Phosphorus Reduced: 15.74 lbs/year

The Greys Creek living shoreline restoration project is an extension of a living shoreline restoration completed 10 years ago and included involvement of personnel from the County, and staff from the Maryland Coastal Bays Program and MD DNR. We did receive prior funding to complete this work and did get the project designed and permitted. MD DNR could not provide the construction and staff they committed to that grant within the time frame required. The budget for the remaining tasks are estimated at **\$70,000** and would cover all County staff and contractor expenses. This time it is envisioned that only County staff and a private local contractor will be utilized to ultimately finish this project. Environmental Programs is quite familiar with all of the work proposed in these projects as well as the contractual and reporting requirements involved.

I would respectfully request permission from the County Commissioners to apply for this grant so funds can be awarded and the work finally completed.

If you have any questions or need any additional information, please let me know.

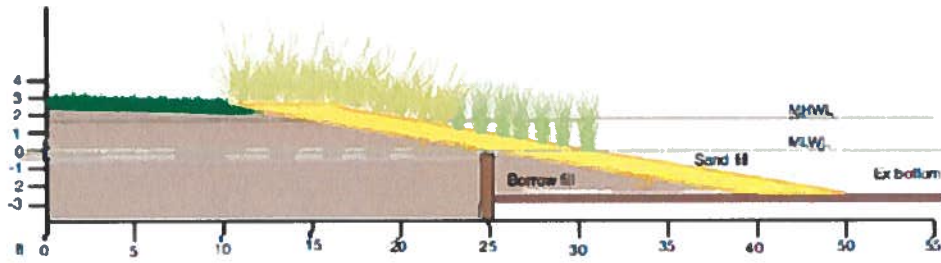
cc: David Bradford



Project Location Maps



Typical cross section





Solicitation for Project Proposals for FY2026 §319(h) Grant Funding

Summary Guidance for Projects Fundable by the §319(h) Grant

Solicitation Period for Project Proposals

The request for FY2026 project proposals was released on 07/01/2025. Proposals are due to the Maryland Department of the Environment (MDE) on 09/30/2025 by 11:59PM EST. Early submittals are accepted and encouraged.

Entity & Project Eligibility

Local and State entities, including county and municipal agencies, Soil Conservation Districts, State agencies and institutions of higher learning, private firms, and nonprofit organizations are eligible within watersheds with United States Environmental Protection Agency (EPA)-accepted nine element watershed-based plans. Communities located in an area without a watershed-based plan may be eligible for a waiver to the requirement. If your organization is interested in pursuing such a waiver, please contact MDE to determine your eligibility for grant funding.

Project managers must ensure they have capacity in grant management and funding, as §319(h) funding is a reimbursement style grant in Maryland (no up-front funding). Justification of capacity must be included in the project proposal, and MDE may request further documentation or have additional oversight to ensure project completion if a project is selected. Invoices may be submitted for reimbursement on a quarterly basis. Reimbursement occurs only for satisfactory deliverables/invoices.

No §319(h) funding may be used to supplement or cover any staff salary already paid for by §319(h) or any other funding sources. In addition, §319(h) funding cannot be used to fund any activities specifically required by a draft or final National Pollutant Discharge Elimination System (NPDES), municipal separate storm sewer system (MS4), or concentrated animal feeding operation (CAFO) permit.

Project Type & Location

A description of acceptable nonpoint source (NPS) best management practice (BMP) implementation is included in each watershed-based plan. Proposals for new watershed plans or addendums to existing watershed plans may also be considered for MDE and EPA review.

Grant Amount

Negotiable per proposal - typically ranging from \$30,000 to \$400,000. Overall, this grant opportunity is offering up to approximately a million dollars.

Matching Funds

No matching funds are required, as the State of Maryland covers the required 40% match.

Optional: Leveraging of project funding in addition to the Federal Grant and required match is encouraged and may improve likelihood of grant funding.

Project Duration

Negotiable per proposal - The earliest project start date is 10/01/2026 depending on the timing of MDE's FY26 Grant Application and EPA's award of the grant. Duration typically ranges from less than one year to a maximum of 4 years to complete the project. The project must be completed no later than 03/31/2031.

Required Elements

At a minimum, required elements of a project proposal include a work plan entailing a project description, timeline, deliverables table, direct outputs, indirect outcomes, and budget. Additional documentation may be included such as detailed budget breakdowns, pictures, and maps. Please contact MDE if you need a template - this is highly recommended.

Pollutant Load Reduction

In-the-ground implementation projects must produce "measurable environmental results," (i.e., estimated pollutant load reduction for nitrogen, phosphorus, sediment, bacteria, and/or pH impairments). Estimated future load reduction(s) must be included in the project proposal. Revised estimated load reduction(s) is required as one final deliverable.

Deliverables

Quarterly status reports are required. A final report is required to document project status, achievements, and results. Particulars will be negotiated.

Grant Conditions

Federal EPA grant conditions apply, including but not limited to compliance with the [EPA General Terms and Conditions](#).

Procurement Regulations

Project managers must abide by the State of Maryland's procurement regulations, which are, in turn, in compliance with federal procurement rules and regulations.

Projects must be in compliance with the Build America, Buy America (BABA) Act, and documentation justifying compliance may be required (e.g. submission of a detailed budget showing costs of construction materials). MDE highly encourages project managers to include a requirement to comply with BABA in each project's design and construction request for proposals (RFPs).

General information about BABA: <https://www.epa.gov/cwsrf/build-america-buy-america-baba>

Information on BABA waivers:
<https://www.epa.gov/cwsrf/build-america-buy-america-baba-approved-waivers>.

General Information

In Maryland, §319(h) Grant funds are typically offered once each year. Contact MDE to be notified via email for future opportunities

Contact mde.nps319@maryland.gov for additional information if needed.

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

CHRISTOPHER CLASING, P.E.
 DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr*
DATE: September 8, 2025
SUBJECT: EPA / Federal Earmark Grant Requirements

Public Works is requesting Commissioner approval and adoption of the attached Notice of Non-Discrimination and Grievance Procedures which are required as a condition of accepting the Federal Earmark Grants administered through the Environmental Protection Agency (EPA). Worcester County was awarded two Federal Earmark Grants: 1) Riddle Farm Emergency Force Main Bypass in the amount of \$1,090,000 and 2) Mystic Harbour Wastewater Treatment Plant Biosolids Upgrade in the amount of \$2,500,000. The grants are administered through EPA and they have informed us the County must adopt policies and procedures whereby the public is made aware that Worcester County does not discriminate on the basis of race, color, national origin, disability, age, or sex in administration of its programs or activities, and, Worcester County does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in actions protected, or oppose action prohibited, by 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.

The attached documents have been developed based on examples EPA supplied from other jurisdictions. EPA has reviewed the draft documents and found them acceptable; the County Attorney and Human Resources have also reviewed the documents and found them acceptable. Once formally approved, the documents must be posted to the County website. The links must then be provided to EPA before October 10, 2025 for the associated grants to continue to be processed.

Please let me know if there are any questions.

CC: Stacey Norton
 Roscoe Leslie
 Lynn Wright
 Chris Clasing

Worcester County, Maryland – Civil Rights Grievance Procedure

- **Effective Date:** [Insert Date]

Authority:

40 C.F.R. Parts 5 and 7, 42 U.S.C. 2000d to 2000d-7 and 6101 et seq.; 29 U.S.C. 794; 33 U.S.C. 1251nt. generally applies to Nondiscrimination in Programs or Activities Receiving Federal Assistance from the Environmental Protection Agency, including:

Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. §2000d to 2000d-7), which prohibits recipients of federal financial assistance from discriminating on the basis of race, color, or national origin (including limited English proficiency) in their programs or activities. Title VI itself prohibits intentional discrimination.

Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination on the basis of disability in federally-assisted programs or activities;

Title IX of the Education Act Amendments of 1972, which prohibits discrimination on the basis of sex in federally-assisted education programs or activities

(also see 40 C.F.R. Part 5 - Nondiscrimination on the Basis of Sex in Education Programs or Activities Receiving Federal Financial Assistance)

Age Discrimination Act of 1975, which prohibits discrimination on the basis of age in federally-assisted programs or activities; and

Section 13 of the Federal Water Pollution Control Act Amendments of 1972, which prohibits discrimination on the basis of sex in programs or activities receiving financial assistance under the Clean Water Act.

I. Purpose

This grievance procedure is established to ensure prompt, equitable, and fair resolution of complaints alleging discrimination in programs, services, or activities that receive financial assistance from the U.S. Environmental Protection Agency (EPA), including those based on race, color, national origin (including limited English proficiency), sex, disability, age, or retaliation and intimidation.

II. Publication and Accessibility

This grievance procedure is:

- Prominently published on the Worcester County website and in printed materials available at County offices.
- Reviewed annually and revised as necessary to ensure ongoing compliance and effectiveness.

III. Nondiscrimination Coordinator

Name: Stacey Norton

Title: Human Resources Director

Office: Worcester County Administration Office

Address: 1 West Market Street, Rm 1301, Snow Hill, Maryland 21863

Phone: 410-632-0090

Email: snorton@worcestermd.gov

Role of the Coordinator

- Coordinating the implementation of this policy across the organization.
- Overseeing the grievance procedure to ensure timely and fair resolution of complaints.
- Providing notices and information to complainants throughout the grievance process.
- Ensuring compliance with federal civil rights laws and EPA nondiscrimination regulations.
- Ensuring all parties are aware of their rights and responsibilities under this policy.
- Tracking all complaints filed under federal non-discrimination laws and rules, including any patterns or systemic problems.
- Conducting semiannual reviews of all formal and informal discrimination laws and/or other complaints to identify and address any patterns or systemic problems.
- Providing training for staff to ensure that they are appropriately trained on non-discrimination and anti-retaliation policies and procedures, including the grievance process.
- Conducting periodic evaluations of the efficacy of efforts to provide services, aids, benefits, and participation in any of your programs or activities without regard to race, color, national origin, disability, age, sex or prior exercise of rights or opposition to actions protected under federal non-discrimination laws.

IV. Who May File a Complaint

Any individual who believes they have been subjected to discrimination or retaliation by Worcester County, Maryland, in violation of federal civil rights laws or EPA nondiscrimination regulations, may file a complaint. This includes:

- Individuals or groups of individuals.
- Authorized representatives acting on behalf of others.
- County employees, applicants, service recipients, or members of the public.

V. Grounds for Filing

Complaints may be based on any of the following protected classes or actions:

- Race
- Color
- National Origin (including Limited English Proficiency)
- Sex (including sexual orientation and gender identity)
- Disability
- Age
- Retaliation and intimidation for filing a complaint or participating in an investigation

VI. Grievance Processes Available

Worcester County provides one civil rights grievance procedure that encompasses:

- Title VI of the Civil Rights Act of 1964
- Title IX of the Education Amendments of 1972 (where applicable)
- Section 504 of the Rehabilitation Act of 1973
- Age Discrimination Act of 1975
- Any EPA nondiscrimination regulation
- Section 13 of the Federal Water Pollution Control Act

Complainants may also choose to file directly with the U.S. Environmental Protection Agency's External Civil Rights Compliance Office (ECRCO) or other appropriate federal agencies.

VII. Complaint Filing Procedure

1. Submission

Written complaints must be submitted within 180 calendar days of the alleged discrimination to:

Nondiscrimination Coordinator

Name: Stacey Norton

Title: Human Resources Director

Office: Worcester County Administration Office

Address: 1 West Market Street, Rm 1301, Snow Hill, Maryland 21863

Phone: 410-632-0090

Email: snorton@worcestermd.gov

Complaints should include:

- Complainant's name, address, phone/email
- Description of the alleged discriminatory act(s)
- Date(s) of occurrence
- Identity of the person or department alleged to have committed the act
- Any relevant documentation
- Signature of the complainant or their representative

Appropriate assistance shall be provided to individuals with disabilities. Also, complaints in alternative formats shall be accepted from individuals with disabilities. Please reach out to the nondiscrimination coordinator for more information. If the complainant is unable to submit a written complaint, the Nondiscrimination Coordinator should be contacted. Worcester County will make reasonable accommodations in its policies and procedures which are necessary to allow persons with disabilities full access to the complaint filing and investigative process. If you need assistance or accommodations to access this policy, you may contact the nondiscrimination coordinator using the methods listed above. If you require accessibility, disability-related accommodations, or interpretive

services to access the Nondiscrimination Policy, please contact our Nondiscrimination Coordinator at 410-632-0090 or at snorton@worcestermd.gov.

2. Acknowledgment

Within 10 business days, the Coordinator will provide written acknowledgment of the complaint and explain the next steps in the process.

3. Informal Resolution Process

The Non-Discrimination Coordinator may attempt to conciliate and resolve the complaint through a mutually agreeable solution. Any such informal resolution must be signed by both the Non-Discrimination Coordinator and the complainant.

The Non-Discrimination Coordinator may reach out for additional information to work towards informal resolution of the complaint through direct communication with the complainant or their representative. Informal resolution may include open dialogue, discussion using a staff member as an intermediary, or other process that results in an acceptable solution within ten (10) business days from the acceptance of the complaint. Any such informal resolution agreement must be signed by both the Non-Discrimination Coordinator and the complainant.

Worcester County may attempt, if possible, to conciliate and resolve the complaint through a mutually agreeable solution. The focus of this informal resolution process should include improving agency procedures with the intent of preempting the need for future complaints. Upon informal resolution as contemplated here, the non-discrimination coordinator shall provide a letter of resolution summarizing the allegations and describing the informal resolution mutually agreed to by the complainant and the respondent. Such a letter of resolution shall result in Worcester County's closure of the complaint file.

VIII. Investigation Process

1. Investigation

- The investigation will begin promptly and will be completed within 180 calendar days, barring extenuating circumstances.
- A preponderance of the evidence standard will be used to determine if discrimination occurred.

2. Interviews and Review

- The Coordinator may interview the complainant, respondent, and relevant witnesses, and request relevant documents.
 - Confidentiality will be maintained to the extent possible.
-

IX. Resolution and Outcome

- A written determination will be issued within 180 calendar days of complaint receipt, unless extended for good cause with notice to all parties.
 - The written notice will include:
 - Whether discrimination was found;
 - A summary of the investigation and findings;
 - Any remedial actions to be taken, if applicable.
-

X. Appeal Process

- If the complainant disagrees with the outcome, an appeal may be submitted to the County Administrator's Office, with carbon copies to Nondiscrimination Coordinator within 15 calendar days of receiving the determination.
 - The appeal will be reviewed and resolved within 180 calendar days by an impartial reviewer not involved in the original investigation.
-

XI. Prohibition on Retaliation

Worcester County prohibits any form of intimidation, threat, coercion, or retaliation against individuals who file complaints or participate in investigations. Any retaliation allegations will be handled using the same grievance process.

XII. Recordkeeping and Reporting

- All complaints and related documents will be maintained by the Nondiscrimination Coordinator for at least three years.

- Summary reports will be made available to oversight agencies upon request.
-

XIII. Annual Review

The County will conduct an annual review of this grievance procedure, including its publication, accessibility, and effectiveness. Updates will be made as necessary.

For questions or assistance with this grievance procedure, contact the Nondiscrimination Coordinator at:

Name: Stacey Norton

Title: Human Resources Director

Office: Worcester County Administration Office

Address: 1 West Market Street, Rm 1301, Snow Hill, Maryland 21863

Phone: 410-632-0090

Email: snorton@worcestermd.gov

Notice of Non-Discrimination

Worcester County does not discriminate on the basis of race, color, national origin, disability, age, or sex in administration of its programs or activities, and, Worcester County does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in actions protected, or oppose action prohibited, by 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.

Stacey Norton is responsible for coordination of compliance efforts and receipt of inquiries concerning non-discrimination requirements implemented by 40 C.F.R. Parts 5 and 7 (Non-discrimination in Programs or Activities Receiving Federal Assistance from the Environmental Protection Agency), including Title VI of the Civil Rights Act of 1964, as amended; Section 504 of the Rehabilitation Act of 1973; the Age Discrimination Act of 1975; Title IX of the Education Amendments of 1972; and Section 13 of the Federal Water Pollution Control Act Amendments of 1972 (hereinafter referred to collectively as the federal non-discrimination laws).

If you have any questions about this notice or any of Worcester County's non-discrimination programs, policies or procedures, you may contact the non-discrimination coordinator:

Name: Stacey Norton

Title: Human Resources Director

Office: Worcester County Administration Office

Address: 1 West Market Street, Rm 1301, Snow Hill, Maryland 21863

Phone: 410-632-0090

Email: snorton@worcestermd.gov

If you believe that you have been discriminated against with respect to a Worcester County program or activity, you may contact the Stacey Norton identified above or visit our website at co.worcester.md.us to learn how and where to file a complaint of discrimination.



Worcester County Administration

One West Market St. Room 1103 | Snow Hill MD 21863 | (410) 632-1194 | www.co.worcester.md.us

TO: Weston Young, Chief Administrative Officer
Candace Savage, Deputy Chief Administrative Officer
FROM: Lynn Wright, Senior Budget Accountant
DATE: September 8, 2025
RE: Public Hearing Request for CDBG Grant Application

As required by the Community Development Block Grant (CDBG) program, a public hearing must be held before a grant application can be submitted. The application for the Diakonia 611 Project is nearing completion, and I respectfully request that the public hearing be held at the Commissioner meeting on October 7, 2025.



Worcester County Administration
One West Market St. Room 1103 | Snow Hill MD 21863 | (410) 632-1194 | www.co.worcester.md.us

TO: *The Salisbury Daily Times and The Ocean City Today Group*
FROM: Candace Savage, Deputy Chief Administrative Officer
DATE: October 7, 2025
SUBJECT: Worcester County Public Hearing Notice

.....
Please print the attached Public Hearing Notice in *The Salisbury Daily Times* and *Ocean City Digest/Ocean City Today* on **September 25, 2025**. Thank you.

NOTICE OF PUBLIC HEARING

The Worcester County Commissioners will conduct a Public Hearing to obtain the views of citizens on community, economic development, and housing needs to be considered for submission of an application to the Maryland Community Development Block Grant Program (CDBG). Citizens will have the opportunity to discuss proposed projects and to provide input on other needs to be considered. The hearing will be held on:

TUESDAY, October 7, 2025
AT 10:35 A.M.
IN THE COUNTY COMMISSIONERS' MEETING ROOM
ROOM 1101 – GOVERNMENT CENTER – ONE WEST MARKET STREET
SNOW HILL, MARYLAND 21863

The draft CDBG grant application will be available for the public to review on October 10, 2025 until October 17, 2025 at One West Market Street, Room 1103, Snow Hill, MD 21863 during normal business hours of 8:00AM to 4:30PM.

Citizens will be furnished with information including but not limited to:

- the amount of CDBG funds available for State Fiscal Year 2026;
- the range of activities that may be undertaken with CDBG funds; and
- the proposed projects under consideration by the Worcester County Commissioners.

The Maryland Community Development Block Grant (CDBG) Program is a federally funded program designed to assist governments with activities directed toward neighborhood and housing revitalization, economic development, and improved community facilities and services. It is administered by the Department of Housing and Community Development.

The Maryland CDBG Program reflects the State's economic and community development priorities and provides public funds for activities which meet one of the following national objectives, in accordance with the federal Housing Community Development Act of 1974, as amended, that:

1. benefit to low- and moderate-income persons and households;
2. aid in the prevention or elimination of slums or blight;
3. meet other community development needs of an urgent nature, or that are an immediate threat to community health and welfare.

Efforts will be made to accommodate the disabled and non-English speaking residents with 3 business days advance notice to Candace Savage, Deputy Chief Administrative Officer at 410-632-1194.

Theodore J. Elder, President
WORCESTER COUNTY COMMISSIONERS

**RESOLUTION AUTHORIZING THE FILING OF A COMMUNITY DEVELOPMENT BLOCK
GRANT APPLICATION TO FUND THE DIAKONIA 611 SHELTER PROJECT IN
WORCESTER COUNTY, MARYLAND**

WHEREAS, State of Maryland through the Department of Housing and Community Development has solicited applications from eligible jurisdictions to apply for funding under the Maryland Community Development Block Grant Program; and

WHEREAS, Worcester County is eligible to apply for funds from the Maryland Community Development Block Grant program through the Maryland Department of Housing and Community Development; and

WHEREAS, the County Commissioners of Worcester County, Maryland held the required public hearing on October 7, 2025 related to the formulation of the Worcester County Commissioner's Block Grant Application; and

WHEREAS, the Worcester County Commissioners understand and acknowledge that they would be responsible for completion of grant activities and any corrective actions including the repayment of funds if necessary;

NOW, THEREFORE, BE IT RESOLVED, that the County Commissioners of Worcester County, Maryland hereby authorize the submittal of an application for Community Development Block Grant funds in the amount of \$800,000 this 7th day of October, 2025 for the following project: Diakonia 611 Shelter Project in Worcester County, Maryland.

BE IT FURTHER RESOLVED, that Commissioner President Theodore J. Elder is authorized and empowered to execute any and all documents required for the submission of the application.

COUNTY COMMISSIONERS OF
WORCESTER COUNTY, MARYLAND

Attest:

Weston S. Young
Chief Administrative Officer

Theodore J. Elder
President

Eric J. Fiori
Vice President

Caryn G. Abbott
Commissioner

Anthony W. Bertino, Jr.
Commissioner

Madison J. Bunting, Jr.
Commissioner

Joseph M. Mitrecic
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Diana Purnell
Commissioner

TEL: 410-632-5623
FAX: 410-632-1753
WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
6113 TIMMONS ROAD
SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
DIRECTOR

CHRISTOPHER CLASING, P.E.
DEPUTY DIRECTOR

TO: Weston Young, P.E., Chief Administrative Officer
Candace Savage, Deputy Chief Administrative Officer
FROM: Christopher S. Clasing, P.E. Deputy Director of Public Works *Chog*
DATE: September 9, 2025
SUBJECT: River Run and Ocean Pines Service Areas
River Run Single Family Turnover Documents

.....

Public Works is recommending approval of the River Run Single Family Project, Tax Map 15 Parcel 126 and accepting the public water and wastewater utilities into the County's River Run Sewer and Ocean Pines Water system for operation.

Enclosed are the turnover documents including: Deed; Bill of Sale and Assignment form executed by the owner for turnover of the facilities; Release of Liens from the prime contractor; Release of Liens from the design engineer. These documents have been reviewed by the County Attorney and found to be acceptable. A maintenance bond is on file for this project in the amount of \$321,461.92 to warrant the public water and wastewater utilities for the next 2-years. As-Built record drawings are on file in the Water and Wastewater Office.

Should you have any questions, please feel free to let me know.

cc: Roscoe Leslie, County Attorney
Dallas Baker Jr., P.E., Director
Tony Fascelli, Water/Wastewater Superintendent

Enclosures

DEED, BILL OF SALE
AND
ASSIGNMENT

This Deed, Bill of Sale and Assignment made this 22ND day of AUGUST, 2025, by and between River Run Development Associates LLC, "Developer" and County Commissioners of Worcester County, Maryland, "Commissioners".

WHEREAS, Developer, pursuant to all required permits, has constructed a certain Sanitary Facility, "Facility" pursuant to Section 5-307 of Public Works Article, the Code of Public Local Laws of Worcester County, Maryland on property generally described as Tax Map 15 Parcel 126, River Run Lane, Medinah Lane and Parcel PS-1 per Plat recorded in the Worcester County Land Records as Plat Book SRB Book 255, Pages 7-17 and;

WHEREAS, Facility is now complete, free and clear of all mechanics and materialman's liens and encumbrances and ready to be transferred to Commissioners in accordance with prior Agreements and Section 5-307 as aforesaid, and;

WHEREAS, Facility is fully operational in accordance with all required permits and;

WHEREAS, all real or personal property lien holders have joined in herein or executed separate documents for the purpose of releasing any and all right, title and interest they may have in and to any of the property herein described.

NOW THEREFORE THIS DEED, BILL OF SALE, AND ASSIGNMENT WITNESSETH:

That for good and valuable consideration, receipt and sufficiency which is hereby acknowledged, the parties do hereby agree as follows:

1. All of the following described components, rights, permits, licenses, personal property, real property, easements and being all of the right title and interest of Developer associated with, in, and to Facility are hereby granted, conveyed and transferred unto Commissioners. The real property shown as a proposed utility easement on Plat Book SRB 255 Pages 7-17, pump station, and all Water and Wastewater items and appurtenances within it.
2. Commissioners agree that the final inspection has been conducted of Facility and it is approved and accepted.
3. Commissioners hereby accept operational control and ownership of the Facility as herein set forth.
4. Developer warrants and agrees that construction of the Facility is in accordance with all permits and approvals.
5. Developer warrants for a period of two (2) years that the Facility is constructed in a workmanlike manner, in accordance with industry standards, is free and clear of all faulty materials, is properly designed for its intended use, is free of imperfections, and will operate

in accordance with its design and further that it is free and clear of all liens and encumbrances and that written releases of all workers and suppliers have been delivered.

6. Lienholder hereby releases its lien upon any property hereby transferred. There are no Liens.
7. Developer shall execute such other and further assurances hereof as Commissioners may require.

IN WITNESS WHEREOF, the hands and seals of the parties hereto, as of the date and year first above written.

DEVELOPER

By:  (SEAL)
Gary Meltzer, Manager

ON BEHALF OF
COUNTY COMMISSIONERS OF
WORCESTER COUNTY

By: _____ (SEAL)
Weston Young, P.E., Chief Administrative Officer

LIENHOLDER - NONE

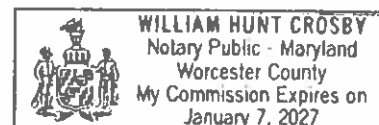
By: _____ (SEAL)

STATE OF MARYLAND, WORCESTER COUNTY, TO WIT:

I HEREBY CERTIFY. that on this 22ND day of AUGUST, 2025, before the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared GARY M. MELTZER, known to me (or satisfactorily proven) to be the Developer, named in the foregoing instrument, and executed the same in the capacity stated and for the purposes herein contained.


Notary Public

Commission Expires: JANUARY 7, 2027



STATE OF MARYLAND, WORCESTER COUNTY, TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 2025, before the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the Chief Administrative Officer of Worcester County, and executed the same as such Chief Administrative Officer for the purposes herein contained.

Notary Public

Commission Expires: _____

STATE OF MARYLAND, WORCESTER COUNTY, TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 2025, before the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be _____, Lienholder, and executed the same in the capacity stated and for the purposes herein contained.

Notary Public

Commission Expires: _____

CERTIFICATION OF PAYMENT
WAIVER AND RELEASE OF LIENS
Sewer and Water
(Corporate General Contractor)

PROJECT/SUBDIVISION: River Run Single Family Phase 3 and Phase 4

TAX PARCEL NO: Tax Map 15, Parcel 126

LOCATION: Situated on Beauchamp Road, Worcester County MD

I, the undersigned Douglas Brown a duly authorized officer of **Bunting & Murray Construction Corp.** (Corporate Name)(hereinafter, the Company), hereby acknowledge that the Company has been employed by **Shagaz RR LLC** (the Owner) under a contract agreement dated June 9, 2023 to furnish material and/or labor for the Project on the above referenced Property.

I, for and on behalf of the Company, hereby acknowledge receipt of payment from **Shagaz RR LLC** (Owner) as follows:

TOTAL AMOUNT OF PAYMENT: One Million Eight Hundred Seventy Five Thousand Four Hundred Twenty Six Dollars and Thirteen Cents \$1,875,426.13 for Phase 3 and Phase 4, including all road, water, sewer and sewer pump station systems.

Said payment amount being the entire amount due to Date for the Company for all labor, and/or materials furnished for the Property under the contract agreement with **Shagaz RR LLC** (Owner).

I hereby certify that I have only furnished material and/or labor for the benefit of land and underground utilities including sewer, water and sewer pump station and have not furnished material and/or labor for the benefit of a "structure" as defined in 25 Del. C. §2701 et. seq.

I hereby certify that all labor and/or materials furnished by subcontractors and laborers employed by me and all materials and supplies furnished by others to me in connection with the work performed upon the aforesaid Property were for the benefit of land and underground utilities including sewer, water and sewer pump station and not for the benefit of a "structure" as defined in 25 Del. C. §2701 et. seq. and I hereby indemnify **Shagaz RR LLC** (Owner), its successors and assigns, for any claims for the same including attorney's fees incurred to defend the same.

For and in consideration of the payment by **Shagaz RR LLC** (Owner) to the Company of the aforesaid sum, the Company hereby forever release, waive and quitclaim to **Shagaz RR LLC** (Owner), their respective successors and assigns, any and all lien(s), lien rights, claims or demands of any kind whatsoever which the Company now has or might have against the Property and improvements located thereon, on account of any labor performed and/or any material furnished for the above referenced Property as of the date hereof.

IN WITNESS WHEREOF, intending to be legally bound, the Company has caused this Instrument to be duly executed and sealed by its undersigned officer this 21st day of August, 2025.

WITNESS:

Keith A. Cordery
Witness

PRINT CORPORATE NAME:
Bunting & Murray Construction Corp.

Douglas Brown (SEAL)
Print Name: Douglas Brown
Print Title: CFO

STATE OF Delaware

Exhibit "A"

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Worcester County Maryland, being more particularly described as follows:

Tax Map 15, Parcel 126 (Liber 2227 Folio 148)

RELEASE OF MECHANIC'S LIENS

The undersigned has provided services and/or materials for construction and improvements at the property owned by Shagaz RR, LLC and River Run Development Associates, LLC and described as follows: Water and Sanitary Sewer construction administration services for the River Run Development project located in Worcester County, Maryland.

In consideration of the sum of \$1.00 in hand paid, receipt whereof is acknowledged, and other benefits accruing to me, I do hereby waive, release and quit-claim a right that I now have or may hereafter have to lien upon the land and improvements above-described, by virtue of the laws of the State wherein said land is situate, or any amendments of said law; and I do further warrant that I have not and will not assign my claim for payment, not my right to perfect a lien against said property, and that I have the right to exercise this waiver and release thereof.

The subscriber of this instrument respectively warrants that all laborers employed by me have been fully paid and that none of such laborers have any claim, demand, or lien against said premises; and further, that no chattel, mortgage, conditional bill of sale or retention of title agreement has been given or executed by the said owner or any general contractor or other party or any of us, for in or in connection with any material, appliances, machinery, fixtures or furnishings placed on or installed in the aforesaid premises.

It is understood and agreed that the signature(s) affixed hereto are for all services rendered, work done and materials furnished heretofore and hereafter by the signer in any and all capacities, and is not only for a particular item against which the signature is affixed.

WITNESS the following signatures and seals this 11th day of August, 2025.

WITNESS:

Davis, Bowen & Friedel, Inc.

Nicholas S. Bradley



BY:

Davis, Bowen & Friedel, Inc.

Jason P. Loar, Principal/Sr. Civil Engineer



TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

CHRISTOPHER CLASING, P.E.
 DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director *Dallas Baker Jr*
 Stacey Norton, Human Resources Director *Stacey E Norton*
DATE: September 8, 2025
SUBJECT: Salary Range Increase / Budget Modification

Public Works is requesting Commissioner approval to increase the salary ranges and associated budgets for two key leadership positions within the department:

1. Deputy Director of Public Works:
 - Current Salary: \$128,000
 - Proposed Salary Range: \$130,000 – \$150,000 annually
2. Water and Wastewater Superintendent:
 - Current Salary: \$111,000
 - Proposed Salary Range: \$115,000 – \$130,000 annually

These increases are critical for maintaining competitiveness in the regional job market and for the recruitment and retention of experienced leadership talent within our organization.

Background and Justification:

The Deputy Director of Public Works has recently submitted his resignation, effective October 3, 2025, to accept a position in Sussex County, Delaware as a Project Engineer earning a higher salary. Notably, this new position involves the supervision of only one other staff member — significantly fewer responsibilities than the Deputy Director's role in Worcester County, which supports operations across multiple divisions and assists in overseeing a department of 183 employees. Our position requires a bachelor's degree, and they have to be a registered Professional Engineer licensed in the State of Maryland with five or more years of experience in civil engineering project management and governmental administration including supervisory experience.

Similarly, the Superintendent of the Water & Wastewater Division will be transferring to the Project Engineer role earning \$110,000 annually, with no direct supervision responsibilities. This departure further highlights the growing trend of experienced professionals in Public Works seeking roles with reduced managerial burden in exchange for competitive salaries.

Regional Compensation Benchmarking:

To further illustrate the need for these adjustments, consider the following salary benchmarks in neighboring jurisdictions:

Jurisdiction	Position	Salary Range
Milford, DE	City Engineer	\$94,456 – \$156,121
Sussex County, DE	Asst. Dir. of Environmental Services	\$93,932 – \$140,898
Wicomico County, MD	Director of Public Works	\$160,000– \$170,000
Somerset County, MD	County Engineer	\$86,904 – \$154,210
Ocean City, MD	Deputy Director of Public Works	\$95,000 – \$150,000
	City Engineer	\$99,000 – \$157,000
	Water & Wastewater Superintendent	\$95,000 – \$150,000
	Senior Project Manager	\$95,000 – \$150,000

These comparisons make it evident that Worcester County’s current salary structures are becoming increasingly noncompetitive, especially considering the broad range of responsibilities these roles encompass.

Conclusion and Recommendation:

We are seeing a clear and consistent regional trend: skilled Public Works professionals are pursuing higher-paying roles with fewer supervisory demands. If Worcester County is to attract and retain qualified leadership, it is imperative that we adjust our salary ranges accordingly. Therefore, we respectfully request that the Commissioners approve the following revised salary ranges:

- Deputy Director of Public Works: \$130,000 – \$150,000
- Superintendent, Water & Wastewater Division: \$115,000 – \$130,000

These changes will not only support upcoming recruitment efforts but also ensure that Worcester County remains competitive in the regional marketplace for high-level Public Works professionals.

The additional monies for the increase in the Water and Wastewater Superintendent can be self-funded in the personnel budget due to salary savings from retirements and vacancies.

The Deputy Director of Public Work’s salary is split 50%/50% between the general fund and the enterprise fund. It will be an over-expenditure for the general fund account 100.1203.200.

Thank you for your consideration. Please let me know if there are any questions.

CC: Pat Walls

Worcester County Job Opportunities

Current for FY 26

DEPARTMENT: DEPARTMENT OF PUBLIC WORKS

JOB TITLE: DEPUTY DIRECTOR OF PUBLIC WORKS

COMPENSATION: NON-CLASSIFIED \$100,000 TO \$128,000*
** SALARY MAY BE HIGHER BASED ON QUALIFICATIONS*

WORK LOCATION: WORCESTER COUNTY GOVERNMENT, DEPARTMENT OF PUBLIC WORKS,
 6113 TIMMONS ROAD, SNOW HILL, MD AND 1000 SHORE LANE, BERLIN, MD

WORK SCHEDULE: MONDAY TO FRIDAY, 8:00AM TO 4:30PM, AND OTHER HOURS AS NEEDED

APPLICATION PERIOD: UNTIL FILLED

JOB SUMMARY: Serving under the direct leadership of the Public Works Director, Deputy assists the Director in managing the activities to the Water and Wastewater, Roads, Solid Waste, Maintenance, and Fleet Divisions. The Deputy assumes the responsibility of the Public Works department in the absence of the Director and other related work as required.

GENERAL REQUIREMENTS:

- Successfully pass pre-employment background check
- Successfully pass pre-employment physical examination
- Safety sensitive position requiring drug and alcohol testing
- Essential personnel subject to emergency call-back with little or no notice to include evening and weekend work if needed
- Possession of a valid driver's license and motor vehicle history with less than 4 points (Maryland equivalent)
- Ability to work days, evenings, weekends, and holidays as needed

ESSENTIAL JOB DUTIES AND RESPONSIBILITIES:

- Assists in planning and directing the operation and maintenance of all Public Works Divisions
- Assists in preparing operating and capital budgets for all Public Works Divisions
- Prepares purchasing specifications and bid requests for all Public Works Divisions equipment and material
- Reviews and approves developers' construction plans for public infrastructure projects
- Coordinates with applicable Public Works staff to ensure work by third parties or developers has been inspected and meets our code and standards
- Provides engineering comments on proposed public infrastructure projects for developments
- Inspects and approves payments for County Public Works projects constructed by Contractors
- Functions as staff to Advisory Boards
- Presents to the County Commissioners
- Assists the Director with the fiscal and operational management of all Public Works Divisions
- Assists the Director in establishing departmental policies and procedures
- Assists the Director with the development of departmental operation and capital budgets
- Assumes responsibility for the department in the absence of the Director
- Meets with the public to explain pertinent issues, respond to inquiries, and resolve complaints
- Supervise staff and makes recommendations for the same regarding personnel matters in accordance with the County's personnel rules and regulations, including hiring and disciplinary action.
- Learns new technology as necessary
- Completes assigned tasks accurately and by established deadlines
- Cross trains and back up other staff as needed

ITEM 6

- Establishes and maintains harmonious working relationships with co-workers, elected or appointed officials, vendors, and the general public using tact, discretion, sound judgment, and professionalism
- Oversees and complies with safety programs, procedures training, fire drills, COOP plans, etc. and works safely
- Ensures confidentiality of information and records and complies with record retention schedule
- Adheres to and enforces the Worcester County Government Personnel Rules & Regulations
- Perform other related duties as directed by the Director of Public Works

QUALIFICATIONS AND SKILLS:

- Registered Professional Engineer licensed in the State of Maryland with five (5) or more years of experience in civil engineering project management and governmental administration including supervisory experience or an appropriate combination of experience and education.
- Thorough knowledge of the principles and practices of road construction and maintenance; landfill operations; water and waste water operations; buildings and grounds maintenance; and operation of vehicle/ equipment repair facilities.
- Thorough working knowledge of public administration, field safety requirements, and preparation and control of operating and capital budgets.
- Self-starter that takes initiative and has a sense of urgency
- Ability to work independently and effectively with little supervision and minimal direction
- Proficient computer skills in Microsoft Office Suite programs sufficient to create, implement and maintain detailed spreadsheets with formulas, presentations, correspondence, reports & records
- Possess above-average oral, written and interpersonal communication skills necessary to perform essential duties, necessary to prepare reports, necessary to prepare and deliver public presentations, provide leadership and motivation to department employees, and work harmoniously with coworkers, vendors, officials, the public and other government agencies using tact and discretion, exercise initiative, resourcefulness, and sound judgment
- Experience with conflict management and possess the ability to resolve conflicts
- Ability to compose confidential and non-confidential correspondence and maintain confidentiality
- Ability to follow verbal and written instructions, and directions; keep records and logs; complete written forms accurately
- Ability to apply acquired knowledge to increasingly varied and complex tasks
- Ability to meet deadlines timely

SAFETY ANALYSIS:

(Rarely (<5% of the time), Occasional (5-25% of the time), Frequent (25-75% of the time); Constant (75-100% of the time) The work is performed both indoors and outdoors. Moderately active work: Frequent sitting, viewing; Frequent talking, hearing; Occasional pushing, pulling, carrying, lifting up to 10 lbs. Routine hazards in field work and operating a vehicle. Constant sitting; Occasional standing & walking, reaching, stooping and lifting of objects up to 10lbs; Rare standing and walking for long periods. Low risk for injury operating office equipment. May be required to be outside and exposed to the weather. Limited exposure to heat, humidity, noise, poor ventilation, slippery and uneven surfaces. Ability to work around fuel and other chemicals for short periods of time.

Worcester County Job Opportunities

Current for FY 26

DEPARTMENT: DEPARTMENT OF PUBLIC WORKS

JOB TITLE: WATER AND WASTEWATER SUPERINTENDENT

COMPENSATION: NON-CLASSIFIED \$95,000 TO \$111,000*
** SALARY MAY BE HIGHER BASED ON QUALIFICATIONS*

WORK LOCATION: WORCESTER COUNTY GOVERNMENT, DEPARTMENT OF PUBLIC WORKS,
 1000 SHORE LANE, BERLIN, MD

WORK SCHEDULE: MONDAY TO FRIDAY, 7:30AM TO 4:00PM, AND OTHER HOURS AS NEEDED

APPLICATION PERIOD: UNTIL FILLED

JOB SUMMARY: Serving under the direct leadership of the Public Works Director and the Deputy Director is directly responsible for the planning, directing, and administering of the day-to-day activities of the Water and Wastewater Division and other related work as required.

GENERAL REQUIREMENTS:

- Successfully pass pre-employment background check
- Successfully pass pre-employment physical examination
- Safety sensitive position requiring drug and alcohol testing
- Essential personnel subject to emergency call-back with little or no notice to include evening and weekend work if needed
- Possession of a valid driver's license and motor vehicle history with less than 4 points (Maryland equivalent)
- Ability to work days, evenings, weekends, and holidays as needed

ESSENTIAL JOB DUTIES AND RESPONSIBILITIES:

- Plans and directs the operation and maintenance of County water and sewer systems
- Prepares and manages operating & capital budgets for the various County water and sewer service areas
- Twice a month conducts review of Division budget to track and manage spending, minimizing over expenditures, and alerting the Director and Deputy Director of any account that may go over budget prior to actual over expenditure. Make recommendations on how to offset over expenditures by under spending other accounts with the affected service area, where possible
- Prepares grant and loan applications to lending agencies such as USDA and MDE
- Prepares purchasing specifications and bid requests for all County water and sewer equipment and material
- Prepares small project agreements, memos, and other administrative packages for Commissioner approval
- Reviews and approves developers' water and sewer construction plans for treatment plants, pumping stations, and pipeline facilities
- Oversees construction staff, administrative staff, and support staff
- Provides engineering comments on proposed water and sewer facilities for developments
- Inspects and approves payments for County water and sewer projects constructed by contractors
- Functions as staff to Advisory Boards
- Presents to the County Commissioners
- Assists the Director in establishing departmental Policies and Procedures
- Assists the Director with the development of departmental operation and capital budgets
- Meets with the public to explain pertinent issues, respond to inquiries, and resolve complaints
- Manages capital projects in the department while coordinating with other departments, vendors, and agencies

ITEM 6

- Supervise staff and makes recommendations for the same regarding personnel matters in accordance with the County's personnel rules and regulations, including hiring and disciplinary action.
- Learns new technology as necessary
- Completes assigned tasks accurately and by established deadlines
- Cross trains and back up other staff as needed
- Establishes and maintains harmonious working relationships with co-workers, elected or appointed officials, vendors, and the general public using tact, discretion, sound judgment, and professionalism
- Oversees and complies with safety programs, procedures training, fire drills, COOP plans, etc. and works safely
- Ensures confidentiality of information and records and complies with record retention schedule
- Adheres to and enforces the Worcester County Government Personnel Rules & Regulations
- Perform other related duties as directed by the Director and/or Deputy Director of Public Works

QUALIFICATIONS AND SKILLS:

- Bachelor's degree required
- Six (6) or more years of progressively responsible experience in the design and/or the operation and maintenance of water and sewer systems, with a minimum of six (6) years supervisory experience or an appropriate combination of experience and education
- Thorough knowledge of the principles and practices of water treatment plants; municipal supply wells; water distribution systems; water storage towers; ENR waste water treatment plants; waste water collection systems including lift stations, vacuum & gravity sewers; residual biosolids handling; waste water treatment lagoons; effluent spray irrigation; and effluent injection wells
- Thorough knowledge of State of Maryland environmental regulations related to water and waste water including MDE reporting requirements, permits, and licenses
- Thorough working knowledge of public administration, field safety requirements, and preparation and control of operating and capital budgets
- Experience managing capital projects
- Experience writing grant applications and managing grants
- Experience with writing specifications, requirements, bid requests and managing requests for proposals
- Experience managing vendors
- Proficient with data analysis and analytical reporting
- Self-starter that takes initiative and has a sense of urgency
- Ability to work independently and effectively with little supervision and minimal direction
- Proficient computer skills in Microsoft Office Suite programs sufficient to create, implement and maintain detailed spreadsheets with formulas, presentations, correspondence, reports & records
- Possess above-average oral, written and interpersonal communication skills necessary to perform essential duties, necessary to prepare reports, necessary to prepare and deliver public presentations, provide leadership and motivation to department employees, and work harmoniously with coworkers, vendors, officials, the public and other government agencies using tact and discretion, exercise initiative, resourcefulness, and sound judgment
- Experience with conflict management and possess the ability to resolve conflicts
- Ability to compose confidential and non-confidential correspondence and maintain confidentiality
- Ability to follow verbal and written instructions, and directions; keep records and logs; complete written forms accurately
- Ability to apply acquired knowledge to increasingly varied and complex tasks
- Ability to meet deadlines timely

SAFETY ANALYSIS:

(Rarely (<5% of the time), Occasional (5-25% of the time), Frequent (25-75% of the time); Constant (75-100% of the time) The work is performed both indoors and outdoors. Light Work: Constant viewing, hearing, talking, sitting, standing; Frequent walking and pushing, pulling, lifting and moving of objects up to 50lbs; Known hazards include risks associated with heat, humidity, noise, poor ventilation, slippery and uneven surfaces and sharp objects. Ability to work around chemicals.



Worcester County Government

One West Market Street | Room 1103 | Snow Hill MD 21863-1195

(410) 632-1194 | (410) 632-3131 (fax) | admin@co.worcester.md.us | www.co.worcester.md.us

MEMORANDUM

TO: Worcester County Commissioners
FROM: Nicholas W. Rice, Procurement Officer
DATE: September 16, 2025
RE: Request to Purchase – Riddle Farm WWW Solids Conveyor/Screw Press

Public Works is requesting Commissioner approval to purchase a solids conveyor/screw press for sludge processing from Innovative Treatment Products, Inc. The total purchase price is \$34,900.

The current solids screening system lacks a conveyor/screw press, which is critical for dewatering. Without it, excess liquid drains into the drying beds, raising moisture content and delaying sludge transport to the landfill. The proposed attachment for our preScreen RDS equipment, per the attached quote, will improve wastewater screening efficiency and reduce sludge drying times. Lead time is estimated at 18–20 weeks. Since this attachment is specific to our existing equipment, Public Works requests it be considered a sole source item.

Failure to approve this purchase may result in sludge accumulation at the plant, which could negatively affect treatment operations and potentially lead to violations and fines from the Maryland Department of the Environment.

Funding has been approved in the FY26 Operating Budget under account 570.9010 - Riddle Farm Wastewater Capital Equipment in the amount of \$50,000.

Should you have any questions, please feel free to contact me.



Project	Date Quoted	Quote Validity	Quotation Number
Glenn Riddle Solids Conveyor	8/22/25	60 Days	21077 Rev 2

Firm Quotation

Quoted to:	Ship to:
Shane Oddegard Worcester County, MD	Glen Riddle Farms WWTP 11353 Grays Corner Road Berlin, MD 21811

General Description:	Price:
Solids Conveyor for Existing preScreen™ RDS	\$34,900.00 Subject to Terms and Conditions Below

Quantity	Product	Description
Headworks		
1	DS 50 Solids Conveyor 1	Solids conveyor including collection chute, screw conveyor, screw motor, discharge pipe assembly, P trap, and slotted frame assembly for attachment to existing drum screen.
Documentation and Services		
1 Lot	Technical Documentation	Arrangement drawings, motor details, and installation instructions.

Item	Not Supplied by INNOVATREAT <i>Note: not all inclusive, Buyer is responsible for ensuring complete scope</i>
A	Unloading and storage of materials on site
B	Installation
C	Interconnecting piping or hoses
D	Electrical supply and field wiring
E	Operation
F	Anchor bolts and appurtenances
G	Foundations, walkways, appurtenances



Project	Date Quoted	Quote Validity	Quotation Number
Glenn Riddle Solids Conveyor	8/22/25	60 Days	21077 Rev 2

Item	Terms and Conditions
Freight	FOB factory, freight included
Delivery Schedule	Delivery 18 to 20 weeks following initial payment
Payment Schedule	50% with PO 50% prior to shipment of equipment
Exception to Standard Terms	None



Project	Date Quoted	Quote Validity	Quotation Number
Glenn Riddle Solids Conveyor	8/22/25	60 Days	21077 Rev 2

Innovative Treatment Products, Inc.

Terms and Conditions

As used in these terms and conditions, "Seller" means Innovative Treatment Products, Inc. and "Buyer" means the purchaser of equipment, parts, and/or labor. These terms and conditions govern the sale of goods and/or services by Seller. Acceptance of the offer hereunder must be made on its exact terms. These terms and conditions take precedence over Buyer's additional or different terms and conditions to which notice of Seller's objection is hereby given. Seller's terms and conditions control over Buyer's additional or different terms and conditions regardless of whether Seller has signed or agreed to any of Buyer's terms and conditions, even if Seller has been advised of such additional or different terms. Neither Seller's commencement of performance nor shipment by Seller nor delivery to Buyer shall be deemed or constituted as acceptance of such additional or different terms and conditions. Seller's additional written or typed terms and conditions for any particular sale take precedence over these printed terms and conditions.

Offer to Sell: This Sales Order or Quote and any price quotation contained herein represents an offer to sell and not a preliminary negotiation or a solicitation of an offer to buy. Any purchase order received in response to this Sales Order or Quote shall constitute an acceptance of this offer even though it may purport to be an offer which contemplates acceptance.

Seller Not Responsible for Equipment Manufactured by Others: Seller is not responsible for defects in design, workmanship, or material in any equipment not manufactured by Seller. Seller shall not have and does not assume any products liability, strict liability, or other obligation or duty with respect to equipment manufactured by others.

Government Taxes: All equipment prices quoted are exclusive of all government taxes and any government tax shall not reduce the price paid by Buyer to Seller. Buyer agrees to pay any sales or use tax, to give Seller documentation of taxes paid or tax exemptions, and to indemnify Seller for any liability for tax hereunder, including any penalties and interest.

Payment: Buyer's failure to pay any amount when due shall constitute a material breach and Seller thereafter shall not be obligated to perform and shall be relieved of all warranty or other obligations related to the sale.

All amounts not paid when due can be charged interest at the rate of one and one-half percent (1½%) per month or the maximum rate allowable by law (whichever is less) computed on a daily basis from the due date until paid in full.

Shipment from Seller: All shipments shall be made F.O.B. Seller's facility, with the carrier for such shipments to be selected by Seller unless otherwise agreed by the parties. In no event shall Seller be liable for any delay in delivery, nor shall the carrier be deemed an agent of Seller. Delivery shall be deemed complete, and risk of loss or damage to the equipment shall pass to the Buyer, upon shipment from Seller's facility.

Seller's Statement of Warranty: For Equipment Sold: Seller warrants to Buyer that the equipment manufactured by Seller will be free from defects in material and workmanship, under normal use and service, on parts for a period of one (1) year after date of start-up of equipment, but no later than eighteen (18) months after shipment, provided that the equipment is installed and operated under factory recommended procedures. The warranty on labor shall survive for a period of ninety (90) days after date of conditional acceptance of equipment performance, but no later than nine (9) months after equipment shipment, such that any service visit after this ninety (90) day period will be charged at Seller's regular service rate. Seller warrants its equipment will be designed and manufactured to perform the mechanical functions expressly stated in Seller's specifications provided the equipment is maintained and operated under proper conditions by competent trained personnel. **For Parts Sold:** Seller warrants to Buyer that parts sold separately from equipment shall be free from defects in material and workmanship for a period of one hundred eighty (180) days after the date of shipment, provided the part is installed and used under factory recommended procedures, except that sales of all rebuilt/reconditioned parts shall have a warranty period of ninety (90) days after date of shipment. **For Labor Services Performed:** Seller warrants to Buyer that all labor services performed by Seller's personnel shall be free from significant defects in workmanship for a period of ninety (90) days from date of performance. Seller makes no other warranty with respect to labor services performed. **General Terms Applicable to Warranty:** THE WARRANTIES STATED IN THIS PARAGRAPH ARE EXCLUSIVE AND ARE IN LIEU OF ALL OTHER WARRANTIES (WHETHER EXPRESSED, IMPLIED OR STATUTORY). ANY IMPLIED WARRANTY OF MERCHANTABILITY IN OTHER RESPECTS THAN EXPRESSLY SET FORTH ABOVE AND ANY IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE ARE DISCLAIMED. Seller neither assumes nor authorizes any person to assume for it any other warranty liability whatsoever other than as set forth in this statement. Equipment or parts not manufactured by Seller are subject only to the manufacturer's warranty, if any. Buyer is solely responsible to enforce any warranty by others and Seller shall have no obligation to enforce the warranty of any other manufacturer. Seller does not warrant the amount or quality of production by Buyer. If any goods are found and reported within the warranty period to have been defective when received by Buyer and if immediate notification in writing is given to Seller, then Seller will replace or repair, F.O.B. Seller's facility, such goods as are defective, provided further that Buyer returns to Seller, upon Seller's request, the original goods to Seller's plant, charges prepaid, and further provided that inspection of such goods by Seller establishes Buyer's claim. Goods repaired or replaced under this warranty continue under warranty only for the remainder of the original warranty period. Liability of Seller is limited to repair or replacement. All damage claims of Buyer beyond repair or replacement of whatever nature, including without limitation Buyer's labor costs, are excluded and not covered under this warranty. Correction by Seller of non-conformities, whether obvious or latent, in the manner and for the period of time provided above, shall constitute fulfillment of all liabilities of Seller for such non-conformity, whether based on contract, warranty, negligence, indemnity, strict liability or otherwise, with respect to or arising out of the sale or use of such goods. If Buyer makes any repairs, replacements or modifications to the goods without Seller's prior written consent, or uses any spare part not manufactured or sold to the Buyer by the Seller which causes or contributes to a defect, then Seller shall be relieved of its warranty obligations. Failure on the part of the Buyer to comply fully with the terms of payment shall relieve the Seller of any obligation under this warranty. Any advertising material, submitted with this Sales Order or Quote or separately, is intended exclusively for the purpose of illustrating the equipment and shall not be deemed part of the specifications or these Terms and Conditions unless expressly stated in writing.

Limitation on Remedy: Buyer's remedies under this Sales Order and for breach of warranty shall, at the sole option of the Seller, be limited to repair or replacement of the defective part or equipment. Seller shall not be liable for any other damages, including freight or transportation costs, loss of time, inconvenience, lost profits, loss of use, or for any claimed consequential damages. Buyer agrees that the exclusion of consequential damages for breach of this Sales Order is reasonable.

Force Majeure: In the event that Seller is prevented from delivering the goods and/or services on account of any law or locally binding order, regulation, direction, or act of any government or any department, agency, or corporation having jurisdiction over such party, or on account of wars, strikes, or other labor disturbances, fires, floods, acts of God, or because of any causes beyond the control of Seller, Seller shall be excused from delivering the goods and/or services for the period that it is prevented from doing so by any of the foregoing.

Confidential Information: Seller's "Confidential Information" includes any price quotation, Seller's manuals, trade secrets and all information not publicly available and which provides a competitive advantage in the industry, including, but not limited to, technical specifications, designs, plans, know how, instruction manuals,



Project	Date Quoted	Quote Validity	Quotation Number
Glenn Riddle Solids Conveyor	8/22/25	60 Days	21077 Rev 2

software, costs, pricing information, and Seller's ideas that are reasonably related to the business of the Seller that have not been previously publicly released. Buyer, or other recipient of Seller's Confidential Information, will treat the Confidential Information as secret and confidential to the same reasonable extent the Buyer or other recipient protects its own valuable proprietary information. Buyer, or other recipient of Seller's confidential information, shall not divulge, directly or indirectly, to any other person for any purpose whatsoever such Confidential Information and shall not make use of such without the prior written consent of the Seller.

Prohibition Against Reverse Engineering: The Confidential Information and equipment furnished to Buyer by Seller may contain valuable trade secrets, technical know-how and/or patentable subject matter owned by Seller, and Buyer agrees that Buyer or any of its employees, agents, officers, or representatives shall not reverse engineer, disassemble, copy, distribute, or otherwise deconstruct any of the Confidential Information (including but not limited to specifications, drawings, software code, or other descriptions) or the equipment furnished to Buyer by Seller, shall not attempt to do so, and shall not permit any other party to do so, except as may be agreed in writing or for the purpose of normal use or repair.

Indemnity: Buyer agrees to indemnify, hold harmless, and defend Seller, its shareholders, directors, officers, agents, and employees from and against all liabilities, claims, damages, losses, costs, and expenses, including attorneys' fees, arising out of any claim for injuries to persons, deaths of persons, or damage to any property arising directly or indirectly out of or in connection with Buyer's use of the equipment and parts sold by Seller.

No License of Patents and Trademarks: The sale of equipment to Buyer in no way constitutes a license or authorization to Buyer under Seller's patents, trademarks, or trade names other than to use the equipment or part sold, and any such unauthorized use shall constitute an infringement by Buyer.

Seller's Security Interest in Goods: Seller retains a security interest in the equipment and parts, and any accessories, replacements, accessions, proceeds, and products relating thereto, and all proceeds thereof, including accounts receivable (collectively the "Collateral") to secure payment of any and all monies due to Seller. If Buyer fails to pay any amount when due, Seller shall have the right to repossess and remove all or any part of the Collateral from Buyer. Any repossession or removal shall be without prejudice to any other remedy of Seller, at law or in equity. Buyer agrees, from time to time, to take any act and execute and deliver any document (including, without limitation, financing statements) reasonably requested by Seller to transfer, create, perfect, preserve, protect and enforce this security interest, and Buyer appoints Seller as Buyer's attorney-in-fact to take such acts and execute and deliver such documents on behalf of Buyer as may be necessary and proper for that purpose.

Buyer's Bankruptcy or Insolvency: Should Buyer become insolvent, or should Buyer file or have filed against it a petition in bankruptcy, or should a receiver be appointed for Buyer, then Seller may refuse further performance and may terminate this Sales Order without notice.

Buyer's Time For Presenting Claims: Any claim for defect in the equipment or parts, or for breach of any warranty contained herein, must be presented to Seller in writing within thirty (30) days after discovery and be accompanied by satisfactory proof of such claim.

Limitations on Court Actions: No action by Buyer may be brought at any time more than twelve (12) months after the cause of action accrues.

Prohibition Against Assignment: Buyer may not assign its rights, duties, or obligations under this Sales Order without the express, written consent of Seller.

Entire Agreement: This Sales Order and the terms and conditions contained herein are intended to be the entire and final expression of the sales transaction and a complete and exclusive statement of the terms and conditions of the agreement of the parties. This Sales Order shall not be modified or supplemented except by Seller's written or typed terms on the price quotation. If any provision of this Sales Order is modified by statute or declared invalid, the remaining provisions shall nevertheless continue in full force and effect.

Miscellaneous: No course of dealing or failure of Seller to enforce any term, right, or condition of these terms and conditions shall be construed as a waiver of that term, right, or condition. Buyer and Seller agree that jurisdiction is appropriate in the State of Maryland, that they are subject to the jurisdiction of the federal or state courts in Maryland, and that venue is proper in the federal or state courts in Baltimore County, Maryland. This agreement shall be governed by and construed in accordance with the laws of the State of Maryland. All notices required or permitted to be given to Buyer shall be in writing and mailed, by certified mail, return receipt requested, and addressed as follows: Innovative Treatment Products, Inc., 11 Easter Court, Suite L, Owings Mills, Maryland 21117

Copyright © 2021 Innovative Treatment Products, Inc.

(11/21)



Project	Date Quoted	Quote Validity	Quotation Number
Glenn Riddle Solids Conveyor	8/22/25	60 Days	21077 Rev 2

Contact Information
Jeff Danner National Sales Manager 11 Easter Court Owings Mills, MD 21117 (443) 915-2144 j.danner@innovatreat.com

Offered By:

Accepted By:

Name: Jeff Danner
 Title: National Sales Manager
 Date: 8/22/25
 Company: Innovatreat

Name: _____
 Title: _____
 Date: _____
 Company: _____



Worcester County Government

One West Market Street | Room 1103 | Snow Hill MD 21863-1195

(410) 632-1194 | (410) 632-3131 (fax) | admin@co.worcester.md.us | www.co.worcester.md.us

MEMORANDUM

TO: Worcester County Commissioners
FROM: Nicholas W. Rice, Procurement Officer
DATE: September 16, 2025
RE: Request to Purchase – Roll Off Containers

Public Works is requesting Commissioner approval to purchase two new 20-yard containers and two new 40-yard containers from Mid-Atlantic Waste Systems through a cooperative contract with Sourcewell. The total purchase price is \$44,578.

Our existing containers are deteriorating from age, with extensive rust developing along the side walls near the floor. In some cases, the rust has eaten through completely, making the interior visible from the outside.

Funding has been approved in the FY26 Solid Waste Division budget under account 100.1205.9010.060 - Capital Equipment Other in the amount of \$68,000.

Sourcewell is a cooperative purchasing organization that competitively awards purchasing contracts on behalf of itself and its participating agencies. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services.

Should you have any questions, please feel free to contact me.



Division of THC Enterprises, Inc.

Easton, MD * Baltimore, MD * Chesapeake, VA Chester, PA *
Clinton, MD * Cheswick, PA * Salem, VA

Phone 800-338-7274 Fax 410-820-9916

Visit us on the web! www.mawaste.com



ITEM 8 PROPOSAL

Remittance Address for Deposits:

10641 Cordova Road
Easton, MD 21601

SOLD TO

David Candy

Worcester County Central Landfill Facility
Central Facility Landfill
7091 Central Site Lane
Newark, MD 21841

SHIP TO

David Candy

Worcester County Central Landfill Facility
Central Facility Landfill
7091 Central Site Lane
Newark, MD 21841

Quote #: RSSQ43289

Account:

Terms:

Date: 08/22/25

+1 410-632-3177

dcandy@co.worcester.md.us

+1 410-632-3177

dcandy@co.worcester.md.us

Sales Rep Colin Kraus

Quote expires 30 days from proposal date. Due to fluctuating materials and fuel charges, final price can change without notice. We appreciate the opportunity to work with you on this!

QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
**PRICING IS PER SOURCEWELL CONTRACT #010825-WQI			
2.00	20 Cubic Yard Standard Duty Rectangle Roll Off Container 22' Long - Floor: 7 gauge with 3" structural channels on 18" centers and 6" x 2" x 3/16" Structural Tubing Main Rails, Walls: 12 gauge with side columns on 24" centers and 3" x 4" x 11 gauge Top Rails, Primed and Painted any Standard Color	\$7,497.00	\$14,994.00
2.00	Understructures - Dempster Dino	\$2,245.00	\$4,490.00
2.00	40 Cubic Yard Standard Duty Rectangle Roll Off Container 22' Long - Floor: 7 gauge with 3" structural channels on 18" centers and 6" x 2" x 3/16" Structural Tubing Main Rails, Walls: 12 gauge with side columns on 24" centers and 3" x 4" x 11 gauge Top Rails, Primed and Painted any Standard Color	\$9,523.00	\$19,046.00
2.00	Understructures - Dempster Dino	\$2,245.00	\$4,490.00
1.00	Freight	\$1,558.00	\$1,558.00

Due to the volatility of the fuel and steel markets, prices are subject to change without notice.

Approximate Delivery: TBD

ITEM 8

QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
-----	-------------	------------	-----------

Quote expires 30 days from proposal date. Due to fluctuating materials and fuel charges, final price can change without notice. We appreciate the opportunity to work with you on this!

Subtotal	\$44,578.00
Federal Excise Tax	\$0.00
Sales Tax	\$0.00
TOTAL *	\$44,578.00

For orders under \$5,000 you may pay by credit card. Please visit
www.mawaste.com and select "Pay Bill"

*Terms and limitations apply, see Payment terms below

*Total does not include optional items

***F.E.T will be charged on all applicable items
unless current F.E.T Exemption form is on file.***

Any cancellation or modification of order will result in a 20% restocking charge to Buyer.



TERMS AND CONDITIONS

1. General

No terms or condition of Buyer's purchase order which is different from or in addition to Seller's terms and conditions set forth herein shall bind Seller unless expressly agreed to in writing by Seller's duly authorized representative. Buyer's acceptance of any offer made by Seller is expressly limited to the terms and conditions provided herein. Unless otherwise stated, Seller's quotation may be modified or withdrawn prior to acceptance, and in any event, shall expire after 30 days from its date. This order is not binding on MID-ATLANTIC WASTE SYSTEMS until officially approved. The said machinery, equipment and/or parts are ordered and will be purchased subject to written contract only, and are not affected by any verbal representations or agreements, nor is this order subject to cancellation by the Purchaser without the Seller's consent. Any cancellation or modification of order will result in a 20% restocking charge to Buyer.

2. Price and Payment

****Payments Accepted:** Cash, Checks, ACH & Wires. Credit Card payments above \$5,000 will incur a 3% fee.

(a) Prices quoted herein are exclusive of all taxes. Any taxes levied or which may become due, and other charges or assessments made by any taxing authority in connection with this contract or the sale, except those measured by Seller's net income, shall be the expense of the Buyer and shall be payable to Seller at or before such tax or other amount is due. When Buyer is entitled to exemption from any tax, Buyer shall furnish Seller with a tax exemption certificate acceptable to the taxing authorities.

(b) Interest at the rate of one and one-half per cent (1.5%) per month (18% per annum), or the maximum lawful rate allowable, will be charged, whichever is less, on all past due invoices. The undersigned agrees to pay all expenses, charges, costs and fees, including, without limitation, attorney's fees and expenses, of any nature whatsoever paid or incurred by, or on behalf of MID-ATLANTIC WASTE SYSTEMS, DIVISION OF THC ENTERPRISES, INC., in connection with any collection action brought hereunder. The invalidity of all or any part of any provision of this Agreement shall not render invalid the remainder of such provision or any other part of this Agreement.

(c) MID-ATLANTIC WASTE SYSTEMS, DIVISION OF THC ENTERPRISES, INC., shall retain ownership of and title to the above machinery, equipment and parts covered by this order until fully paid for in cash and until any note given in evidence of indebtedness, and any renewals thereof, have been fully paid. If any such note is not paid in full at its maturity, all other notes and obligations given in evidence of indebtedness hereof shall at once become due, and the said MID-ATLANTIC WASTE SYSTEMS, DIVISION OF THC ENTERPRISES, INC., shall have the right to take possession of said machinery wheresoever it may be situated and sell the same pursuant to the conditional sales statutes of the State of Maryland.

3. Delivery

(a) Delivery dates are estimated and not guaranteed by Seller and, in any event are conditioned upon receipt of all specifications and other data required to be furnished by the Buyer.

(b) If shipment or delivery is delayed because of an act or omission of the Buyer, payment shall be due upon notification by Seller that goods are ready for shipment. Buyer shall pay any additional charges including, but not limited to, cost of storage, handling, and insurance.

4. WARRANTY AND LIMITATIONS OF LIABILITY

ANY EXPRESS WRITTEN WARRANTY PROVIDED BY THE MANUFACTURER OF THE EQUIPMENT DESCRIBED IN THIS QUOTATION IS GIVEN IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SELLER SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM DEFECTIVE GOODS, SELLER'S NEGLIGENCE, BREACH OF WARRANTY OR CONTRACT, OR CLAIMS BASED UPON STRICT LIABILITY. IN NO EVENT SHALL SELLER BE LIABLE FOR CONSEQUENTIAL DAMAGES COMMERCIAL IN NATURE.

ITEM 8

5. Delays

Seller shall not be liable for the failure or delay in the performance of any term, condition, or obligation hereunder due to any cause beyond the Seller's control, including but not limited to Acts of God, acts of the Buyer, war, insurrections or riots, fires, floods, accidents, acts, orders or regulations of any government, inability to obtain necessary materials, services or facilities, strikes or other labor troubles.

6. Development Changes

Changes in design, specifications, construction or materials, may be made at Seller's discretion, and without Buyer's consent, where such changes do not materially affect price, delivery or guaranteed performance (if any) of the goods, or make unusable any other item of goods furnished hereunder.

7. Termination

No order may be terminated without Seller's written consent. Upon any termination Buyer shall pay reasonable termination charges, including but not limited to, manufacturing and sales costs, overhead, costs or goods and profit. Any cancellation or modification of order will result in a 20% restocking charge to Buyer.

8. Miscellaneous

This agreement shall be binding upon the successors and assigns of the parties. If any provision herein is found to be invalid as a matter of law or by public policy, it shall be considered severed from the remainder of the provisions which shall remain in full force and effect. This agreement shall be governed by the laws of the State of Maryland.

Equipment Purchase Agreement - [MUST BE COMPLETED OR A PURCHASE ORDER* MUST BE ATTACHED TO PROCESS ORDER]

PO attached ☐ **PURCHASE ORDER MUST INCLUDE BILLING INFORMATION, TAX STATUS AND EXEMPTION (IF APPLICABLE) TO BE ACCEPTED IN LIEU OF COMPLETING BELOW.

Sales Tax Status - MUST SELECT AN OPTION NOT EXEMPT ☐ TAX EXEMPT * ☐ * COPY OF TAX EXEMPTION ATTACHED

PLEASE NOTE: Tax exemption form is mandatory if the "Tax Exempt" box is checked, otherwise sales tax will be applied if supporting document is not provided. We are not able to remove sales tax once billed. It will be the customers responsibility to contact the state agency in order to request a refund.

Billing Information:

☐ CHECK IF SAME AS SOLD TO ABOVE. IF NOT, PLEASE FILL OUT BELOW.

BILL TO NAME(S): _____

NAME CONT.): _____

ADDRESS: _____

ADD CONT. _____

CITY _____ STATE _____ ZIP _____

EMAIL (where invoice is to be sent): _____

NOTE: Please read carefully. This quote becomes a sales order if signed by customer. Your order will be processed as written! Notify of any changes needed within five (5) days of signing. Financing available, subject to credit approval. I have read and understand the terms and conditions on this Order.

You are agreeing to be invoiced \$44,578.00 per quote RSSQ43289

X _____
Customer Approval to Process Order

Date

Thank you for the opportunity to earn your business!



Worcester County

Government Center

Department of Human Resources

One West Market Street, Room 1301

Snow Hill, Maryland 21863-1213

410-632-0090

Fax: 410-632-5614

STACEY E. NORTON
Human Resources Director

PAT WALLS
Deputy Director

To: Weston Young, Chief Administrative Officer
From: Stacey Norton, Human Resources Director
Date: September 8, 2025
Subject: Request to Change Part Time Rental License Coordinator to Full Time

We are requesting to convert the part time Rental License Coordinator position, G14/4, \$37,390 (1664 hours) to full-time, G14/4, \$46,738 annually.

This position was full time when the program started and was moved to part time in efforts to retain a valuable employee 11/21/21. There is a need to increase the hours to full-time so there is coverage Monday-Friday when the office is open.

In FY25, this position issued 469 short-term licenses, 481 long-term licenses, and 73 other license types. Short-term licenses are the most time-consuming because you must manually calculate bedroom sizes. Renewals on all types of licenses should be straightforward, but the quantity will increase in the next few months because February was when we issued most of the original licenses.

This will be an total over expenditure of \$11,305 (\$9,348 in salary expense and \$1,957 in benefit expense).

Attached is a summary of activity so far in FY 26.

Thank you for your consideration.

Attachment

Status Report - Rental Licenses (as of September 4, 2025)				
FY 2026				
New Applications Received (FY 2026)	66			
Renewal Applications Received (FY 2026)	118			
Total New Applications (FY 2025 - Static #)	313			
Total Renewal Applications (FY 2025- Static #)	710			
Total License Applications Received (FY 2026)	184			
Revenue Generated (FY 2025 - FY 2026)				
Total Revenue Generated (FY 2026)	\$37,610			
Total Revenue Generated (FY 2025 - Static #)	\$218,220			
License Applications by Type (FY 2026)				
	New App (FY 26)	Renewal App (FY26)	Total APP (FY26)	Previous Application Totals (FY 2025 Static #)
Short-term	22	36	58	469
Long-term	42	72	114	481
Roomers/Boarders	1	2	3	6
Mobile Home Parks		1	1	14
Hotel, Motel, Campground	1	4	5	17
Bed and Breakfast Establishments				0
Group Homes, Assisted Living Facilities (single operating entity)		1	1	1
Group Homes, Assisted Living Facilities (indiv. owned & rented units)		2	3	35
Total Licenses Received	66	118	184	1023
Total Licenses Received This Week				
	Applications	Renewals	Total	
	9	10	19	
*Please note that the format and categories of this chart have been adjusted to reflect FY 2026 Outputs and will continue through the end of this fiscal year. *				

Worcester County Job Opportunities

DEPARTMENT: DEPARTMENT OF DEVELOPMENT, REVIEW & PERMITTING
JOB TITLE: RENTAL LICENSE PROGRAM COORDINATOR
COMPENSATION: GRADE 14/STEP 1 \$20.91 HOURLY/\$43,493 ANNUALLY
 GRADE 14/STEP 4 \$22.47 HOURLY/\$46,738 ANNUALLY WITH EXPERIENCE

WORK LOCATION: WORCESTER COUNTY GOVERNMENT
 DEVELOPMENT, REVIEW, AND PERMITTING
 ONE W. MARKET STREET, SNOW HILL, MD 21863-1213

WORK SCHEDULE: MONDAY TO FRIDAY, 8:00AM TO 4:30PM, AND OTHER HOURS AS NEEDED

APPLICATION PERIOD: UNTIL FILLED

JOB SUMMARY: This individual will be responsible for all aspects of customer service and administrative work related to the rental license program. This includes the application and review process, investigations, customer service issues, and aid in public outreach. This individual will assist in making decisions of the Department regarding the application of policies and procedures in order to come to such resolutions. This person reports to the Zoning Administrator.

GENERAL REQUIREMENTS:

- Pre-employment background check and motor vehicle history
- Safety Sensitive position requiring drug & alcohol testing

ESSENTIAL JOB DUTIES AND RESPONSIBILITIES:

- Coordinates the county rental license program
- Responsible for processing applications and issuing County licenses/permits and other approvals as required by State and local laws and ordinances.
- Responsible for all correspondence, reports, minutes and schedules associated with such licenses and permits.
- Meets with the public and provides necessary information, directing them to appropriate individuals or board.
- Develops and executes plans to provide positive customer service experiences
- Develops and implements a plan of action to resolve valid concerns in a timely manner in consultation with the pertinent division administrators.
- Advises the Department Head of suggested changes in regulations, policies, procedures that would better serve the public while also accomplishing the regulatory objective.
- Researches and organizes data and attends meetings as requested by the Director.
- Complies with safety programs, procedures, training, fire drills, COOP plans, etc., and works safely
- Ensures confidentiality of information and records and complies with record retention schedule
- Adheres to the Worcester County Government Personnel Rules & Regulations.
- Performs other related duties as directed by the Zoning Administrator and Department Head.

QUALIFICATIONS AND SKILLS:

- High School Diploma with minimum of three years experience of recent land use regulatory experience.
- Must have math skills to calculate room sizes
- Ability to come to practical solutions for sometimes difficult problems in a timely manner.
- Must possess general knowledge of principles, practices, and objectives of zoning, planning, permits, and other land use regulations.
- Knowledge of all laws, regulations, and ordinances assigned to the Department for administration and enforcement.
- Knowledge of federal, state, and local planning and zoning programs

ITEM 9

- Good communication and organizational skills, including the ability to listen effectively and to express oneself clearly and succinctly, both in writing and verbally.
- Demonstrated ability for effective follow-up and measured outcomes on chosen courses of action
- Thorough and organized record keeping.
- Ability to express oneself accurately, clearly, and effectively, both in writing and verbally
- Ability to follow verbal and written instructions; keep records and logs; complete written forms; and to communicate effectively with the public and coworkers
- Ability to apply acquired knowledge to increasingly varied and complex tasks, perform duties independently and as part of a team, and complete assigned tasks by established deadlines
- Ability to establish and maintain harmonious working relationships using tact and discretion in dealing with the public exercising sound judgment
- Ability to work in a fast-paced environment with interruptions and in a timely manner
- Self-starter that takes initiative and has a sense of urgency
- Must have a team-oriented work ethic and ability to collaborate
- Advanced experience with Microsoft Office products.
- Munis software experience preferred.

SAFETY ANALYSIS:

(Rarely (<5% of the time), Occasional (5-25% of the time), Frequent (25-75% of the time); Constant (>75% of the time)

Sedentary work; Constant sitting, viewing; Frequent talking, hearing; Occasional pushing, pulling, carrying, lifting up to 10 lbs. No known significant hazard risk.

OFFICE OF THE STATE'S ATTORNEY FOR WORCESTER COUNTY

Kristin Heiser
State's Attorney



106 Franklin Street
Snow Hill, MD 21863

Circuit Court Division (410) 632-2166
Fax (410) 632-3250
www.worcestersao.com

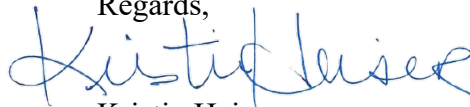
District Court Division (410) 632-2177
Fax (410) 632-2175
sao@co.worcester.md.us

September 10, 2025

Worcester County Commissioners
1 West Market Street
Snow Hill, Maryland 21863

Dear Commissioners:

I am requesting that the current Administrative Services Coordinator position at the Office of the State's Attorney be converted to an Administrative Supervisor position and reclassified from Grade 14 to a non-classified position. This position is part of the executive leadership team at the Office that was approved during FY 24 and it requires a salary adjustment to \$70,000 in order to continue successful operations with a qualified candidate. I would be happy to answer any related questions in a closed session. Your consideration of this request and ongoing support for our mission is much appreciated.

Regards,

Kristin Heiser

Office of the State's Attorney for Worcester County Job Opportunities

Department: Office of the State's Attorney

Job Title: Administrative Services Supervisor

Compensation: GRADE 14 /STEP 10 \$25.85 HOURLY/\$53,768 to NON-CLASSIFIED/\$70,000
ANNUALLY
*SALARY IS COMMENSURATE WITH EXPERIENCE

Work Location: Office of the State's Attorney, 106 Franklin St. Snow Hill, MD 21863

Work Schedule: Monday to Friday, 8:30am -4:30pm

Application Period: Until Filled

Job Summary: The Administrative Services Coordinator is a highly skilled position which will provide direct support and executive assistance to the State's Attorney, supervise support staff employees and coordinate general office administrative operations, both inter-agency and internally. The Administrative Services Coordinator will report directly to the State's Attorney.

General Requirements:

Pre-employment background check

Essential personnel and subject to emergency call-back with little or no notice

Essential Job Duties and Responsibilities:

HR Liaison

Assist the State's Attorney in the hiring process

Assist staff with payroll and submission of time sheets

Coordinate mandated performance evaluations and staff meetings

Assist with all HR needs at the pleasure of the State's Attorney

IT Liaison

Assist staff with computer needs as necessary

Submit IT Help Desk Tickets as needed by staff

Assist with all IT needs at the pleasure of the State's Attorney

Budget Liaison

Assist the State's Attorney in yearly County budget process

Coordinate with County Administration to submit budget documentation

Evaluate and address budgetary concerns of the State's Attorney by consistently monitoring all contracts and expenditures of the Office

Assist with the annual budget formulation and presentation

Assist with the budget at the pleasure of the State's Attorney

Finance Liaison

Responsible for submitting accounts receivable and accounts payable

Responsible for entering invoices into New World

Responsible for grant funding reporting requirements, data and statistics, and submitting grant reimbursement requests

Assist with Office finances at the pleasure of the State's Attorney

Policies and Procedures Liaison

Assist with the creation, maintenance and updating of policies and procedures

Assist with policies and procedures at the pleasure of the State's Attorney

Supplies Coordinator

Conduct regular inventory of office supplies, vehicles and equipment

Order, maintain, issue and replace and track supplies, uniforms and equipment

Bid out and research the best quality and priced supplies, uniforms, equipment

Conduct other office management activities as directed by the State's Attorney

Website/Social Media/Meeting Support

Maintain and consistently update all internal Office forms and case management system

Assist in creating visual aids, manuals, handbooks, press releases etc.

Update and maintain the Office's website

Update and maintain the Office's social media accounts

Assist in preparing for community events, public appearances and court appearances

Completes assigned tasks accurately and by established deadlines

Supervises support staff employees and cross trains and backs up other staff as needed

Establishes and maintains pleasant working relationships with co-workers, elected and appointed officials, and the general public using tact, discretion, sound judgment, and professionalism

Complies with safety programs, procedures, training, fire drills, COOP plans, etc., and works safely

Ensures confidentiality of information and records and complies with record retention schedule

Adheres, supports, and enforces Worcester County Government Personnel Rules & Regulations

Perform other duties as assigned by the State's Attorney

Qualifications and Skills :

Prior experience working in the criminal justice system or working in a law firm preferred

Prior experience using MDEC, Maryland Courts' Electronic Filing system preferred

Prior experience in accounting/bookkeeping preferred

Ability to learn and adapt to new technology quickly and without frequent instruction

Excellent research skills

Must possess a valid Maryland driver's license

Advanced internet, social media, email, software and database systems experience

Advanced ability to write policies, contracts, speeches, formal presentations, technical legal documents, grants and correspondence

Excellent communication skills and attention to detail

Creative thinker and pro-active problem solver

Ability to anticipate future needs of the Office and operate autonomously and without frequent instruction

Ability to work quickly to meet strict deadlines

Ability to work in a busy office environment

Safety Analysis:

(Rarely (<5% of the time), Occasional (5-25% of the time), Frequent (25-75% of the time); Constant (<75% of the time)

Sedentary work; Constant sitting, viewing; Frequent talking, hearing; Occasional pushing, pulling, carrying, lifting up to 20 lbs. No known significant hazard risk.

Worcester County Government Benefits Information

Worcester County Government offers its employees a comprehensive benefits package, including medical, dental, and vision insurance, paid time off, holidays, retirement plans, and much more! To learn more details about our full range of benefits, please view our Benefits Guide at

<https://www.jobs.worcestermd.gov>.

Paid Time Off

Full time employees can accrue up to 248 hours of paid time off in the first year of employment starting on the first full pay period. This includes up to 80 hours of vacation, up to 120 hours of sick, and up to 48 hours of personal leave. The accrual for vacation increases after 6 years and 11 years. Unused vacation and sick leave can be rolled over annually as outlined in the policy details. Full time employees are granted 14 paid holidays in calendar year 2025.

Medical Benefits

Full time employees are eligible for medical, dental, vision, flexible spending account(s), and AFLAC voluntary plans on the first day of the month after date of hire. Please visit our on-line Benefits Guide at the link above for additional details about the plans, co-pays, and premiums.

Full time employees are eligible for county paid life insurance and long-term disability insurance on the first day of the month following six months of employment.

Retirement

All employees budgeted for 500 hours, or more will automatically participate in Maryland State Retirement effective on the date of hire, if not already retired from a Maryland State Retirement system. All employees are eligible to participate in a deferred compensation plan that offers pre-tax and ROTH contribution options. The county provides a \$1 for \$1 match of employee's contributions up to a maximum of \$1,000 per fiscal year as outlined in the plan documents.

Part Time Employees

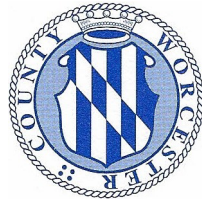
Part time employees are eligible to participate in the deferred compensation plan on the first day of the month after date of hire. Part time employees are eligible to earn 1 hour for every 30 hours worked of sick leave (up to 64 hours). Sick leave can be taken after a 106-day waiting period.

Extras for All Employees

All employees are eligible to use the Fitness Room at the Worcester County Recreation Center at no cost. All employees have access to an Employee Assistance Program that provides telephone consultations and up to 3 face-to-face visits per year. All employees are eligible for SECU credit union membership.

For more information, please view our Benefits Guide at <https://www.jobs.worcestermd.gov> or call Human Resources at 410-632-0090.

TEL: 410-632-5623
 FAX: 410-632-1753
 WEB: co.worcester.md.us



Worcester County
DEPARTMENT OF PUBLIC WORKS
 6113 TIMMONS ROAD
 SNOW HILL, MD 21863

DALLAS BAKER JR., P.E.
 DIRECTOR

CHRISTOPHER CLASING, P.E.
 DEPUTY DIRECTOR

MEMORANDUM

TO: Weston Young P.E., Chief Administrative Officer
 Candace Savage, CGFM, Deputy Chief Administrative Officer
FROM: Dallas Baker Jr., P.E., Director
DATE: September 8, 2025 *Dallas Baker Jr*
SUBJECT: Request to Purchase Sewer Capacity from Ocean City

Public Works is seeking Commissioner approval for Worcester County to purchase an additional 170,000 gallons per day (gpd) of sewer capacity from the Town of Ocean City. The County currently has an agreement that permits an average daily flow of 1,000,000 gpd to be transmitted via an existing force main under Isle of Wight Bay. This proposed purchase would require an amendment to the Facilities Transfer Agreement to increase the County's total allocation to 1,170,000 gpd.

The additional capacity is intended to serve the Landings Sewer District (100,000 gpd) and the Assateague Point Sewer District (70,000 gpd), with a 15% safety factor included. Acquiring this capacity from Ocean City could save the County an estimated \$28–\$30 million by avoiding major infrastructure upgrades in those two areas.

Background – Landings Wastewater Treatment Plant (WWTP)

As the Commissioners are aware, the Landings WWTP is currently offline. The plant was originally deactivated due to economic concerns in the early 2000s. At that time, the Landings Sewer District lacked a sufficient customer base to offset the plant's high operating costs, resulting in unreasonably high utility bills for residents. After the plant was shut down, flows were rerouted to the Mystic Harbour WWTP. (Flows were originally sent to Assateague, then Mystic when the force main was completed).

With increased development in the Bayside Landings subdivision, Public Works recently assessed the feasibility of reactivating the Landings WWTP. However, testing revealed that the plant's injection wells can only handle 36,000 gpd, significantly less than the 100,000 gpd treatment capacity. As a result, the Maryland Department of the Environment (MDE) formally reduced the plant's disposal permit to 36,000 gpd.

Cost Estimates for Recommissioning Landings WWTP

Public Works has explored various options for increasing disposal capacity at the Landings site. The estimated cost for making the plant operational again is approximately \$10 million, broken down as follows:

- \$6.5 million: Construction of a pipeline to convey treated effluent to a nearby golf course for spray irrigation.
- \$3.5 million: Acquisition of land and construction of a holding lagoon to manage winter effluent storage when spray irrigation is not permitted.
- \$400,000: Procurement of materials, new membranes, and treatment chemicals.
- Staffing: Three new wastewater plant operators would be required, as the original positions were eliminated after the plant was decommissioned.

Assateague Point WWTP Considerations

The Assateague Point WWTP currently operates as a basic lagoon system with aeration and chlorine treatment, discharging to a forested spray field. However, MDE has recently signaled a need for the plant to be upgraded to Enhanced Nutrient Removal (ENR) standards, which would allow for the reduction of Nitrogen and Phosphorus in the effluent.

For comparison, an ENR upgrade at a similar facility in Oxford, Maryland, completed in 2022, cost:

- \$2 million for design and construction administration
- \$16 million for construction

An ENR system is more complex to operate and would require the hiring of additional certified wastewater operators.

Integration with Mystic Harbour and West Ocean City Systems

Both the Landings and Assateague Point sewer districts are already connected to the Mystic Harbour sewer system, which ultimately discharges to the Ocean City WWTP via a permitted redirection of treated effluent to the West Ocean City (West OC) system. Specifically, West OC Pump Station No. 1 conveys flows to Ocean City's collection system.

Should the County proceed with purchasing additional capacity, Public Works recommends modifying the existing piping infrastructure to allow direct conveyance from Landings and Assateague Point to the West OC system—bypassing the Mystic Harbour WWTP. These revisions are projected to cost approximately \$1 million and would improve system efficiency while reducing operational dependency on Mystic Harbour.

Recommended MOU Revisions

Public Works also recommends updating the current Memorandum of Understanding (MOU) between the County and the Town of Ocean City. At present, the MOU specifies that only treated effluent from the Mystic Harbour WWTP may be discharged into the Ocean City system.

While this is standard practice 95% of the time, maintenance or emergency bypass events occasionally require raw sewage to be diverted. In these rare cases, MDE has issued citations and fines—even though the raw sewage is immediately sent to and treated at the Ocean City WWTP without any environmental release or exposure risk.

Revising the MOU language to allow temporary bypasses during maintenance would prevent future citations and allow for necessary repairs without adding the burden of fines to the County's operational costs.

Estimated Purchase Costs from Ocean City

Using general Consumer Price Index data, the estimated increase from 2000 to 2025 is approximately 80 to 90 percent. This would place the adjusted cost in the range of \$779,000 to \$823,000. However, this method does not fully capture the cost pressures unique to infrastructure, such as rising prices for materials, labor, and regulatory compliance.

For a more accurate estimate, historical trends were used from wastewater infrastructure cost indices, which suggest a multiplier between 2.5 and 3.0 over this period. This results in the following:

- At 2.5 times the original cost, the adjusted value is approximately \$1,082,725
- At 3.0 times the original cost, the adjusted value is approximately \$1,299,270

This places the 2025 equivalent cost between \$1.08 million and \$1.3 million. These figures are more reflective of actual construction and rehabilitation costs in the wastewater sector.

Conclusion

The proposed purchase of additional sewer capacity from Ocean City presents a cost-effective, environmentally sound, and operationally sustainable solution for meeting the needs of the Landings and Assateague Point sewer districts. Public Works recommends proceeding with this capacity increase, modifying the existing infrastructure as described, and updating the MOU to reflect operational realities.

Please let me know if there are any questions.

CC: Bob Mitchell
Jen Keener
Roscoe Leslie
Quinn Dittrich
Chris Clasing
Tony Fascelli



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

TO: Weston S. Young, Chief Administrative Officer
FROM: Jennifer K. Keener, AICP, Director
DATE: September 4, 2025
RE: Approved Private Road Request – The Elms RPC, West Ocean City

The Department has received a request from Steve Engel, Vista Design, Inc., on behalf of his client, Ocean 8 Group, LLC, to establish approved private roads within the proposed Elms Residential Planned Community (RPC), Tax Map 26, Parcel 445, Lot 1B, West Ocean City Maryland to serve a twenty (20) lot townhouse development. The project is located on the easterly side of MD Route 611 (Stephen Decatur Highway), immediately south of the Green Turtle restaurant. To develop the project as fee simple lots, the internal driveways must be designated as approved private roads pursuant to § ZS 1-123.

Therefore, I am requesting the County Commissioners' consideration of the following:

1. To establish approved private roads, pursuant to § ZS 1-123.
2. To approve the road standard requested by the applicant.

The roads are proposed to be built to a proposed road standard which is illustrated on Sheet C 201 of the attached construction plans associated with this subdivision. The right-of-way of all roads is 38', with 24' wide paving surface. Sidewalks are proposed on both sides of the lane, within the right-of-way. Alm Lane, Orme Lane and Aria Lane consist of approximately 430 linear feet, 335 linear feet and 309 linear feet respectively. The developer shall be responsible for all construction and inspection costs, and all future maintenance costs shall be the responsibility of the homeowner's association. A draft resolution is attached should the County Commissioners approve this request.

This information was provided to the Roads Division, Department of Public Works; Department of Emergency Services; Worcester County Fire Marshal; and the local fire departments. The Planning Commission reviewed the request at their meeting on September 4, 2025, and provided a favorable recommendation.

The County Commissioners are not required to hold a public hearing on this request but may do so where they feel the proposal shall have an impact on the public generally. In my opinion, this request does not meet that test, nor have similar applications been the subject of a public hearing.

As always, I will be available to discuss the matter at your upcoming meeting.

RESOLUTION NO. 25-____**RESOLUTION APPROVING PRIVATE ROADS
FOR OCEAN 8 GROUP, LLC**

WHEREAS, the Worcester County Commissioners received a request from Vista Design, Inc. and Ocean 8 Group, LLC for approval of certain private roads and a certain road construction standard within The Elms Residential Planned Community (RPC). The roads will serve twenty townhouse units within the RPC located on the easterly side of MD Route 611 (Stephen Decatur Highway), south of Sunset Avenue, in Worcester County Maryland, with said road construction standards shown on the plan attached hereto and made a part hereof said The Elms RPC; and

WHEREAS, The Elms minor RPC received Step I approval from the Planning Commission on November 2, 2023; and

WHEREAS, in accordance with the provisions of § ZS 1-123 (Approved private roads) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, the Worcester County Planning Commission reviewed and favorably recommended approval of the proposed approved private road designation and road construction standard at its meeting of September 4, 2025; and

WHEREAS, the County Commissioners reviewed the request at their meeting of September 16, 2025 and considered its relationship to existing and planned public roads of the County; the nature of the area to be served by the road; the desirability or necessity of public access to the areas to be served by the road; whether or not the construction and maintenance of the road is financially feasible; the proposed construction and maintenance standards; and the proposed maintenance plan and find that the use of the Approved Private Road in this situation is warranted.

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland, that the request for the establishment of the approved private roads and the associated construction standard proposed by Vista Design, Inc. and Ocean 8 Group, LLC as described herein is hereby approved.

AND, BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this 16th day of September, 2025.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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ZONING DIVISION
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ADMINISTRATIVE DIVISION
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TECHNICAL SERVICES DIVISION

MEMORANDUM

TO: Worcester County Planning Commission
FROM: Jennifer K. Keener, AICP, Director
DATE: August 26, 2025
RE: Approved Private Road Request –The Elms RPC, West Ocean City

The Department has received a request from Steve Engel, Vista Design, Inc., on behalf of his client, Ocean 8 Group, LLC, to establish approved private roads within the proposed Elms Residential Planned Community (RPC), Tax Map 26, Parcel 445, Lot 1B, to be identified as Alm Lane, Orme Lane and Aria Lane in West Ocean City Maryland. The project is located on the easterly side of MD Route 611 (Stephen Decatur Highway), immediately south of the Green Turtle restaurant. To develop the project as fee simple lots, the internal driveways must be designated as approved private roads pursuant to § ZS 1-123.

The Planning Commission has previously reviewed this project consisting of twenty townhouse units as a minor RPC under the Step I Concept Plan review on November 2, 2023. The project is currently in the construction plan and final plat stage of review.

The roads are proposed to be built to a proposed road standard which is illustrated on Sheet C 201 of the attached construction plans associated with this subdivision. The right-of-way of all roads is 38', with 24' wide paving surface. Sidewalks are proposed on both sides of the lane, within the right-of-way. Alm Lane, Orme Lane and Aria Lane consist of approximately 430 linear feet, 335 linear feet and 309 linear feet respectively. The developer shall be responsible for all construction and inspection costs, and all future maintenance costs shall be the responsibility of the property owner's association.

This information was provided to the Roads Division, Department of Public Works; Department of Emergency Services; Worcester County Fire Marshal; and the local fire departments. No formal comments were received. Overall, staff supports the proposal as requested.

Before this request is forwarded to the County Commissioners, the Planning Commission must provide a recommendation, either favorable or unfavorable. As always, I will be available to discuss the matter at your upcoming meeting.



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ZONING DIVISION
BUILDING DIVISION
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TECHNICAL SERVICES DIVISION

MEMORANDUM

TO: Kevin Lynch, County Roads Superintendent, DPW
Matt Owens, Worcester County Fire Marshal/ Director, Dept. of Emergency Services
Jay Jester, Fire Chief, Ocean City Volunteer Fire Department
Andrew Grunden, Fire Chief, Berlin Fire Company

FROM: Jennifer K. Keener, AICP, Director

DATE: August 4, 2025

RE: Approved Private Road Request – The Elms RPC, West Ocean City

The Department has received a request from Steve Engel, Vista Design, Inc., on behalf of his client, Ocean Group 8, LLC, to establish approved private roads within the proposed Elms Residential Planned Community (RPC), Tax Map 26, Parcel 445, Lot 1B, to be identified as Alm Lane, Orme Lane and Aria Lane in West Ocean City, Maryland. The project is located on the easterly side of MD Route 611 (Stephen Decatur Highway), immediately south of the Green Turtle restaurant. To develop the project as fee simple lots, the internal driveways must be designated as approved private roads pursuant to § ZS 1-123.

I am requesting your feedback on the attached road design, which are illustrated on Sheet C 201 of the attached construction plans associated with this subdivision. The right-of-way of all roads is 38', with 24' wide paving surface. Sidewalks are proposed on both sides of the lane, within the right-of-way. Alm Lane, Orme Lane and Aria Lane consist of approximately 430 linear feet, 335 linear feet and 309 linear feet respectively.

The developer shall be responsible for all construction and inspection costs, and all future maintenance costs shall be the responsibility of the property owner's association.

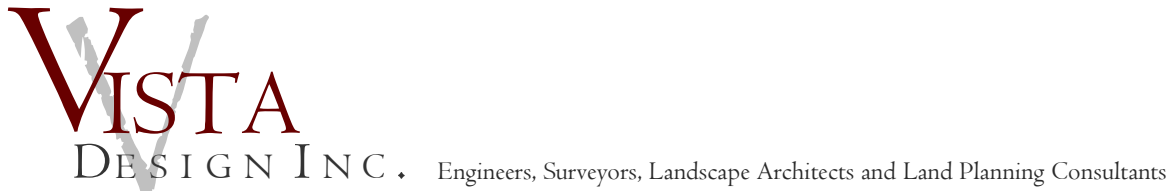
Please provide comments by **Friday, August 22, 2025**, so that this can be reviewed by the Planning Commission at their meeting of Thursday, September 4, 2025. Before this request is forwarded to the County Commissioners, the Planning Commission must provide a recommendation, either favorable or unfavorable. Your feedback is helpful in their decision-making process.

If you have any questions or comments, please do not hesitate to reach me at (410) 632-1200, ext. 1123 or via email at jkkeener@worcestermd.gov.

Subtitle ZS1:I. General Provisions

§ ZS 1-123. Approved private roads.

- (a) Application. Proposals for approved private roads shall be made by petition to the County Commissioners. The petition must be signed by all record owners of all lands to be served by the proposed road. In the event that the proposal is in conjunction with a map amendment or residential planned community application, the petition may accompany the map amendment application, residential planned community application or application for public easement road designation. Every petition shall be in a form prescribed by the County Commissioners and shall be accompanied by a plat, drawn to scale, showing property lines, the existing and proposed district boundaries, the general location of the proposed private road, the construction and maintenance standards of the proposed private road and such other information as the County Commissioners may deem appropriate in order to properly review the petition. The petition shall include information as to the proposed method of payment for maintenance of the road and assurances to the County Commissioners that such road shall be properly maintained so long as necessary.
- (b) Planning Commission review. The County Commissioners shall refer the petition to the Planning Commission for its review and report. The Planning Commission shall review the petition at a regularly scheduled meeting and shall provide the applicant with an opportunity to be heard.
- (c) Planning Commission report. After receipt of the Planning Commission's report, the County Commissioners shall schedule a meeting with the applicant, at which time the applicant shall have the opportunity to provide additional information or to answer questions with regard to the proposal. The County Commissioners may but shall not be required to hold a public hearing with respect to the application in such cases where the County Commissioners determine that the approval of the private road shall have an impact on the public generally.
- (d) Criteria. The County Commissioners shall, in making a determination as to whether or not to approve the private road, consider the following:
- (1) Its relationship to existing and planned public roads of the County.
 - (2) The nature of the area to be served by the road.
 - (3) The desirability or necessity of public access to the areas to be served by the road.
 - (4) Whether or not the construction and maintenance of the road is financially feasible.
 - (5) Proposed construction and maintenance standards.
 - (6) The proposed maintenance plan.
- (e) Determination. The County Commissioners shall, by resolution, approve or disapprove the proposed private road. In the event that the road is approved, the resolution shall be recorded among the land records of Worcester County, Maryland, and be indexed at the expense of the applicant under the name of all property owners served by the road.
- (f) Plats and covenants. Any plats showing an approved private road shall contain an appropriate notation indicating that the road is an approved private road and the date or recording reference of the resolution. The County Commissioners may, as a condition to approval, require a recorded deed covenant running with the land, in such form as may be satisfactory to the County Commissioners, indicating and acknowledging the existence of the approved private road and establishing a procedure for collection of fees for maintenance thereof.
- (g) Construction and maintenance standards. The County Commissioners may, by resolution, establish or adopt construction and maintenance standards for approved private roads.



August 1, 2025

Mrs. Jennifer Keener, AICP
Director
Dept. of Development, Review and Permitting
One West Market Street, Room 1201
Snow Hill, MD 21863

Ref: The Elms, Request for approval for Private Roads

At the request of Ocean 8, LLC we hereby submit this letter and attached construction documents to request County Commissioners approval for the non-standard private roads within "The Elms" Residential Planned Community (RPC) located along Maryland Route 611 in West Ocean City.

All roads within the RPC have been designed with 12' travel lanes (24' wide total wearing surface), 24' wide roll curb and gutter with 5' wide sidewalks. The travel lanes designed exceed the 10.5' wide travel lane set forth within the private road standards of Worcester County. There is a single state highway entrance from Maryland Route 611 with a second connection off the commercial entrance to the Green Turtle Restaurant to the north.

All private roads within the community will be maintained by the homeowner's association, and as stipulated as part of the site plan approval, there shall be "no parking" along the private lanes.

The private lanes are described as follows and as shown within the attached construction documents.

Alm Lane - +/- 430 lineal ft.
Orme Lane - +/- 335 lineal ft.
Aria Lane - +/- 309 lineal ft.

As discussed, construction is scheduled to begin mid-September and therefore respectfully ask this request to be processed as quickly as possible.

As always, should you have any questions regarding this matter please do not hesitate to contact our office accordingly.

Sincerely,

Steve Engel, RLA
Vista Design Inc.

11634 Worcester Highway Showell, Maryland 21862
ph. 410-352-3874 fax 410-352-3875 email vista@vistadesigninc.com

SITE DATA

OWNER
Ocean Eight Group, LLC
9804 Winding Trail Dr.
Ocean City, MD 21842
Contact: Mr. Tauhid Islam
Ph: 443-373-1789
Email: islam.tauhid@icloud.com

CONSULTANT
Vista Design, Inc.
Contact: Steve Engel, R.L.A.
11634 Worcester Highway
Shovel, Maryland 21862
Phone: (410) 352-3874
Fax: (410) 352-3875

SITE INFORMATION

Tax Map: 0026
Parcels:
0445 Lot 1B
0445 Lot 2A
0432 Lot E1
Zoning:
R-4 General Residential District
R-4 General Residential District
R-4 General Residential District

Parcel 0445 Lot 1B was Rezonned to, R-4 General Residential District, per Zoning Reclassification Resolution No. 23-15 on June 20, 2023.

Existing Land Use: Vacant Lands
Proposed Land Use: Townhouse Units
Minor Residential Planned Community (RPC)

Site Area:
Parcel 0445, Lot 1B ±3.29 Ac
Parcel 0445, Lot 2A ±2.50 Ac
Parcel 0432, Lot E1 ±0.63 Ac
Total ±6.42 Ac

Limits of Disturbance ±247,663 Sf / 5.68 Ac

Max Allowable Density: 51 Units (8 Units per Acre)
Proposed Density: 20 Units (3.11 Units per Acre)
Max Bldg. Height: 4 Stories or 45'

Interior Units: Min 18'
End Units: Min 24'
Min. Lot Size: 2,000 Sf

Site Setbacks:
Front: 50' (Along MD Route 611)
Side: 15' (Along Fishermans Drive)
Rear: 8' (Each)
15'

Unit Setbacks:
Front: 20'
Sides: 5'
Rear: 10'

The subject property is located in the Sinepuxent Bay Watershed, Watershed No. 02130104

OPEN SPACE

Required:
Common Open Space: None Required
Provided:
Common Open Space: ±2.89 Ac
Active Open Space: ±0.20 Ac

WATER & SEWER PROVIDER

Mystic Harbour Sanitary Service Area
Required:
• One (1) EDU / Unit = 20 EDUs
Existing:
• Twenty (20) EDUs of water and sewer allocated from the Mystic Harbour Sanitary Service Area

NON-TIDAL WETLANDS

Per an onsite visit and investigation by Coastal Compliance Solutions, Inc. on 12/13/2022, there are no Tidal or Non-Tidal Wetlands within the project boundary.

FLOOD ZONE

This property is Located Within Flood Zone X Per FEMA Map # 24047C080H, Dated July 16, 2015

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Development Area (IDA) and is non-waterfront. Any and all proposed activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle 1 (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

PROPOSED LAND USE

Site Area:
Area within the Critical Area (IDA) ±6.42 Ac
Limits of Disturbance ±5.68 Ac

EXISTING LAND USE:
Existing Impervious (Asphalt/Gravel) ±0.26 Ac
Vegetation ±0.57 Ac
Grass / Open Space ±5.59 Ac
TOTAL EXISTING ±6.42 Ac

PROPOSED LAND USE:
Townhomes, Driveways & Decks ±0.74 Ac
Asphalt Drives, Curb & Sidewalks ±0.86 Ac
Grass / Open Space ±4.75 Ac
Existing Impervious (Green Turtle) ±0.07 Ac
TOTAL PROPOSED ±6.42 Ac
TOTAL PROPOSED IMPERVIOUS ±1.67 Ac

OFF STREET PARKING REQUIREMENTS

REQUIRED:
Townhomes: 2 per Unit (min) 2.5 per Unit (max)
20 Units: 40 Spaces (min) 50 Spaces (max)

PROPOSED:
(2) Driveway Spaces per Unit: 40 Spaces
TOTAL: 40 Spaces

FOREST CONSERVATION STATEMENT

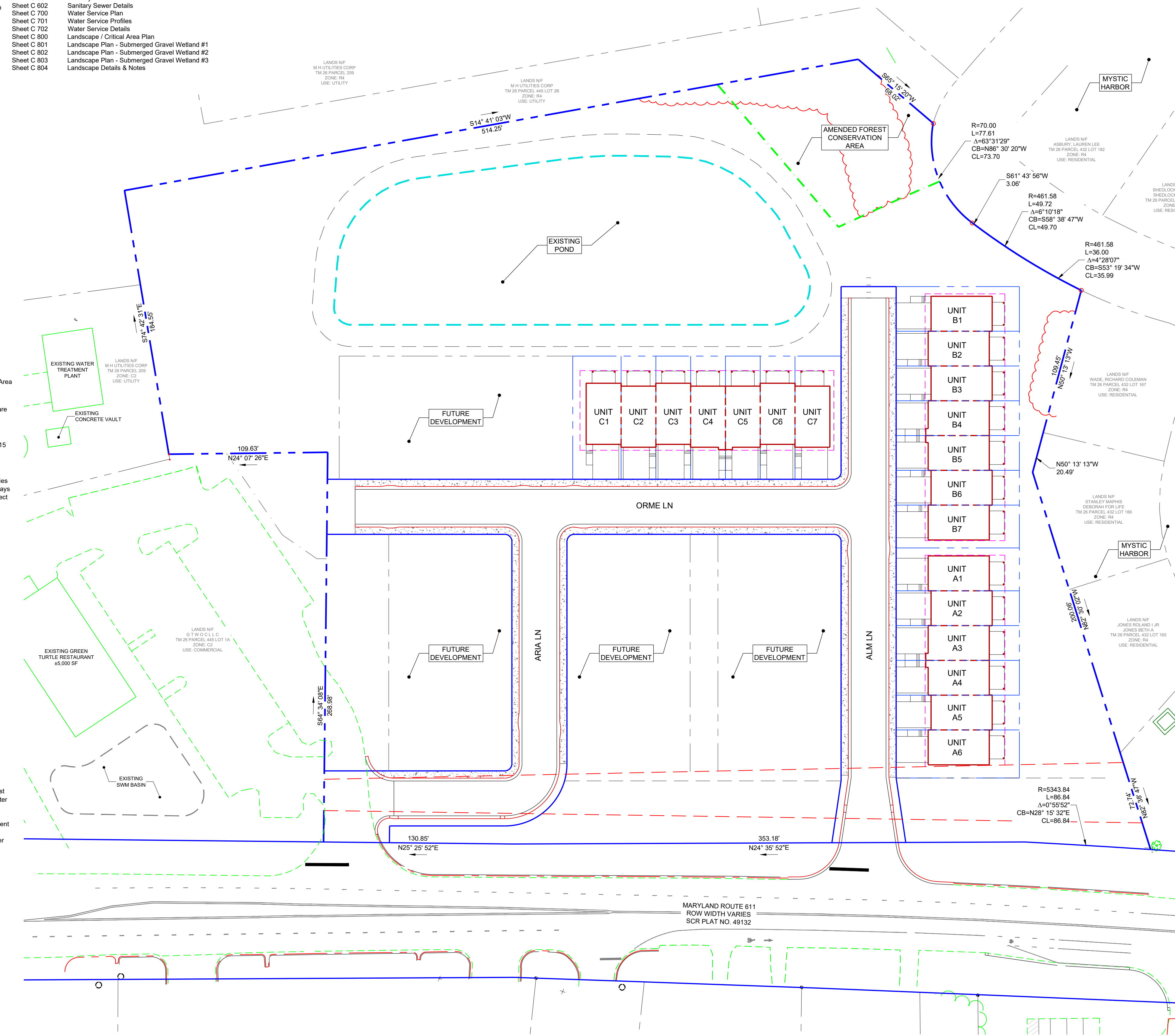
This site is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan No. 24-09. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. Any future approval of this site for a regulated activity shall be subject to the County Forest Conservation Law. A Forest Conservation Easement Plan has been approved and is on file with the Department of Environmental Programs. A Short Term Management Plan and Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plan in the Land Records of Worcester County, Maryland.

CIVIL SHEET INDEX

Sheet G 001: Cover Sheet
Sheet C 100: Existing Conditions
Sheet C 200: Site Plan
Sheet C 201: Site Plan Details
Sheet SWM 300: Existing Stormwater Management
Sheet SWM 301: Proposed Stormwater Management
Sheet SWM 302: Stormwater Management Details
Sheet SWM 303: Storm Drain Plan
Sheet SWM 304: Storm Drain Profiles
Sheet SWM 305: Storm Drain Profiles
Sheet SWM 306: Storm Drain Profile & Schedules
Sheet C 400: Erosion & Sediment Control Plan
Sheet C 401: Erosion & Sediment Control Details/Notes
Sheet C 500: Road / Grading Plan
Sheet C 501: Road Profiles
Sheet C 600: Sanitary Sewer Plan
Sheet C 601: Sanitary Sewer Profiles
Sheet C 602: Sanitary Sewer Details
Sheet C 700: Water Service Plan
Sheet C 701: Water Service Profiles
Sheet C 702: Water Service Details
Sheet C 800: Landscape / Critical Area Plan
Sheet C 801: Landscape Plan - Submerged Gravel Wetland #1
Sheet C 802: Landscape Plan - Submerged Gravel Wetland #2
Sheet C 803: Landscape Plan - Submerged Gravel Wetland #3
Sheet C 804: Landscape Details & Notes

THE ELM'S LUXURY TOWNHOME COMMUNITY

WEST OCEAN CITY, MARYLAND
MINOR RESIDENTIAL PLANNED COMMUNITY - STEP II



GENERAL NOTES

- All work required by these documents (drawings and specifications) shall be new. Wherever the word "proposed" is used it is considered to be interchangeable with the word "new" and is included in the required work.
- The contractor shall examine a copy of said plan(s) and visit the site in order to determine, to his/her satisfaction the quantities of work required to be performed.
- All materials and methods of construction shall conform to these drawings and specifications and to all applicable Federal, State of Maryland, and Worcester County requirements.
- Any discrepancies between the information provided on these plans and the existing site conditions shall immediately be brought to the attention of the owner and engineer.
- The contractor assumes responsibility for any deviations from the drawings and specifications.
- The contractor shall field verify all elevations and pipe inverts prior to construction.
- The contractor shall provide necessary stakeout of the line and grade for the construction.
- No information regarding depth to any temporary of permanent ground water table is provided on these drawings. The contractor shall investigate to his satisfaction the site conditions regarding depth to ground water. Generally, piping, trench and structure construction shall be executed in a de-watered state, consistent with good construction practice. All excavations for manholes and other chambers shall be continually de-watered until the back-fill operation has been completed.
- Contractor to contact the Worcester County Department of Environmental Programs at 410-632-1220 to schedule a Pre-Construction meeting at least 48 hours prior to commencing any site work. **Failure to do so may result in a "Stop Work" order.**
- The contractor shall notify the following parties, three (3) days prior to beginning any work shown on these drawings:
 - Tauhid Islam (Ocean Eight Group, LLC) 443-373-1789
 - Miss Utility 1-800-282-6555
 - Vista Design, Inc. 410-352-3874
 - Worcester Soil Conservation District 410-632-3464 ext. 3

The contractor shall be responsible for the means and methods resulting from any earth moving and/or temporary stockpiling of earth or other materials on site.

- These drawings, the design, and construction features disclosed are proprietary to Vista Design, Inc. and shall not be altered or reused without their written permission. Copyright, latest date here on.
- No construction shall begin until a pre-construction meeting is held between the contractor, owner, engineer & the Worcester County Permit Coordinator.
- The contractor and owner shall provide supervision and certification of all construction of Stormwater Management practices the provide infiltration and filtering, by a Professional Engineer duly licensed in the State of Maryland.
- There are no steep slopes within the limits of disturbance.
- There are no streams or stream buffers within the limits of disturbance.
- There are no highly erodible slopes within the limits of disturbance.
- There are no springs, seeps or intermittent streams within the limits of disturbance.
- Fire Lanes shall be provided at the start of a project and shall be maintained throughout construction. Fire lanes shall be not less than 20 ft. in unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft. 6 in. of vertical clearance. Fire lane access roadways must be established prior to construction start of any structure in the project. Failure to maintain roadways throughout the project will be grounds to issue stop work orders until the roadway access is corrected.

CERTIFICATION STATEMENTS

- All phases of Stormwater Management calculations, structure design and construction will adhere to current Worcester County Code and Stormwater Ordinance. Maryland standards and specifications for Stormwater Management plan for this site.
- All information set forth in this plan accurately conveys this site's conditions to the best of my knowledge.
- All structural devices for Stormwater Management will be protected by proper soil erosion and sediment control devices until all contributing areas have passed final stabilization inspection.
- Upon completion of the project, an as-constructed survey, Notice of Construction Completion (NOCCO), and Letter of Certification must be submitted to the County, except individual single family dwellings. Once review is complete and approved, a Certificate of Occupancy can be issued.
- The Contractor and Owner shall provide supervision and certification of all construction of Stormwater Management practices that provide infiltration and filtering, by a Professional Engineer duly licensed in the State of Maryland.

Tauhid Islam - Ocean Eight Group, LLC 06/26/25
DATE

Chairperson - Worcester County Planning & Zoning DATE

SIGNATURE PANEL

As the Property Owner/Developer, I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved Site Plan and I understand that I cannot allow the property of buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development Review and Permitting.

Tauhid Islam - Ocean Eight Group, LLC 06/26/25
DATE

Chairperson - Worcester County Planning & Zoning DATE

DIVISION OF PUBLIC WORKS

Worcester County, Maryland

Director DATE

DIVISION OF WATER AND WASTEWATER SERVICES

Worcester County, Maryland

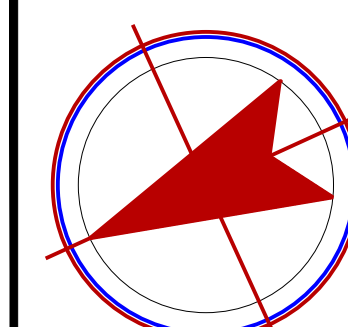
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NOTE:

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NORTH

REVISIONS	PROJECT DATA
	Project No.: 21-104
	File Name: SP (P) 12M13.dwg
	File Path: WEST OCEAN CITY
	Worcester County, Maryland
	Date: 07/18/24
	Scale: 1" = 40'

COVER SHEET
MINOR RESIDENTIAL PLANNED
COMMUNITY - STEP II

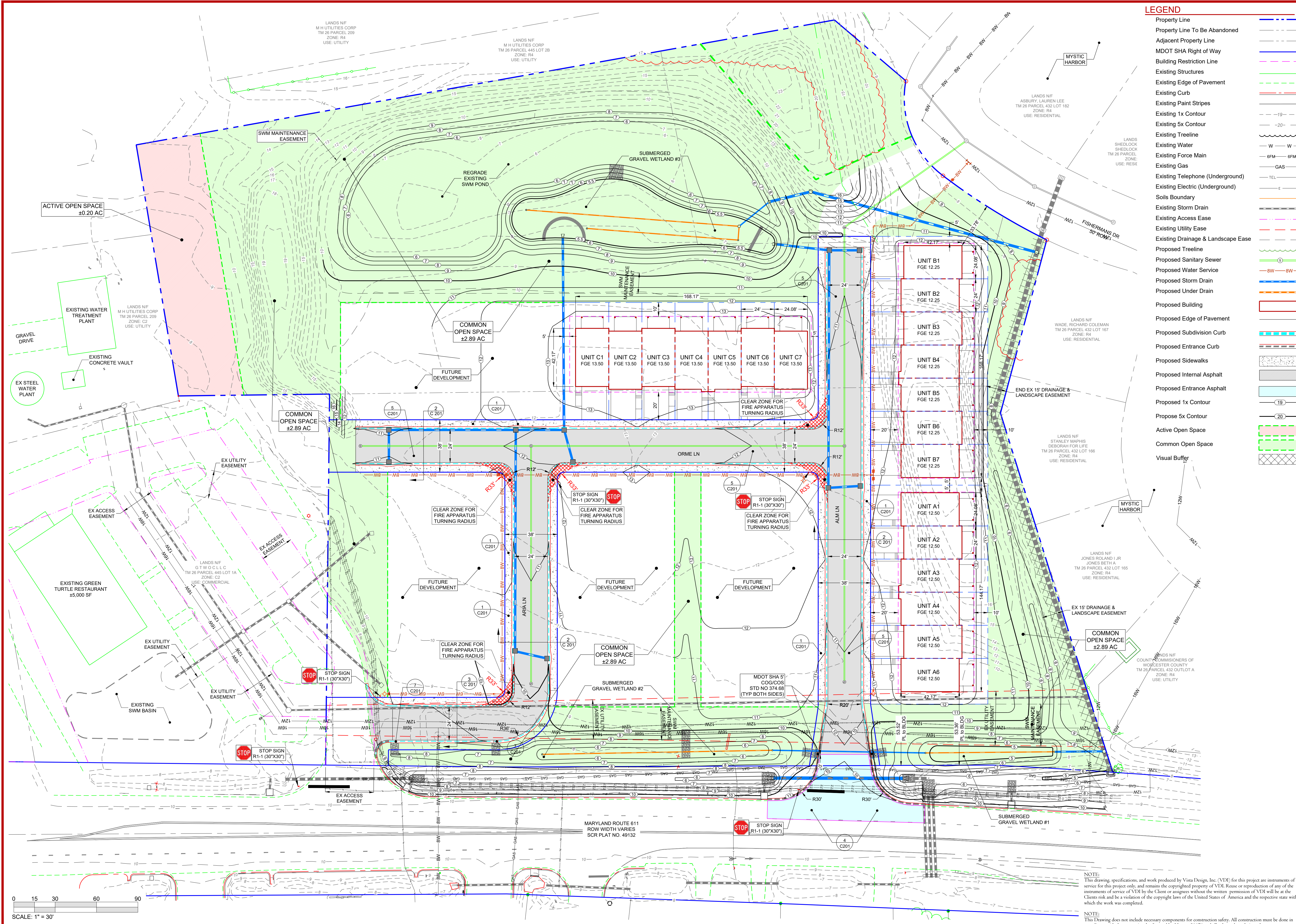
THE ELM'S
LUXURY TOWNHOME COMMUNITY
WEST OCEAN CITY, MD
OCEAN 8 GROUP, LLC

VISTA
DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
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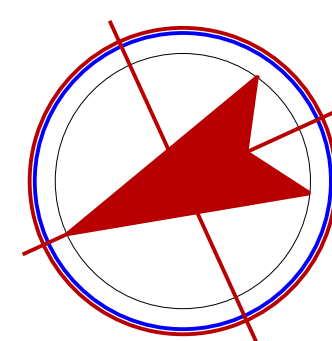
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G 001



LEGEND

- Property Line
- Property Line To Be Abandoned
- Adjacent Property Line
- MDOT SHA Right of Way
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing Curb
- Existing Paint Stripes
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Water
- Existing Force Main
- Existing Gas
- Existing Telephone (Underground)
- Existing Electric (Underground)
- Soils Boundary
- Existing Storm Drain
- Existing Access Easement
- Existing Utility Easement
- Existing Drainage & Landscape Easement
- Proposed Treeline
- Proposed Sanitary Sewer
- Proposed Water Service
- Proposed Storm Drain
- Proposed Under Drain
- Proposed Building
- Proposed Edge of Pavement
- Proposed Subdivision Curb
- Proposed Entrance Curb
- Proposed Sidewalks
- Proposed Internal Asphalt
- Proposed Entrance Asphalt
- Proposed 1x Contour
- Proposed 5x Contour
- Active Open Space
- Common Open Space
- Visual Buffer



NORTH

REVISIONS

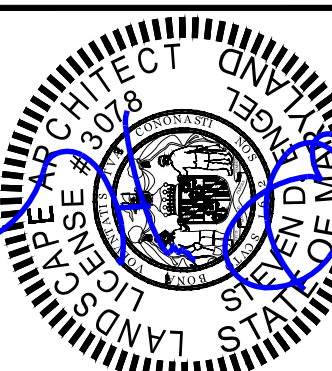
PROJECT DATA

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File Name: SP (P) 12M13.dwg
Client: WEST OCEAN CITY
Location: WEST OCEAN CITY, MARYLAND
Date: 07/18/24
Scale: 1" = 30'

SITE PLAN
MINOR RESIDENTIAL PLANNED
COMMUNITY - STEP II

THE ELM'S
LUXURY TOWNHOME COMMUNITY
WEST OCEAN CITY, MD
OCEAN 8 GROUP, LLC

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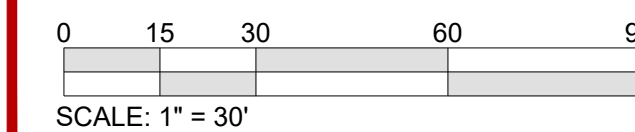


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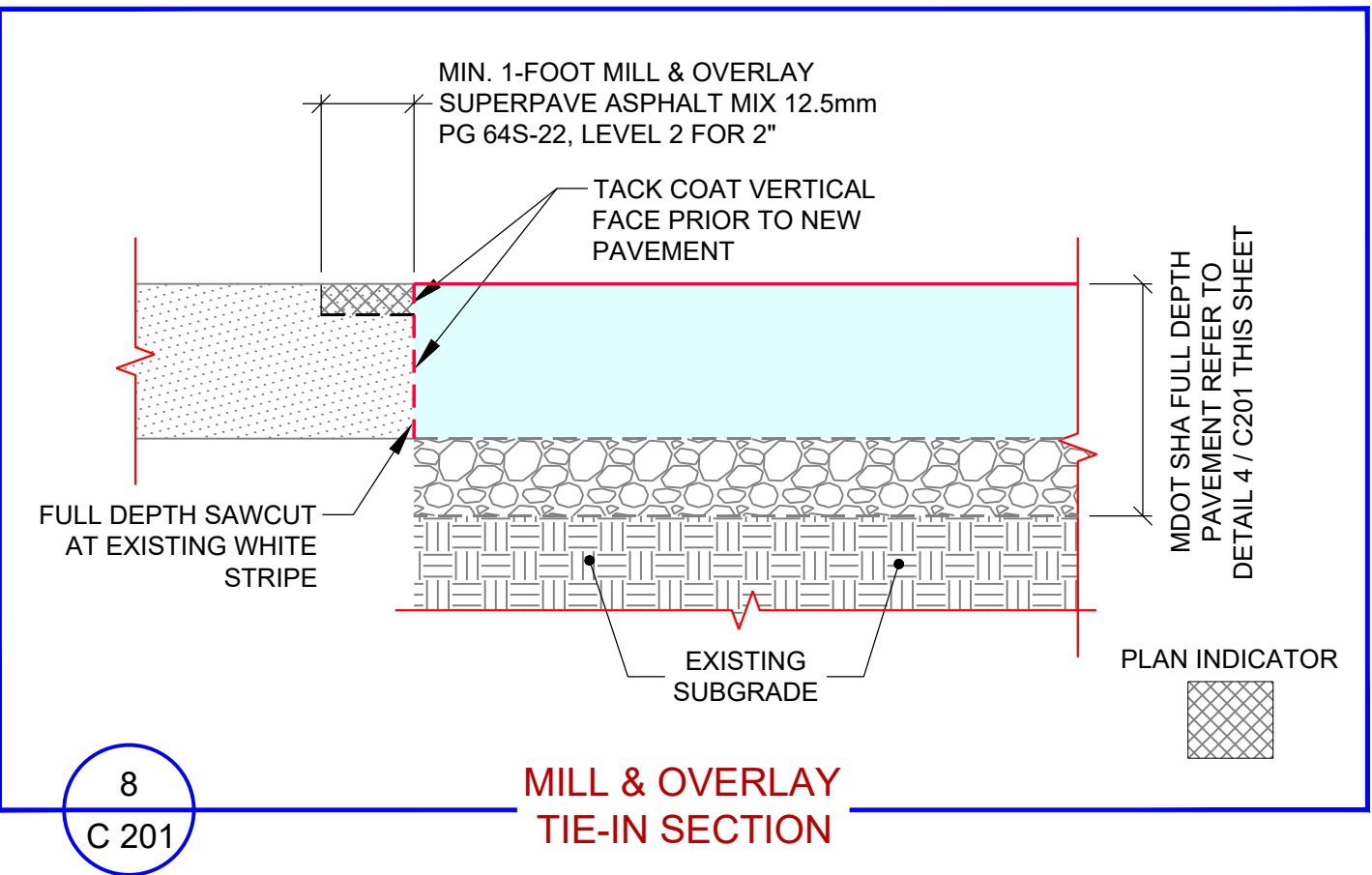
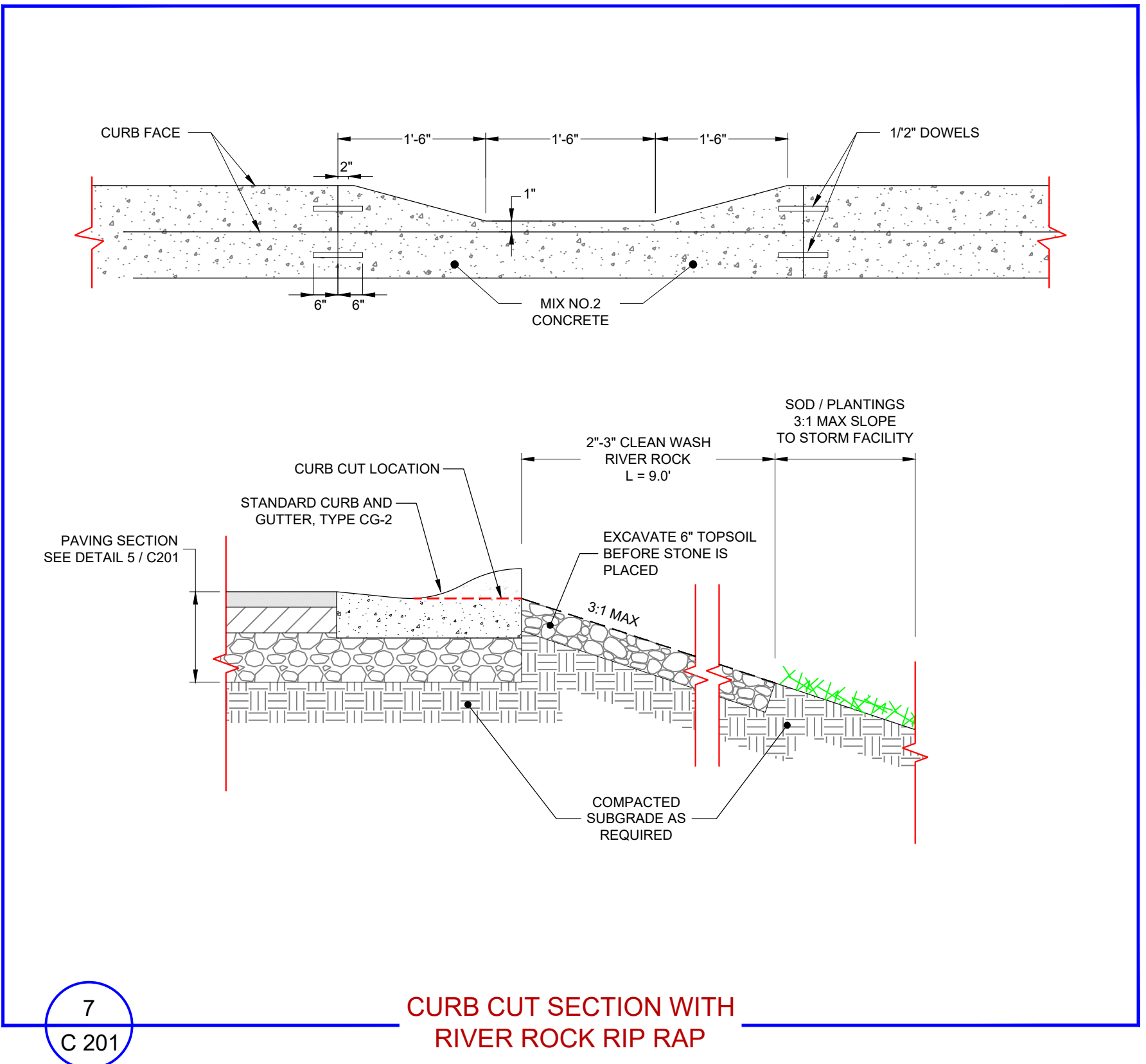
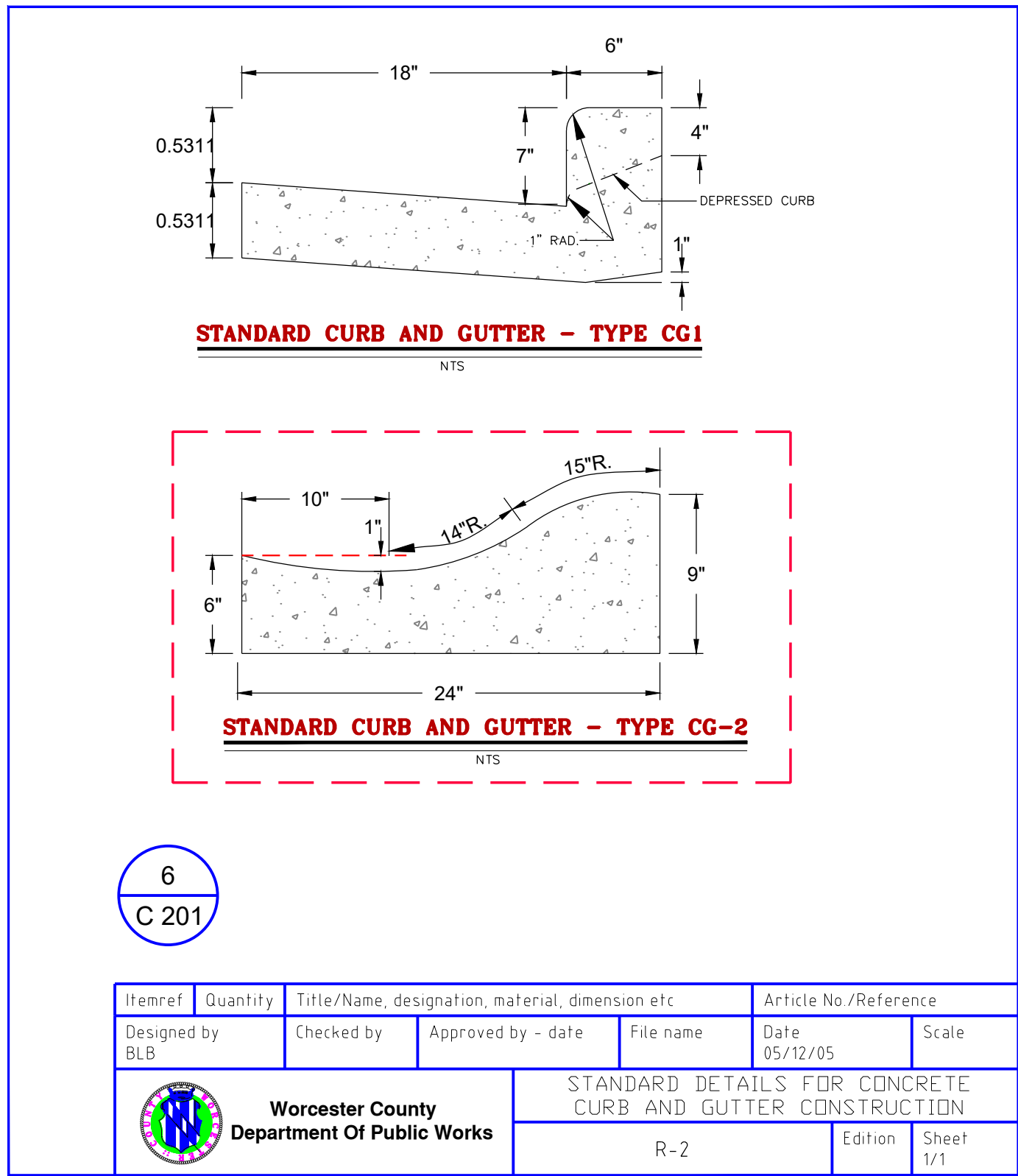
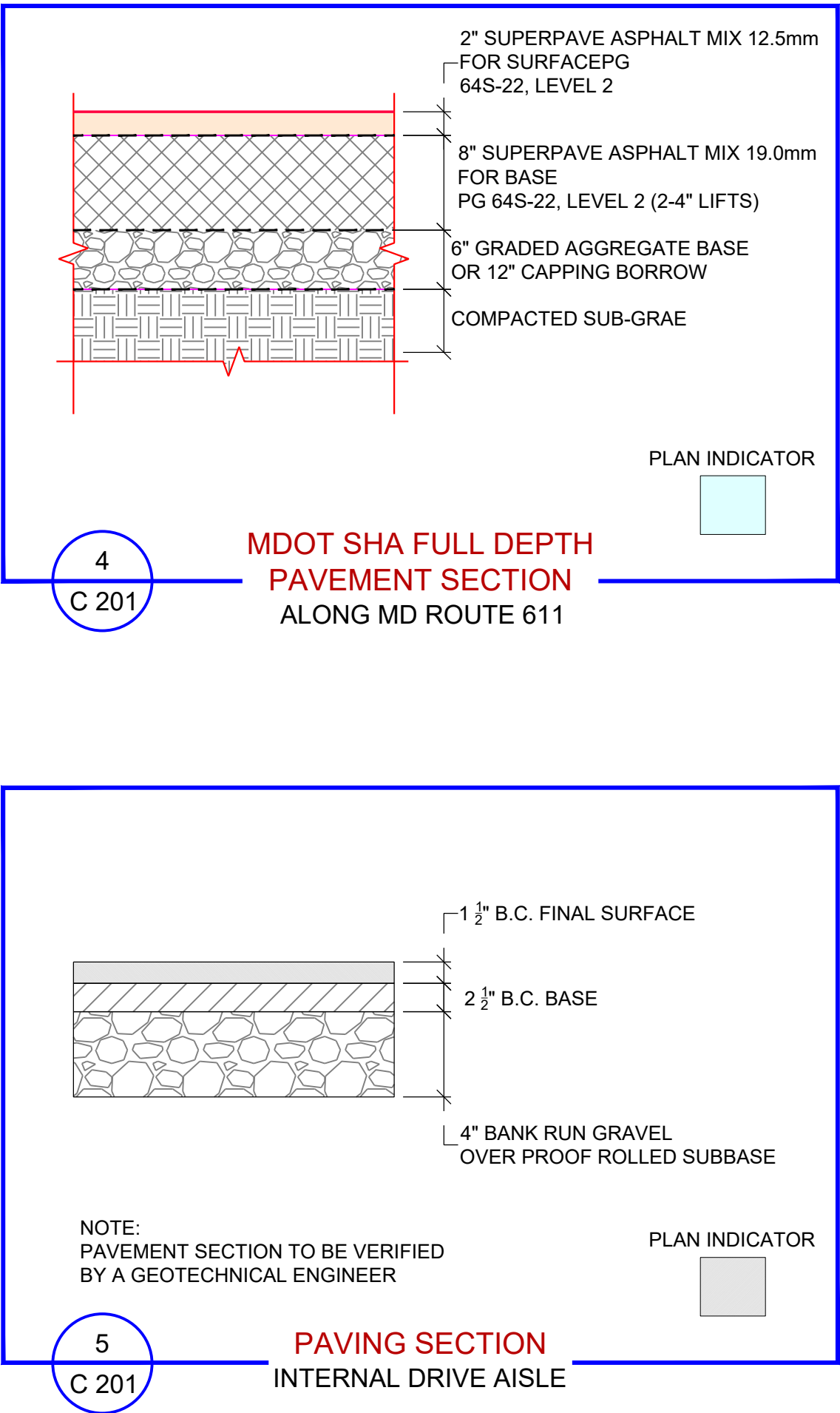
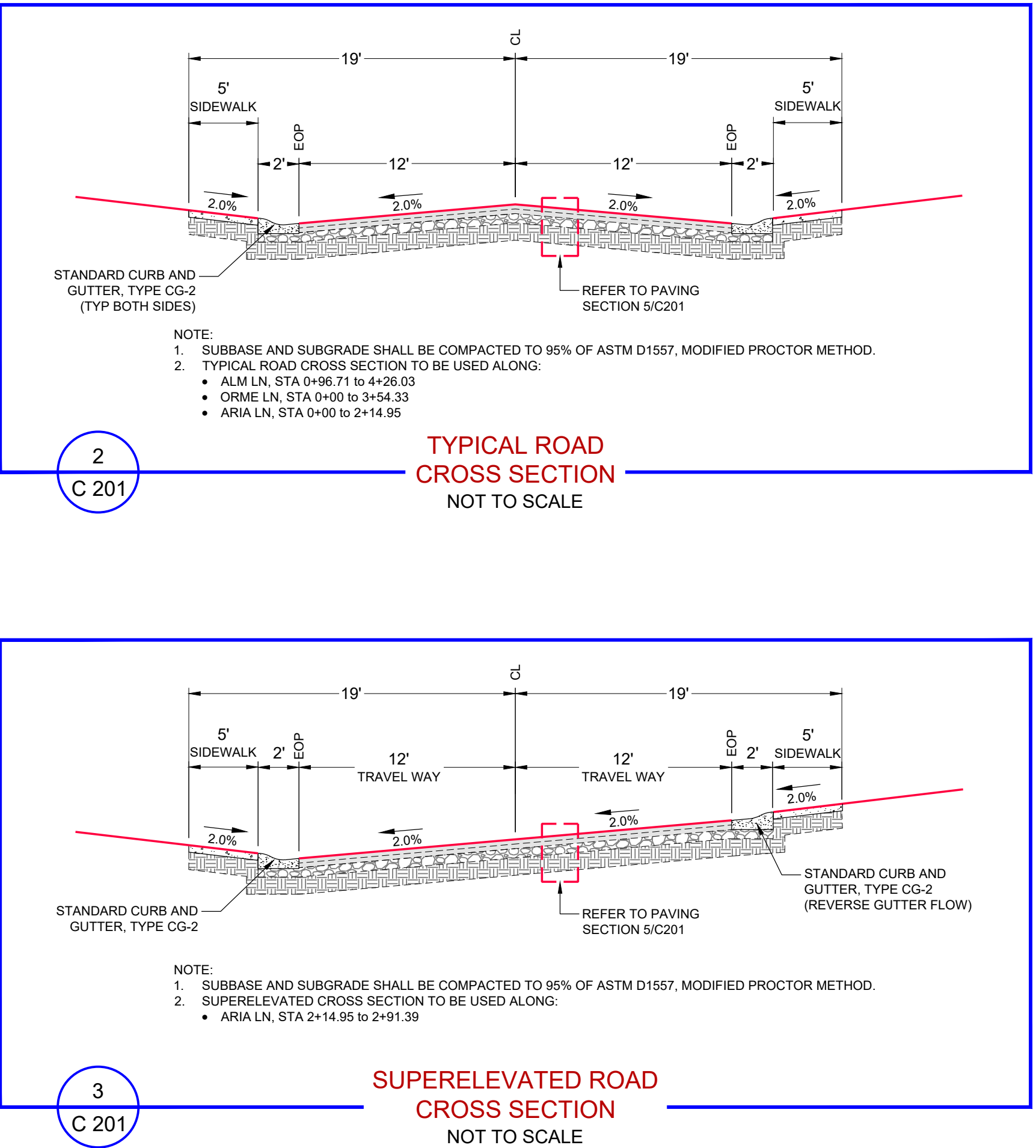
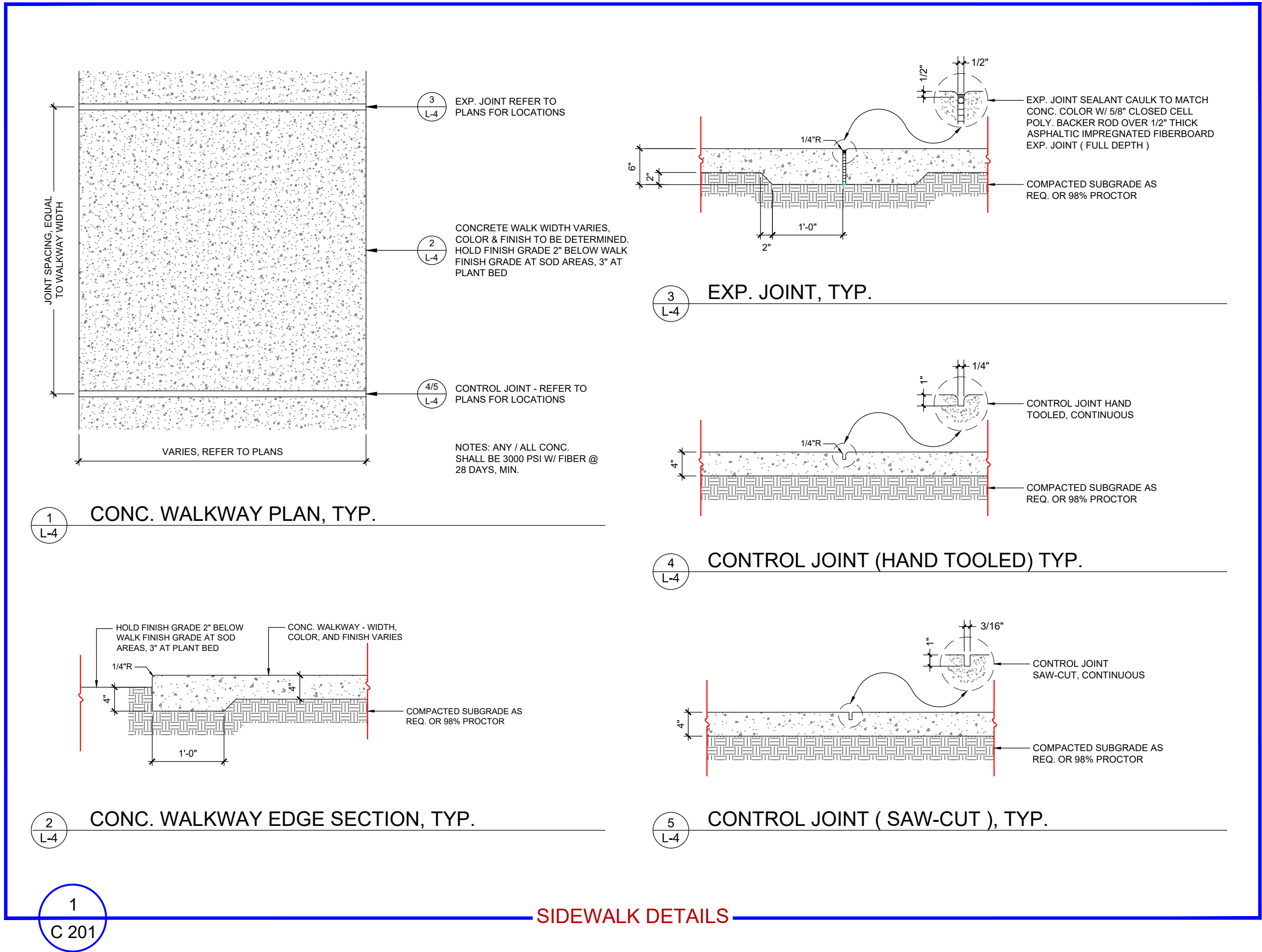
C 200

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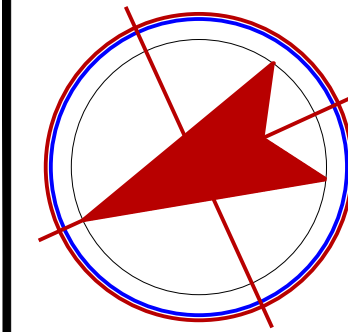


SCALE: 1" = 30'



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NORTH

REVISIONS

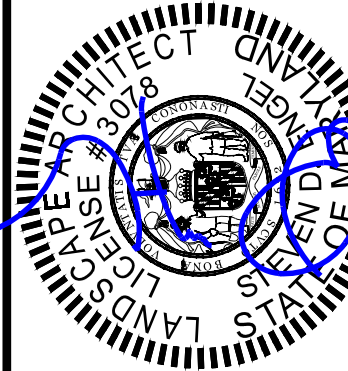
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File Name: SP (P) 120123.dwg
Client: WEST OCEAN CITY
Location: WORCESTER COUNTY, MARYLAND
Date: 07/18/24
Scale: NTS

SITE PLAN DETAILS
MINOR RESIDENTIAL PLANNED
COMMUNITY - STEP II

THE ELM'S
LUXURY TOWNHOME COMMUNITY
WEST OCEAN CITY, MD
OCEAN 8 GROUP, LLC

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Sheet No.:

C 201

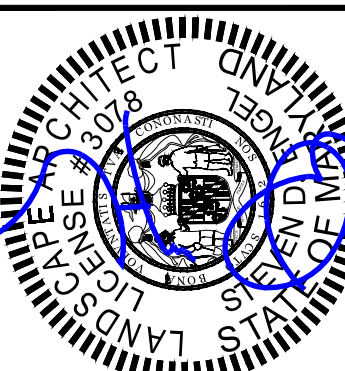
REVISIONS

scale: $1'' = 30'$

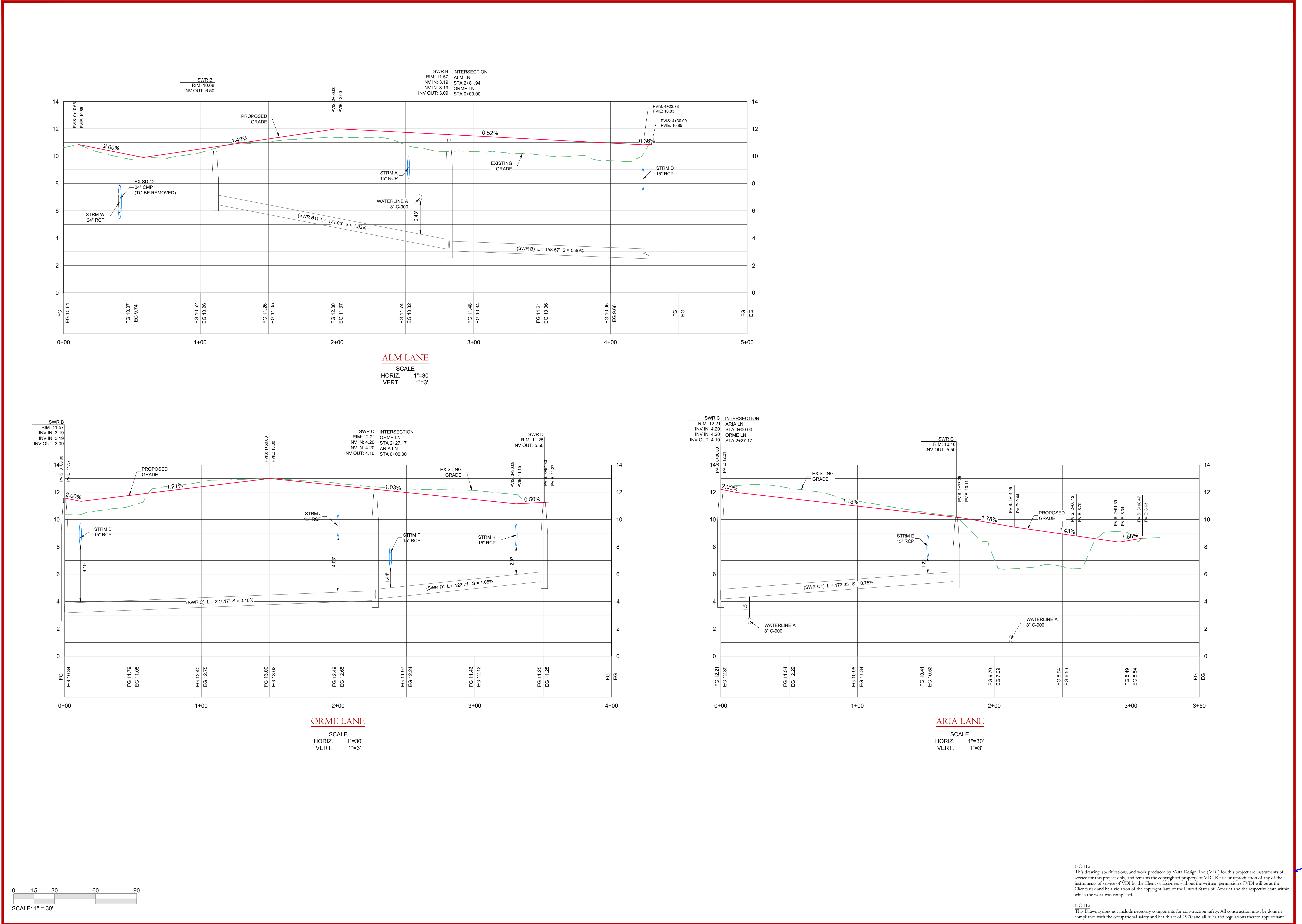
THE ELM'S
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WEST OCEAN CITY, MD
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C 500



NORTH

REVISIONS

PROJECT DATA

Project No.: 22-104
File Name: RDS (P) 121223.dwg
Client: WEST OCEAN CITY
Location: WORCESTER COUNTY, MARYLAND
Date: 07/18/24
Scale: As Shown

ROAD PROFILES

MINOR RESIDENTIAL PLANNED COMMUNITY - STEP II

THE ELM'S LUXURY TOWNHOME COMMUNITY

WEST OCEAN CITY, MD

OCEAN 8 GROUP, LLC

VISTA DESIGN, INC.

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Ph: 410-332-3874 • Fax: 410-332-3875 • www.vistadesigninc.com

Professional Engineer Seal for David J. Smith, No. 15500, State of Maryland, Exp. 12/31/2028

Sheet No.: C 501

SITE DATA

OWNER

Ocean 8 Group, LLC
9804 Winding Trail Dr.
Ocean City, MD 21842
Contact: Mr. Tauhid Islam
Ph: 443-373-1789
Email: islam.tauhid@icloud.com

CONSULTANT

Vista Design, Inc.
Contact: Steve Engel, R.L.A.
11634 Worcester Highway
Shovel, Maryland 21862
Phone: (410) 352-3874
Fax: (410) 352-3875

SITE INFORMATION

Tax Map: 0026
Parcels: Zoning
0445 Lot 1B: R-4 General Residential District
0445 Lot 2A: R-4 General Residential District
0432 Lot E1: R-4 General Residential District

Parcel 0445 Lot 1B was Rezonned to: R-4 General Residential District, per Zoning Reclassification Resolution No. 23-15 on June 20, 2023.

Existing Land Use: Vacant Lands
Proposed Land Use: Townhouse Units
Minor Residential Planned Community (RPC)

Site Area:
Parcel 0445, Lot 1B: ±3.29 Ac
Parcel 0445, Lot 2A: ±2.50 Ac
Parcel 0432, Lot E1: ±0.63 Ac
Total: ±6.42 Ac

Limits of Disturbance: ±247,663 SF / 5.68 Ac

Max Allowable Density: 51 Units (8 Units per Acre)
Proposed Density: 20 Units (3.11 Units per Acre)
Max Bldg. Height: 4 Stories or 45'

Interior Units: Min 18'
End Units: Min 24'
Min. Lot Size: 2,000 Sf

Site Setbacks:
Front: 50' (Along MD Route 611)
15' (Along Fishermans Drive)
Side: 8' (Each)
Rear: 15'

Unit Setbacks:
Front: 20'
Sides: 0' (Interior Units) & 5'
Rear: 10'

The subject property is located in the Sinepuxent Bay Watershed, Watershed No. 02130104

OPEN SPACE

Required: Common Open Space: None Required

Provided: Common Open Space: ±2.89 Ac
Active Open Space: ±0.20 Ac

WATER & SEWER PROVIDER

Mystic Harbour Sanitary Service Area

- Required:
• One (1) EDU / Unit = 20 EDUs
Existing:
• Twenty (20) EDUs of water and sewer allocated from the Mystic Harbour Sanitary Service Area

NON-TIDAL WETLANDS

Per an onsite visit and investigation by Coastal Compliance Solutions, Inc. on 12/13/2022, there are no Tidal or Non-Tidal Wetlands within the project boundary.

FLOOD ZONE

This property is Located Within Flood Zone X Per FEMA Map # 24047C018OH, Dated July 16, 2015

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and is non-waterfront. Any and all proposed activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle 1 (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Laws, as from time to time amended, in effect at the time of the proposed development activities.

PROPOSED LAND USE

Site Area:
Area within the Critical Area (IDA): ±6.42 Ac
Limits of Disturbance: ±5.68 Ac

EXISTING LAND USE:
Existing Impervious (Asphalt/Gravel): ±0.26 Ac
Vegetation: ±0.57 Ac
Grass / Open Space: ±5.59 Ac
TOTAL EXISTING: ±6.42 Ac

PROPOSED LAND USE:
Townhomes, Driveways & Decks: ±0.74 Ac
Asphalt Drives, Curb & Sidewalks: ±0.86 Ac
Grass / Open Space: ±4.75 Ac
Existing Impervious (Green Turtle): ±0.07 Ac
TOTAL PROPOSED: ±6.42 Ac
TOTAL PROPOSED IMPERVIOUS: ±1.67 Ac

OFF STREET PARKING REQUIREMENTS

REQUIRED:
Townhomes: 2 per Unit (min) 2.5 per Unit (max)
20 Units: 40 Spaces (min) 50 Spaces (max)

PROPOSED

(2) Driveway Spaces per Unit: 40 Spaces
TOTAL: 40 Spaces
1. Zero (0) Bicycle Racks

FOREST CONSERVATION STATEMENT

This site is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan No. 97-20. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. Any future approval of this site for a regulated activity shall be subject to the County Forest Conservation Law. A Forest Conservation Easement Plat has been approved and is on file with the Department of Environmental Programs. A Short Term Management Plan and Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plan in the Land Records of Worcester County, Maryland.

NOTE

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and applicant of this subdivision.

SURVEYOR'S CERTIFICATION

"I, DOMINIC AGRESTA, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF MARYLAND BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

DOMINIC AGRESTA, MD PLS #21407

DATE:

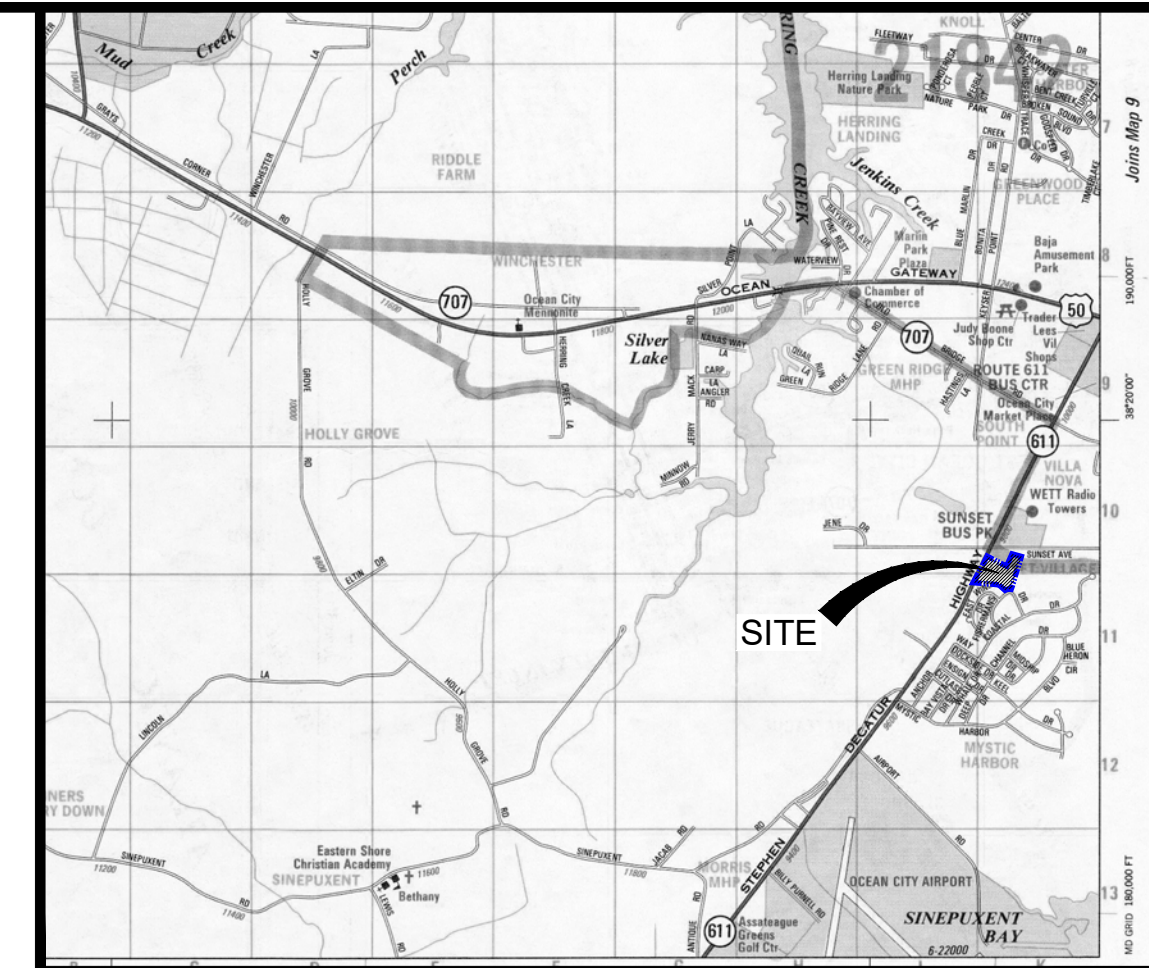
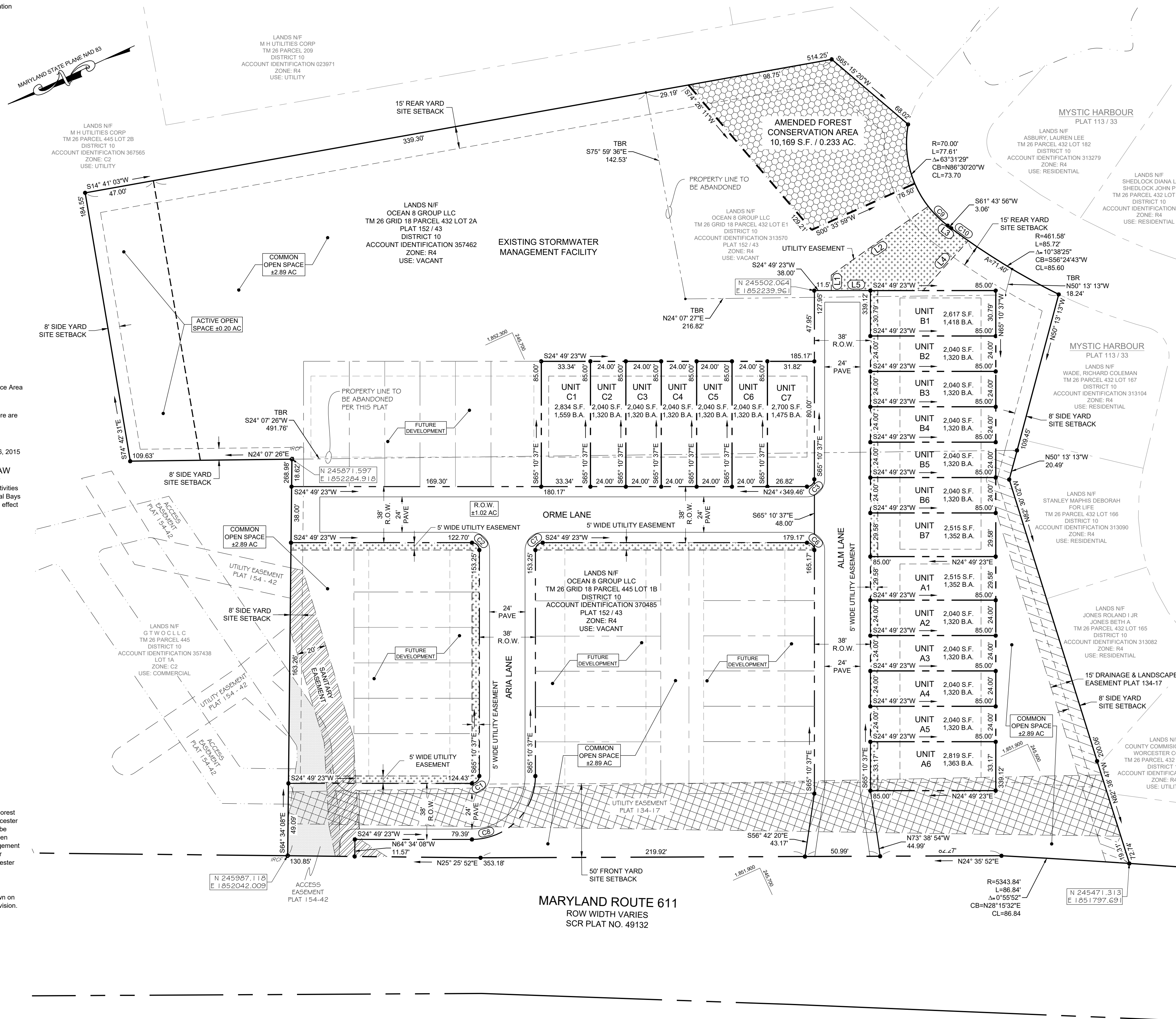
FINAL PLAT

THE ELM'S

LUXURY TOWNHOME COMMUNITY

MINOR RESIDENTIAL PLANNED COMMUNITY

WEST OCEAN CITY, MARYLAND



VICINITY MAP
NOT TO SCALE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.85'	5.00'	90°00'00"	S20° 10' 37"E	7.07'
C2	7.85'	5.00'	90°00'00"	N69° 49' 23"E	7.07'
C3	7.85'	5.00'	90°00'00"	S20° 10' 37"E	7.07'
C6	7.85'	5.00'	90°00'00"	S69° 49' 23"W	7.07'
C7	7.85'	5.00'	90°00'00"	S20° 10' 37"E	7.07'
C8	67.54'	43.00'	90°00'00"	S20° 10' 37"E	60.81'

Line #	Length	Direction
L1	10.50	S65° 10' 37"E
L2	80.50	S10° 30' 17"E
L3	3.06	S61° 43' 56"W
L4	45.57	N23° 07' 53"W
L5	62.37	N24° 49' 23"E

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C9	18.54	70.00	15°10'18"	18.48	S69°19'05"W
C10	14.31	461.58	1°46'37"	14.31	S60°50'38"W

LEGEND:

Property Line	---
ROW Line	---
Adjacent Property Line	---
Site Setback Lines	---
Unit Setback Lines	---
Existing Utility Easement	---
Existing Drainage & Landscape Easement	---
Existing Access Easement	---
Existing Sanitary Sewer Easement	---
Proposed Forest Conservation Easement	---
Proposed Utility Easement	---
Iron Rod Capped Found	● R/C
Iron Pipe Found	● I/P

Phase 1 Units	Phase 1 Units A1-A6
Phase 2 Units	Phase 2 Units B1-B7
Phase 3 Units	Phase 3 Units C1-C7

OWNERS CERTIFICATION

As the Property Owner/Developer, I am in full agreement with this site plan submitted herewith, and I am responsible for the completion of the improvements as shown on the approved Site Plan and I understand that I cannot allow the property of buildings to be occupied until a Certificate of Use and Occupancy has been issued by the Department of Development Review and Permitting.

Tauhid Islam - Ocean Eight Group, LLC

DATE

DEPARTMENT OF ENVIRONMENTAL PROGRAMS

Worcester County, Maryland

Director

DATE

PLANNING COMMISSION

Worcester County, Maryland

Director

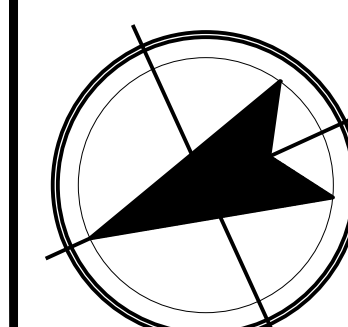
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NORTH

REVISIONS

01/17/24 PER TRC REVIEW COMMENTS 01/10/24

Project No.: 21-104
File Name: 22-101 Surface Modeling

WEST OCEAN CITY
WORCESTER COUNTY, MARYLAND

Date: 7/17/25
Scale: 1" = 40'

FINAL PLAT
MINOR RESIDENTIAL
PLANNED COMMUNITY

THE ELM'S
LUXURY TOWNHOME
COMMUNITY
WEST OCEAN CITY, MD
OCEAN 8 GROUP, LLC

VISTA
DESIGN, INC.
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors
11634 Worcester Hwy Shovel, MD 21862
ph: 410-352-3874
email: vista@vistadesign.com

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Sheet No.:

C 100



OFFICE OF THE
 COUNTY COMMISSIONERS

Worcester County

GOVERNMENT CENTER
 ONE WEST MARKET STREET • ROOM 1103

SNOW HILL, MARYLAND

21863-1195

COMMISSIONERS
 Theodore Elder, President
 Eric J. Fiori, Vice President
 Caryn G. Abbott
 Anthony W. Bertino, Jr.
 Madison J. Bunting, Jr.
 Joseph M. Mitrecic
 Diana Purnell

Weston S. Young, P.E.
 Chief Administrative Officer
 Candace I. Savage, CGFM
 Deputy Chief Administrative Officer
 Roscoe R. Leslie
 County Attorney

September 5, 2025

To: Worcester County Commissioners
 From: Karen Hammer, Administrative Assistant V
 SUBJECT: Upcoming Board Appointments - Terms Beginning January 1, 2025

Commissioner Bertino – You have Six (6) positions open:

- George Solyak – **Term Ended** – Agricultural Reconciliation Bd.
- J. T. Novak – **Term Ending** – Electrical Examiners Board
- Maria C- Lawrence – **Term Ended** – Housing Review Board
- Bob Gilmore – **Term Ending** – Local Development Council- Ocean Downs
- Josh Davis – **Resigned** – Tourism Advisory Board
- John Collins – **Term Ending** – W & S Advisory Board – Ocean Pines

Commissioner Purnell – You have Five (5) positions open:

- Roy Case – **Term Ending** – Electrical Examiners Board
- Theophilus Hobbs – **Term Ending** – LMB
- Nancy Howard – **Termed Out** – Social Services Advisory Board
- Vaughn White – **Term Ending** – Solid Waste Advisory Board
- Lisa Bowen – **Term Ending** – Zoning Appeals Board

Commissioner Bunting - You have Four (4) positions open:

- Mike Poole – **Term Ending** – Building Code Appeals Board
- Debbie Hileman – **Term Ending** – Housing Review Board
- William Gabeler – **Term Ending** – Recreation Advisory Board
- Harry Hammond – **Term Ended** – Social Services Advisory Bd.

Commissioner Abbott – You have Six (6) positions open:

- Glen Holland – **Termed Out** – Agricultural Preservation Advisory Board
- Kevin Holland – **Term Ended** – Building Code Appeals Bd.
- Keri-Ann Byrd – **Resigned** – Housing Review Board
- Patricia Tomasovic – **Termed Out** – Board of Library Trustees
- Jerry Barbierri – **Term Ending** – Planning Commission
- Larry Fykes – **Term Ending** – Zoning Appeals Board



Commissioner Mitrecic – You have Six (6) positions open:

- Bill Paul – **Resigned** – Building Code Appeals Board
- Ashley Harrison – **Term Ending** – Economic Development
- Kimberly List – **Termed Out** – Commission for Women
- Robert Duke – **Term Ending** – Lower Shore Workforce Development Board
- Rebecca Ferguson – **Resigned** – Social Services Advisory Board
- Lauren Taylor – **Term Ending** – Tourism Advisory Board

Commissioner Elder – You have Eight (8) positions open:

- Joan Scott - **Resigned** - Commission for Women
- Ed Phillips – **Termed Out** – Agricultural Preservation Advisory Board
- Alan Hudson - **Termed Out** – Agricultural Preservation Advisory Board
- Curt Lambertson - **Termed Out** – Agricultural Preservation Advisory Board
- Kelley Gravenor - **Termed Out** – Agricultural Preservation Advisory Board
- Harry Wimbrow – **Term Ending** – Economic Development
- Carl Smith - **Term Ending** – Electrical Examiners Board
- Kerrie Bunting – **Term Ending** – Tourism Advisory Board

Commissioner Fiori - You have Nine (9) positions open:

- Joe Schanno – **Term Ended** – Economic Development
- Bruce Spangler – **Term Ending** – Ethics Board
- Ken Church – **Term Ending** – Planning Commission
- Norman Bunting – **Term Ending** – Recreation Advisory Board
- Keith Swanton - **Term Ended** - Water & Sewer Advisory Council, West Ocean City
- Blake Haley – **Term Ended** - Water & Sewer Advisory Council, West Ocean City
- Todd Ferrante - **Term Ending** - Water & Sewer Advisory Council, West Ocean City
- Elizabeth Rodier - **Term Ended** - Commission for Women- Not a Reappointment
- Voncelia Brown – **Termed Out** – Social Services Advisory Board



All Commissioners:

(5)-Adult Public Guardianship Board -

- 3- Terms Expiring – Dr. Greer, Richard Collins, and Nancy Howard
- 1 - Term Expired – LuAnn Siler - nomination for replacement is Tina Dykes, Commission on Aging
- 1 – Vacancy – Psychiatrist

(3)-Drug and Alcohol Abuse Council –3- Term Ends – Kim Moses, Rev. Jones, and Alyce Marzola

(3)-Local Development Council for the Ocean Downs Casino-

Previously Expired Terms - Mark Wittmyer, At-Large -Suggested Replacement. David Massey (At-Large-Business O.P.), and Bob Gilmore (Resident O.P. – Bertino)

(1)- Property Tax Assessment Appeal Board - Alternate Seat Vacancy

(2) – Social Services Advisory Board – Commissioner Diana Purnell has served the maximum term; this Board requires one member to be a commissioner. Mary White has served the maximum term for this seat, which is At-Large.

(2) – Solid Waste Advisory Board - Town of Berlin member – James Charles’s term is ending, and Town of Ocean City member – Brian Scarborough’s term is ending.

(2)- Water and Sewer Advisory Council- West Ocean City- 1 Term Ended Dec. 2021 – Keith Swanton and Blake Haley

(5- Total): Commission for Women:

(2) - Resigned - (Fiori) - Elizabeth Rodier; (Elder) – Joan Scott

(3) Currently Termed Out - Kimberly List (Mitrecic),

Term Ends Dec. 2025 - Colleen Colson (Kelsey Moran – Suggested replacement for C. Colson, in Dec. 2025)

(Term ends in Dec. 2025), Windy Phillips - (BD. of ED).

(11) – Youth Council – Please Appoint 11 Youth Members

ADULT PUBLIC GUARDIANSHIP BOARD

Reference: PGL Family Law 14-402, Annotated Code of Maryland

Appointed by: County Commissioners

Function: Advisory
Perform 6-month reviews of all guardianships held by a public agency.
Recommend that the guardianship be continued, modified or terminated.

Number/Term: 11/3 year terms
Terms expire December 31st

Compensation: None, travel expenses (under Standard State Travel Regulations)

Meetings: Semi-annually

Special Provisions: 1 member must be a professional representative of the local department
1 member must be a physician
1 member must be a psychiatrist from the local department of health
1 member must be a representative of a local commission on aging
1 member must be a representative of a local nonprofit social services organization
1 member must be a lawyer
2 members must be lay individuals
1 member must be a public health nurse
1 member must be a professional in the field of disability
1 member must be a person with a physical disability

Staff Contact: Department of Social Services - Roberta Baldwin (410-677-6872)

Current Members:

<u>Member's Name</u>	<u>Representing</u>	<u>Years of Term(s)</u>
LuAnn Siler	Commission on Aging Rep.	17-20, 20-23 Replacement Available
Roberta Baldwin	Local Dept. Rep. - Social Services	03-06-09-12-15-18-21-24-27
Melissa Banks	Public Health Nurse	*02-03-06-09-12-15-18-21-24-27
Dr. William Greer	Physician	07-10-13-16-19-22-25 Term Exp.
Richard Collins	Lawyer	95-16-19-22-25 Term Exp.
Nancy Howard	Lay Person	*17-19, 19-22-25 Term Exp.
Brandy Trader	Comm. On Aging	*15-17, 17-20, 20-23-26
Stephanie James	Wor. Co. Dev. Center	23-26
Vacancy	Psychiatrist	

* = Appointed to fill an unexpired term

AGRICULTURAL PRESERVATION ADVISORY BOARD

Reference: PGL Agriculture 2-504.1, Annotated Code of Maryland

Appointed by: County Commissioners

Functions: Advisory
Advise the County Commissioners and State Agricultural Preservation Foundation on establishment of agricultural districts and priorities for purchase of easements; promote preservation of agriculture in the County.

Number/Term: 7/4 years***
Terms expire December 31st

Compensation: \$100 per meeting (policy)

Meetings: As Needed

Special Provisions: 4 members to be owner-operators of commercial farms
Membership limited to two consecutive full terms

Staff Contact: Katherine Munson, Dept. of Environmental Programs (410-632-1220)

Current Members: (O-O = Commercial Farm Owner-Operator)

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Terms (Year)</u>
Glen Holland (O-O)	Abbott	D-1, Pocomoke	13-17-21-25 Termed Out
Ed Phillips (O-O)	Elder	D-4, Whaleyville	05-10-14-18-22-26 Termed Out
Alan Hudson (O-O)	Elder	D-4, Berlin	14-18-22-26 Termed Out
Christian Martin	Purnell	D-2, Berlin	22 -23-27
Curt Lambertson	Elder	D-4, Snow Hill	15-19-23-27 Termed Out
Stuart Cooper	Bunting	D-6, Bishopville	23-27
Kelley Gravenor	Elder	D-4, Snow Hill	*14-16-20-24-28 Termed Out

Prior Members:

Norman Ellis	Ed Anderson (98-03)
Richard Bradford	Robert Gray (00-05)
Charles Fulton	Orlando Bishop (01-06)
Elmer Hastings	Roger Richardson (96-07)
David Stevens	Anne Hastings (06-11)
Curtis Shockley	Earl Ludey (07-13)
Gerald Redden	George Lee Clayville (00-14)
William Sirman, Jr.	Sandra Frazier (03-14)
Harold Purnell	Donnie Powell (06-15)
Chauncy Henry (96-97)	Bill Bruning(O-O) (11-19)
Lieselotte Pennewell (93-98)	Billy Thompson (19-23)
Carlton Magee (90-00)	Kathy Drew (06-23)
Harry Mitchell (90-00)	
Frank Baker (98-01)	

* = Appointed to fill an unexpired term

** = Appointed to partial term to create proper staggering of terms

***=Membership expanded from 5 to 7 members and terms reduced from 5 to 4-years each in 2006

Reference: Public Local Law § ZS 1-346 (Right to Farm Law)

Appointed by: County Commissioners

Function: Regulatory
Mediate and arbitrate disputes involving agricultural or forestry operations conducted on agricultural lands and issue opinions on whether such agricultural or forestry operations are conducted in a manner consistent with generally accepted agricultural or forestry practices and to issue orders and resolve disputes and complaints brought under the Worcester County Right to Farm Law.

Number/Term: 5 Members/4-Year Terms - Terms expire December 31st

Compensation: None - Expense Reimbursement as provided by County Commissioners

Meetings: At least one time per year, more frequently as necessary

Special Provisions: - All members must be County residents
- Two Members chosen from nominees of Worcester County Farm Bureau
- One Member chosen from nominees of Worcester County Forestry Board
- Not less than 2 but not more than 3 members shall be engaged in the agricultural or forestry industries (**At-Large members - non-ag/forestry**)

Staff Contact: Dept. of Development Review & Permitting
- Jennifer Keener (410-632-1200)
County Agricultural Extension Agent - As Consultant to the Board
- Doug Jones, District Manager, Resource Conservation District - (632-3109, x112)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Ag/Forest Industry</u>	<u>Resides</u>	<u>Years of Term(s)</u>
George Solyak	At-Large	No	Ocean Pines	18-22
Dean Ennis	Farm Bureau	Yes	Pocomoke	06-10-14-18-22-26
Tom Babcock	At-Large	No	Whaleyville	14-18-22-26
Stacey Esham	Forestry Bd.	Yes	Berlin	12-16-20-24-28
Brooks Clayville	Farm Bureau	Yes	Snow Hill	00-04-08-12-16-20-24-28

Prior Members: Since 2000

Michael Beauchamp (00-06)
Phyllis Davis (00-09)
Richard G. Holland, Sr. (00-12)
Rosalie Smith (00-14)
Betty McDermott *(09-17)

BUILDING CODE APPEALS BOARD

Reference: PGL - Public Safety Article - Section 12-501 - 12-508 - Annotated Code of Maryland
COMAR 05.02.07 (Maryland Building Performance Standards)
- International Building Code, International Residential Code

Appointed by: County Commissioners

Function: Quasi-Judicial
Hear and decide upon appeals of the provisions of the International Building Code (IBC) and International Residential Code for one- and two-family dwellings (IRC)

Number/Term: 7/4-year terms
Terms expire December 31

Compensation: \$100 per meeting (by policy)

Meetings: As Needed

Special Provisions: Members shall be qualified by reason of experience, training or formal education in building construction or the construction trades.

Staff Contact: Jennifer Keener, Director
Development Review & Permitting (410-632-1200, ext. 1123)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Bill Paul	D-7 - Mitrecic	Ocean Pines	15-19-23 Resigned
Kevin Holland	D-1 - Abbott	Pocomoke	96-04-08-12-16-20, 20-24
Mike Poole	D-6 - Bunting	Bishopville	17-21, 21-25
Mark Bargar	D-4 - Elder	Berlin	14-18-22-26
Jim Wilson	D-3 - Fiori	Berlin	02-06-10-14-18-22-26
Elbert Davis	D-2 - Purnell	Snow Hill	*03-07-11-15-19-23-27
James Spicknall	D-5 - Bertino	Ocean Pines	04-08-12-16-20-24-28

Prior Members:

Robert L. Cowger, Jr. (92-95)
Charlotte Henry (92-97)
Robert Purcell (92-98)
Edward DeShields (92-03)
Sumei Prete (97-04)
Shane C. Spain (03-14)
Dominic Brunori (92-15)
Richard P. Mueller (98-17)

Reference: PGL Health-General, Section 8-1001

Appointed by: County Commissioners

Functions: Advisory
Develop and implement a plan for meeting the needs of the general public and the criminal justice system for alcohol and drug abuse evaluation, prevention and treatment services.

Number/Term: At least 18 - At least 7 At-Large, and 11 ex-officio (also several non-voting members)
At-Large members serve 4-year terms; Terms expire December 31

Compensation: None

Meetings: As Necessary

Special Provisions: Former Alcohol and Other Drugs Task Force was converted to Drug and Alcohol Abuse Council on October 5, 2004.

Staff Contact: Regina Mason, Council Secretary, Health Department (410-632-1100)
Doug Dods, Council Chair, Sheriff's Office (410-632-1111)

Current Members:

<u>Name</u>	<u>Representing</u>	<u>Years of Term(s)</u>
<u>At-Large Members</u>		
Kim Moses	Knowledgeable on Substance Abuse Issues	08-12-16-20, 20-24
Rev. James Jones	Knowledge of Substance Abuse Issues	*21-25
Alyce Marzola	Knowledge of Substance Abuse Treatment	*24-25
Eric Gray (Designee)	Substance Abuse Treatment Provider	*15-18-22-26
Sue Abell-Rodden	Recipient of Addictions Treatment Services	10-14-18-22-26
Colonel Doug Dods	Knowledgeable on Substance Abuse Issues	04-10 (adv)-14-18-22-26
Jim Freeman, Jr.	Knowledgeable on Substance Abuse Issues	04-11-15, 15-19-23-27
Mimi Dean	Substance Abuse Prevention Provider	*18-19-23-27
Michael Trader	Knowledgeable on Substance Abuse Issues	23-27
Matthew Giardina	Knowledgeable on Substance Abuse Issues	24-28

<u>Ex-Officio Members</u>		
Rebecca Jones	Health Officer	Ex-Officio, Indefinite
Roberta Baldwin	Social Services Director	Ex-Officio, Indefinite
Crystal Duffy	Juvenile Services, Regional Director	Ex-Officio, Indefinite
Travis Knapp	Field Supervisor	Ex-Officio, Indefinite
Kris Heiser	State's Attorney	Ex-Officio, Indefinite
Chasity Simpson	District Public Defender	Ex-Officio, Indefinite
Sheriff Matt Crisafulli	County Sheriff	Ex-Officio, Indefinite
Todd Ferrante	Board of Education President	Ex-Officio, Indefinite
Diana Purnell	County Commissioners	Ex-Officio, Indefinite
Judge Brian Shockley (Jen Bauman)	Circuit Court Administrative Judge	Ex-Officio, Indefinite
Hon. Melvin Jews	District Court Administrative Judge	Ex-Officio, Indefinite
Timothy Mulligan	Warden, Worcester County Jail	Ex-Officio, Indefinite

Advisory Members

* Appointed to a partial term for proper staggering, or to fill a vacant term

Reference: County Commissioners' Resolutions of March 1976, 4/16/85, 9/16/97, 5/4/99 and 03-6 on 2/18/03

Appointed by: County Commissioners

Function: Advisory
Provide the County with advice and suggestions concerning the economic development needs of the County; review applications for financing; review Comprehensive Development Plan and Zoning Maps to recommend to Planning Commission appropriate areas for industrial development; review/comment on major economic development projects.

Number/Term: 7/4-Year - Terms expire December 31st.

Compensation: \$100 per meeting as expense allowance

Meetings: At least quarterly, more frequently as necessary

Special Provisions: One member nominated by each County Commissioner
Members may be reappointed

Staff Contact: Economic Development Department - Melanie Pursel (410-632-3110)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Term(s)</u>
Joe Schanno	D-3, Fiori	West Ocean City	*19-20, 20-24
Ashley Harrison	D-7, Mitrecic	Ocean City	19-21, 21-25
Harry Wimbrow	D-4, Elder	Snow Hill	*22-25
Steven Habeger	D-5, Bertino	Ocean Pines	19-23-27
Natoshia Collick Owens	D-2, Purnell	Ocean Pines	*15-19-23-27
Stephen Kolarik, Jr.	D-6, Bunting	Bishopville	23-27
C.D. Hall	D-1, Abbott	Pocomoke	*22-24-28

Prior Members: Since 1972

George Gering
Margaret Quillin
Robert W. Todd
Charles Fulton
E. Thomas Northam
Charles Bailey
Terry Blades
Roy Davenport
M. Bruce Matthews
Barbara Tull
Tawney Krauss
Dr. Francis Ruffo
William Smith
Saunders Marshall
Elsie Marshall
Halcolm Bailey
Norman Cathell
Mary Humphreys
Theodore Brueckman

Shirley Pilchard
W. Leonard Brown
Charles Nichols (92-97)
Jeff Robbins (97-98)
Colleen Smith (94-98)
Tommy Fitzpatrick (97-99)
John Rogers (92-98)
Jennifer Lynch (98-99)
Don Hastings (92-99)
Jerry Redden (92-00)
Keith Mason (98-00)
Bob Pusey (99-00)
Harold Scrimgeour (00-02)
Scott Savage (98-03)
Gabriel Purnell (91-03)
Michael Avara (99-03)
Annette Cropper (00-04)
Billie Laws (91-08)
Anne Taylor (95-08)
Mary Mackin (04-08)

Thomas W. Davis, Sr. (99-09)
Mickey Ashby (00-12)
Priscilla Pennington-Zytowicz (09-14)
Barbara Purnell (08-15)
Timothy Collins (03-15)
Joshua Nordstrom (12-16)
William Sparrow (16-18)
Greg Shockley (14-18)
Tom Terry (15-19)
John Glorioso (08-19)
Ralph Shockley (*08-21)
Robert Clarke (*08-22)
Marc Scher (*19-22)
Robert Fisher (87-22)

BOARD OF ELECTRICAL EXAMINERS

Reference: Public Local Law BR §2-203

Appointed by: County Commissioners

Function: Regulatory
Regulate licensing of electricians in Worcester County.

Number/Term: 7/3 years
Terms expire December 31st

Compensation: \$100 meeting for expenses (as determined by County Commissioners)

Meetings: As Needed (1 per month)

Special Provisions: 1 must be electrical contractor in Worcester County for 5-years prior.
1 must be electrician in Worcester County.
All must be residents of Worcester County.

Staff Contact: Department of Development Review & Permitting
Deborah Mooney 410-632-1200

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Roy M. Case (ME)	D-2, Purnell	Berlin	10-13-16-19-22-25
Carl Smith (ME-5)	D-4, Elder	Snow Hill	98-10-13-16-19-22-25
J.T. Novak (ME-5)	D-5, Bertino	Ocean Pines	07-10-13-16-19-22-25
Kenneth Lambertson (ME-5)	D-1, Abbott	Pocomoke	96-11-14-17-20-23-26
Michael Patchett (ME-5)	D-7, Mitrecic	West Ocean City	08-11-14-17-20-23-26
Steve Kolarik (ME)	D-6, Bunting	Bishopville	12-21-24-27
Duane Duncan (ME-5)	D-3, Fiori	Berlin	*05-12-15-18-21-24-27

(Key: ME-5 = Master Electrician at least 5-years; ME = Master Electrician; EL = Electrician Limited)

Prior Members: (Since 1972)

Harrison Lambertson	Elwood Bunting
William Molnar	W. Prentiss Howard
Thomas Ashby	Frank Bradshaw (90-96)
Billy Burton Cropper	H. Coston Gladding (90-96)
Alonza Anderson	Willard W. Ward (92-97)
Gus Foltz	Walter Ward (92-98)
Robert Conner	Dale Venable (94-00)
Gus Payne	Gary Frick (96-03)
Robert Farley	Thomas Duncan (02-05)
Mike Costanza	Mike Henderson (00-06)
Herbert Brittingham	Brent Pokrywka (02-07)
Otho Mariner	Joel Watsky (03-08)
Mark Odachowski	Bob Arnold (97-10)
Howard Pusey	Jamie Englishmen (06-12)

* = Appointed to fill an unexpired term

ETHICS BOARD

Reference: Public Local Law, Section CG 5-103

Appointed by: County Commissioners

Function: Advisory
 Maintain all Ethics forms; develop procedures and policies for advisory opinions to persons subject to the Ethics Law and for processing complaints alleging violations of the Ethics Law; conduct a public information program regarding the purpose and application of the Ethics Law; annually certify compliance to the State; and recommend any changes to the Commissioners in order to comply with State Ethics Law.

Number/Term: 7/4 years
 Terms expire December 31st

Compensation: \$100 per meeting

Meetings: As Necessary

Special Provisions:

Staff Contact: Roscoe Leslie, County Attorney (410-632-1194)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Bruce Spangler	D-3, Fiori	Berlin	*02-05-09-13-17-21-25
Iola Tariq	D-2, Purnell	Berlin	*22-26
Mickey Ashby	D-1, Abbott	Pocomoke	14-18-22-26
David Deutsch	D-6, Bunting	Ocean Pines	17-21-23-27
Frank Knight	D-7, Mitrecic	Ocean City	*14-19-23-27
Judy Giffin	D-5, Bertino	Ocean Pines	*21-24-28
Joseph Stigler	D-4, Elder	Berlin	16-20-24-28

Prior Members: (Since 1972)

J.D. Quillin, III	Walter Kissel (05-09)
Charles Nelson	Marion Chambers (07-11)
Garbriel Purnell	Jay Knerr (11-14)
Barbara Derrickson	Robert I. Givens, Jr. (98-14)
Henry P. Walters	Diana Purnell (09-14)
William Long	Kevin Douglas (08-16)
L. Richard Phillips (93-98)	Lee W. Baker (08-16)
Marigold Henry (94-98)	Richard Passwater (09-17)
Louis Granados (94-99)	Jeff Knepper (16-21)
Kathy Philips (90-00)	Faith Mumford (14-22)
Mary Yenney (98-05)	
Bill Ochse (99-07)	
Randall Mariner (00-08)	
Wallace D. Stein (02-08)	
William Kuhn (90-09)	

* = Appointed to fill an unexpired term

HOUSING REVIEW BOARD

Reference: Public Local Law §BR 3-104

Appointed by: County Commissioners

Function: Regulatory/Advisory
To decide on appeals of code official's actions regarding the Rental Housing Code. Decide on variances to the Rental Housing Code.
Review Housing Assistance Programs.

Number/Term 7/3-year terms
Terms expire December 31st

Compensation: \$100 per meeting (policy)

Meetings: As Needed

Special Provisions: Immediate removal by Commissioners for failure to attend meetings.

Staff Support: Development Review & Permitting Department
Davida Washington, Housing Program Administrator - 410-632-1200

Ext: 1171

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Terms(s)</u>
Maria Campione-Lawrence	D-5, Bertino	Ocean Pines	*22-23
Keri-Ann F. Byrd	D-1, Abbott	Pocomoke	22-25
Debbie Hileman	D-6, Bunting	Ocean Pines	10-13-16-19-22-25
Don Furbay	D-3, Fiori	W. Ocean City	23-26
Charlie Murphy	D-7, Mitrecic	Ocean City	*23-26
Carl Smith	D-4, Elder	Snow Hill	24-27
Felicia Green	D-2, Purnell	Ocean Pines	*21-24-27

Prior Members:

Phyllis Mitchell	Albert Bogdon (02-06)	Scot Tingle 14-24
William Lynch	Jamie Rice (03-07)	
Art Rutter	Howard Martin (08)	
William Buchanan	Marlene Ott (02-08)	
Christina Alphonsi	Mark Frostrom, Jr. (01-10)	
Elsie Purnell	Joseph McDonald (08-10)	
William Freeman	Sherwood Brooks (03-12)	
Jack Dill	Otho Mariner (95-13)	
Elbert Davis	Becky Flater (13-14)	
J. D. Quillin, III (90-96)	Ruth Waters (12-15)	
Ted Ward (94-00)	John Glorioso (*06-19)	
Larry Duffy (90-00)	Sharon Teagle (00- 20)	
Patricia McMullen (00-02)	Davida Washington (*21-21)	
William Merrill (90-01)	Donna Dillion (08-22)	
Debbie Rogers (92-02)	C.D. Hall 10-22	
Wardie Jarvis, Jr. (96-03)	Chase Church (*19-22)	
	Jake Mitrecic (15-21)	

* = Appointed to fill an unexpired term

BOARD OF LIBRARY TRUSTEES

Reference: PGL Education 23-403, Annotated Code of Maryland

Appointed by: County Commissioners (from nominees submitted by Board of Library Trustees)

Function: Supervisory
Responsible for the general control and development of the County library system. Oversees management of the libraries, assists in preparation of library budget and other fiscal matters, arranges for an annual audit, makes an annual report to the County Commissioners, make recommendations to the County Commissioners regarding library acquisitions/development.

Number/Term: 7/5 years
Terms expire December 31st.

Compensation: None

Meetings: 1 per month except July, and August

Special Provisions: Nominees submitted by Library Board; Maximum 2 consecutive terms

Staff Contact: Library Director - Jennifer Ranck (410) 632-2600

Current Members:

<u>Name</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Patricia Tomasovic	Pocomoke	*19, 19-24
Sandra Buchanan	Pocomoke	21-26
Jocelyn Briddell	Newark	21-26
Nancy Howard	Ocean City	16-21, 21-26
Kathryn Culbertson	Snow Hill	*21-23-28
Vicki O'Mara	Ocean Pines	*18-23-28
Jeff Smith	Berlin	19-24-29

Prior Members: Since 1972

Herman Baker	Jere Hilbourn	Beverly Dryden Wilkerson (06-10)
Lieselette Pennewell	Janet Owens	John Staley (97-11)
Edith Dryden	Ruth Westfall	James Gatling (01-11)
Clifford D. Cooper, Jr.	Helen Farlow	Shirley Dale (02-12)
Klein Leister	Judy Quillin	Edith Barnes (07-13)
Evelyn Mumford	Gay Showell	Richard Polhemus (11-16)
Ann Eschenburg	Susan Mariner	Richard Warner Davis (11-16)
Barbara Ward	Jacqueline Mathias	Frederick Grant (13-17)
Donald F. McCabe	Ann S. Coates (88-97)	Rosemary S. Keech (12-18)
Fannie Russell	Jim Dembeck (91-97)	Vivian Pruitt (09-19)
Stedman Rounds	Bill Waters (88-98)	Ron Cascio 09-19
Donald Turner	Geraldine Thweatt (97-98)	Donald James Bailey (16-21)
Sarah Dryden	Martha Hoover (87-99)	Holly Anderson (*10-21)
L. Richard Phillips	Eloise Henry-Gordy (98-00)	Leslie Mulligan (*17-21)
Barbara Bunting	William Cropper (91-01)	
Joanne Mason	Ms. Willie Gaddis (89-01)	
	Leola Smack (99-02)	
	Jean Tarr (94-04)	
	Lois Sirman (01-06)	
	Amanda DeShields (00-07)	
	David Nedrow (04-09)	
	Belle Redden (99-09)	

* = Appointed to fill an unexpired term

WORCESTER COUNTY'S INITIATIVE TO PRESERVE FAMILIES BOARD

Previously - Local Management Board; and Children, Youth and Family Services Planning Board

Reference: Commissioners' Resolution No. 09-3, adopted on January 6, 2009

Appointed by: County Commissioners

Functions: Advisory/Policy Implementation/Assessment and Planning
 - Implementation of a local, interagency service delivery system for children, youth and families;
 - Goal of returning children to care and establishment of family preservation within Worcester County;
 - Authority to contract with and employ a service agency to administer the State Service Reform Initiative Program

Compensation: \$100 Per Meeting for Private Sector Members

Number/Term: 9 members/5 Public Sector, 4 Private Sector with 3-year terms
 51% of members must be public sector
 Terms expire December 31st

Meetings: Monthly

Staff Contact: Shylia Tingle - Director, Local Management Board - (410) 632-3648
 Christen Barbierri – LMB Coordinator - (410) 632-3648
 Kailyn Holland – Assistant LCT Coordinator
 Lisa Shockley, LMB Admin. Support

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides/Representing</u>	<u>Years of Term(s)</u>
Michael Trader	<i>Ex officio</i>	Planning, Quality & Core	Indefinite
Ivonne Lomax	<i>Ex officio</i>	Local Behavioral Health	Indefinite
Rebecca Jones	<i>Ex officio</i>	Health Department	Indefinite
Nicole Griffin-Winder	<i>Ex officio</i>	Juvenile Justice	Indefinite
Louis H. Taylor	<i>Ex officio</i>	Board of Education	Indefinite
Roberta Baldwin	<i>Ex officio</i>	Dept. of Social Services	Indefinite
Theophilus Hobbs IV	At-Large	Purnell-Snow Hill	19-22-25
Dr. Mark Bowen	At-Large	Purnell Snow Hill	20-23-26
Amy Rothermel	At-Large	Mitrecic-Ocean City	17-20-23-26
Mark Frostrom	At-Large	Abbot- Pocomoke	*99-12-15-18-21-24-27

Prior Members (since 1994):

Tim King (97)	Bruce Spangler (04-07)	Dr. Ethel M. Hines (07-13)
Sandra Oliver (94-97)	Sharon DeMar Reilly	Deborah Goeller
Velmar Collins (94-97)	Kathy Simon	Andrea Watkins (13-17)
Catherine Barbierri (95-97)	Vickie Stoner Wrenn	Sheila Warner (Indefinite)
Ruth Geddie (95-98)	Robin Travers	Ira Shockley (03-19)
Rev. Arthur George (94-99)	Jordan Taylor (09)	Eloise Henry-Gordy *(07-20)
Kathey Danna (94-99)	Aaron Marshall (09)	Jennifer LaMade - Indefinite
Sharon Teagle (97-99)	Allen Bunting (09)	Spencer Tracey - Indefinite
Jeanne Lynch (98-00)	LaTrele Crawford (09)	
Jamie Albright (99-01)	Sheriff Charles T. Martin	
Patricia Selig (97-01)	Joel Todd, State's Attorney	
Rev. Lehman Tomlin (99-02)	Ed Montgomery (05-10)	
Sharon Doss	Edward S. Lee (07-10)	
Rick Lambertson	Toni Keiser (07-10)	
Cyndy B. Howell	Judy Baumgartner (07-10)	
Sandra Lanier (94-04)	Claudia Nagle (09-10)	
Dr. James Roberts (98-04)	Megan O'Donnell (10)	
Dawn Townsend (01-04)	Kiana Smith (10)	
Pat Boykin (01-05)	Christopher Bunting (10)	
Jeannette Tresler (02-05)	Simi Chawla (10)	
Lou Taylor (02-05)	Jerry Redden	
Paula Erdie	Jennifer Standish	
Rev. Pearl Johnson (05-07)	Anne C. Turner	
Peter Fox (05-07)	Marty Pusey	
Lou Etta McClaflin (04-07)	Virgil L. Shockley	
	Dr. Jon Andes (96-12)	

**LOCAL DEVELOPMENT COUNCIL
FOR THE OCEAN DOWNS CASINO**

ITEM 13

Reference: Subsection 9-1A-31(c) - State Government Article, Annotated Code of Maryland

Appointed by: County Commissioners

Function: Advisory
Review and comment on the multi-year plan for the expenditure of the local impact grant funds from video lottery facility proceeds for specified public services and improvements; Advise the County on the impact of the video lottery facility on the communities and the needs and priorities of the communities in the immediate proximity to the facility.

Number/Term: 15/4-year terms; Terms Expire December 31

Compensation: None

Meetings: At least semi-annually

Special Provisions: Membership to include State Delegation (or their designee); one representative of the Ocean Downs Video Lottery Facility, seven residents of communities in immediate proximity to Ocean Downs, and four business or institution representatives located in immediate proximity to Ocean Downs.

Staff Contacts: Kim Moses, Public Information Officer, 410-632-1194
Roscoe Leslie, County Attorney, 410-632-1194

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Represents/Resides</u>	<u>Years of Term(s)</u>
Mark Wittmyer	At-Large	Business - Ocean Pines	15-19
David Massey ^c	At-Large	Business - Ocean Pines	09-13-17, 17-21
Bobbi Jones	Ocean Downs Casino	Ocean Downs Casino	23-indefinite
Mary Beth Carozza	Indefinite	Maryland Senator	14-indefinite
Wayne A. Hartman	Indefinite	Maryland Delegate	18-indefinite
Charles Otto	Indefinite	Maryland Delegate	14-indefinite
Bob Gilmore	Dist. 5 - Bertino	Resident - Ocean Pines	*19-21, 21-25
Matt Gordon	Dist. 1 – Abbott	Resident - Pocomoke	19-22, 22-26
Ivy Wells	Dist. 3 - Church	Resident - Berlin	22-26
Cam Bunting ^c	At-Large	Business - Berlin	*09-10-14-18-22-26
Roxane Rounds	Dist. 2 - Purnell	Resident - Berlin	*14-15-19-23-27
Michael Donnelly	Dist. 7 - Mitrecic	Resident - Ocean City	*16-19-23-27
Kerrie Bunting	Dist. 4 - Elder	Resident - Snow Hill	*22-24-28
Mayor Rick Meehan ^c	At-Large	Business - Ocean City	*09-12-16-20-24-28
Tina Kolarik	Dist. 6 - Bunting	Resident -Bishopville	24-28

Prior Members:

J. Lowell Stoltzfus ^c (09-10)
Mark Wittmyer ^c (09-11)
John Salm ^c (09-12)
Mike Pruitt ^c (09-12)
Norman H. Conway ^c (09-14)
Michael McDermott (10-14)
Diana Purnell ^c (09-14)
Linda Dearing (11-15)
Todd Ferrante ^c (09-16)

Since 2009

Joe Cavilla (12-17)
James N. Mathias, Jr. ^c (09-18)
Ron Taylor ^c (09-14)
James Rosenberg (09-19)
Rod Murray ^c (*09-19)
Gary Weber (*19-21)

Charlie Dorman (12-19)
Gee Williams (09-21)
Bobbi Sample (17-23)
Steve Ashcraft (19-24)

* = Appointed to fill an unexpired term/initial terms staggered
^c = Charter Member

LOWER SHORE WORKFORCE DEVELOPMENT BOARD
(Previously Private Industry Council Board - PIC)

Reference: Workforce Innovation and Opportunity Act of 2014, Section 107

Appointed by: County Commissioners

Functions: Advisory/Regulatory
Provide education and job training opportunities to eligible adults, youth and dislocated workers who are residents of Somerset, Wicomico and Worcester counties.

Number/Term: 26 - 5 Worcester County, 11 At-Large (by Tri-County Council), 10 Other
2, 3 or 4-year terms; Terms expire September 30

Compensation: None

Meetings: Quarterly (March, June, September, December) on the 2nd Wednesday

Special Provisions: Board must be at least 51% business membership.
Chair must be a businessperson

Staff Contact: Lower Shore Workforce Alliance
Leslie Porter-Cabell – LSWA Director (410-341-3835, ext. 2502)
American Job Center, 31901 Tri-County Way, Suite 215, Salisbury, MD 21804

Current Members (Worcester County - also members from Wicomico, Somerset and Tri-County Council):

<u>Name</u>	<u>Resides/Agency</u>	<u>Term</u>	<u>Representing</u>
Robert "Bo" Duke	Ocean City	*17-21, 21-25	Business Rep.
Alicia Warren	Berlin	22-26	Business/Healthcare Ind.
Sarah Chapman	Pocomoke	23- 27	Business Rep.
Matthew Culbertson	Snow Hill	24-28	Private Business Rep.
Lauren Martin	Berlin	24-28	Business Rep.

Prior Members: Since

Baine Yates	Walter Kissel (03-07)	Whitney Palmer(*20-24)
Charles Nicholson (98-00)	Heidi Kelley (07-08)	
Gene Theroux (97-00)	Bruce Morrison (05-08)	
Jackie Gordon (98-00)	Margaret Dennis (08-12)	
Caren French (97-01)	Ted Doukas (03-13)	
Jack Smith (97-01)	Diana Nolte (06-14)	
Linda Busick (98-02)	John Ostrander (07-15)	
Edward Lee (97-03)	Craig Davis (13-17)	
Joe Mangini (97-03)	Donna Weaver (08-17)	
Linda Wright (99-04)	Geoffrey Failla (15-18)	
Kaye Holloway (95-04)	Melanie Pursel (18-*20)	
Joanne Lusby (00-05)	Ivy Wells (20-21)(21-public appt.)	
William Greenwood (97-06)	Jason Cunha (*16-23)	
Gabriel Purnell (04-07)	Walter Maizel(*12-24)	

Reference: Public Local Law ZS §1-112

Appointed by: County Commissioners

Functions: Advisory/Regulatory
Make investigations and recommendations regarding zoning text and map amendment applications; recommend conditional rezoning; make recommendations to the Board of Zoning Appeals; review public projects, proposed facility development plans, regulations and standards; review and approve site plans; review and make recommendations regarding residential planned communities; review and approve subdivision plats.

Number/Term: 7/5 years; Terms expire December 31st

Compensation: \$100 per meeting (policy)

Meetings: 1 regular meeting per month; additional meetings held as necessary

Special Provisions: Historically - one member from each Commissioner District, plus two At-Large members; one member per district once expanded to seven districts.

Staff Contact: Department of Development Review & Permitting
Jennifer Keener, Director (410-632-1200, ext. 1123)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Ken Church	D-3, Fiori	Berlin	20-25
Jerry Barbieri	D-1, Abbott	Pocomoke	*12-15-20, 20-25
Phyllis Wimbrow	D-4, Elder	Snow Hill	23-28
Marlene Ott	D-5, Bertino	Ocean Pines	08-13-18-23-28
Kathy Drew	D-6, Bunting	Bishopville	*23-26
Betty M. Smith	D-2, Purnell	Berlin	*07-09-14-19-24-29
Mary Knight	D-7, Mitrecic	Berlin	*20-24-29

Prior Members:

Since 1972

David L. Johnson	Terry Bayshore	Wilbert "Tom" Pitts (99-07)
N. Paul Joyner	Larry Widgeon	Doug Slingerland (07-08)
Daniel Trimper, IV	Charles D. "CD" Hall	Carolyn Cummins (90-94, 99-09)
Hugh F. Wilde	Ernest "Sandy" Coyman	Madison "Jimmy" Bunting (05-10)
Warren Frame	Rev. Donald Hamilton	Jeanne Lynch (06-11)
Roland E. Powell	Dale Stevens	H. Coston Gladding (96-12)
Harry Cherrix	Marion L. Butler, Sr.	Wayne A. Hartman (09-14)
W. David Stevens	Ron Cascio (96-97)	Jay Knerr (14-20)
Granville Trimper	Louie Paglierani (90-99)	Mike Diffendal (10-20)
J. Brad Aaron	Robert Hawkins (96-99)	Brooks Clayville (02-22)
Lester Atkinson	Ilia Fehrer (94-99)	Richard Wells (11-23)
Paul L. Cutler	Rob Clarke (99-00)	
Edward R. Bounds	W. Kenny Baker (97-02)	
Edward Phillips	James Jarman (99-03)	
Vernon McCabe	Harry Cullen (00-03)	
R. Blaine Smith	Ed Ellis (96-04)	
Edward A. Tudor	Troy Purnell (95-05)	
	Larry Devlin (04-06)	
	Tony Devereaux (03-07)	

RECREATION ADVISORY BOARD

Reference: County Commissioners' Action 6/13/72 and Resolution of 12/27/83 and Resolution 97-51 of 12/23/97 and Resolution 03-6 of 2/18/03

Appointed by: County Commissioners

Function: Advisory
Provide the County with advice and suggestions concerning the recreation needs of the County and recommendations regarding current programs and activities offered.
Review and comment on proposed annual Recreation Department budget.

Number/Term: 7/4-year term
Terms expire December 31st

Compensation: \$100 per meeting expense allowance, subject to funding

Meetings: At least quarterly, more frequently as necessary

Special Provisions: One member nominated by each County Commissioner

Staff Support: Recreation and Parks Department - Lisa Gebhardt (410) 632-2144

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
William Gabeler	D-6, Bunting	Ocean Pines	21-25
Norman Bunting, Jr.	D-3, Fiori	Berlin	*16-17-21-25
Alvin Handy	D-2, Purnell	Ocean City	06-10-14-18-22-26
John Gehrig	D-7, Mitrecic	Ocean City	14-18-22-26
Joseph Stigler	D-4, Elder	Snow Hill	*21-23-27
Missy Denault	D-5, Bertino	Berlin	*15-16-20-24-28
Scott Holland	D-1, Abbott	Pocomoke	24-28

Prior Members: Since 1972

Howard Taylor	Warren Mitchell	Jr.(83-98)	Shawn Johnson(15-19)
Arthur Shockley	Edith Barnes	Richard Ramsay (93-98)	Devin Bataille (19-20)
Rev. Ray Holsey	Glen Phillips	Mike Daisy (98-99)	Chris Klebe (*11-21)
William Tingle	Gerald Long	Cam Bunting (95-00)	Mike Hooks (12-24)
Mace Foxwell	Lou Ann Garton	Charlie Jones (98-03)	
Nelson Townsend	Milton Warren	Rick Morris (03-05)	
J.D. Townsend	Ann Hale	Gregory Purnell (97-06)	
Robert Miller	Claude Hall, Jr.	George "Eddie" Young (99-08)	
Jon Stripling	Vernon Davis	Barbara Kissel (00-09)	
Hinson Finney	Rick Morris	Alfred Harrison (92-10)	
John D. Smack, Sr.	Joe Lieb	Janet Rosensteel (09-10)	
Richard Street	Donald Shockley	Tim Cadotte (02-12)	
Ben Nelson	Fulton Holland (93-95)	Craig Glovier (08-12)	
Shirley Truitt	Gregory Purnell (83-96)	Joe Mitrecic (10-14)	
Cyrus Teter	Vernon Redden,	Sonya Bounds (12-15)	
		Burton Anderson (05-15)	
		William Regan (02-16)	

* = Appointed to fill an unexpired term

SOCIAL SERVICES ADVISORY BOARD

Reference: Human Services Article - Annotated Code of Maryland - Section 3-501

Appointed by: County Commissioners

Functions: Advisory
Review activities of the local Social Services Department and make recommendations to the State Department of Human Resources.
Act as liaison between Social Services Dept. and County Commissioners.
Advocate social services programs on local, state and federal level.

Number/Term: 9 to 13 members/3 years
Terms expire June 30th

Compensation: None - (Reasonable Expenses for attending meetings/official duties)

Meetings: 1 per month (Except June, July, August)

Special Provisions: Members to be persons with high degree of interest, capacity & objectivity, who in aggregate give a countywide representative character.
Maximum 2 consecutive terms, minimum 1-year between reappointment
Members must attend at least 50% of meetings
One member (ex officio) must be a County Commissioner
Except County Commissioner, members may not hold public office.

Staff Contact: Roberta Baldwin, Director of Social Services - (410-677-6806)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Harry Hammond	D-6, Bunting	Bishopville	15-21, 21- 24 Term Expired
Shelly Daniels	D-1, Abbott	Pocomoke City	22-25
Rebecca Colt-Ferguson	D-7, Mitrecic	Ocean City	22-25 Resigned
Janice Chiampa	D-5, Bertino	Ocean Pines	22-25
Diana Purnell	ex officio - Commissioner		14-18-22-25 Term Expired
Voncelia Brown	D-3, Fiori	Berlin	16-19-22-25 Term Expired
Mary White	At-Large	Berlin	*17-19-22-25 Term Expired
Margaret Labesky	D-4, Elder	Snow Hill	23-26
Nancy Howard	D-2, Purnell	Ocean City	09-16-17-20-23-26 Term Expired

* = Appointed to fill an unexpired term

Reference: County Commissioners' Resolution 5/17/94 and 03-6 on 2/18/03

Appointed by: County Commissioners

Function: Advisory
Review and comment on Solid Waste Management Plan, Recycling Plan, plans for solid waste disposal sites/facilities, plans for closeout of landfills, and to make recommendations on tipping fees.

Number/Term: 11/4-year terms; Terms expire December 31st.

Compensation: \$100 per meeting expense allowance, subject to annual appropriation

Meetings: At least quarterly

Special Provisions: One member nominated by each County Commissioner; and one member appointed by County Commissioners upon nomination from each of the four incorporated towns.

Staff Support: Solid Waste - Solid Waste Superintendent – David Candy - (410-632-3177)
Solid Waste - Recycling Coordinator – Bob Keenan - (410-632-3177)
Department of Public Works - Dallas Baker- (410-632-5623)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
James Charles	Town of Berlin		21-25
Brian Scarborough	Town of Ocean City		21-25
Vaughn White	D-2, Purnell	Berlin	*19-21, 21-25
Bob Gilmore	D-5, Bertino	Ocean Pines	*21-22, 22-26
George Linvill	D-1, Abbott	Pocomoke	14-18-22-26
George Dix John	D-4, Elder	Snow Hill	*10-18-22-26
O'Brien Don	D-6, Bunting	Bishopville	*22-23-27
Furbay Granville	D-3, Fiori	Berlin	20-24-28
Jones Mike Wyatt	D-7, Mitrecic	Berlin	*15-16-20-24-28
Aaron Lumpkins	Town of Pocomoke City		24-28
	Town of Snow Hill		25-29

Prior Members: (Since 1994)

Ron Cascio (94-96)
 Roger Vacovsky, Jr. (94-96)
 Lila Hackim (95-97)
 Raymond Jackson (94-97)
 William Turner (94-97)
 Vernon "Corey" Davis, Jr. (96-98)
 Robert Mangum (94-98)
 Richard Rau (94-96)
 Jim Doughty (96-99)
 Jack Peacock (94-00)
 Hale Harrison (94-00)
 Richard Malone (94-01)
 William McDermott (98-03)
 Fred Joyner (99-03)
 Hugh McFadden (98-05)
 Dale Pruitt (97-05)

Frederick Stiehl (05-06)
 Eric Mullins (03-07)
 Mayor Tom Cardinale (05-08)
 William Breedlove (02-09)
 Lester D. Shockley (03-10)
 Woody Shockley (01-10)
 John C. Dorman (07-10)
 Robert Hawkins (94-11)
 Victor Beard (97-11)
 Mike Gibbons (09-14)
 Hank Westfall (00-14)
 Marion Butler, Sr. (00-14)
 Robert Clarke (11-15)
 Bob Donnelly (11-15)
 Howard Sribnick (10-16)
 Dave Wheaton (14-16)
 Wendell Purnell (97-18)
 George Tasker (*15-20)

Rodney Bailey *19
 Steve Brown *10-19
 Bob Augustine 16-19
 Michael Pruitt *15-19
 James Rosenburg (*06-19)
 Jamey Latchum *17-19
 Hal Adkins (*20-21)
 Mike Poole (11-22)
 Michelle B-El Soloh (*19-24)
 Michael Pruitt (*22-24)

Reference: County Commissioners' Resolution of May 4, 1999 and 03-6 of 2/18/03

Appointed by: County Commissioners

Function: Advisory
Advise the County Commissioners on tourism development needs and recommend programs, policies and activities to meet needs, review tourism promotional materials, judge tourism related contests, review applications for State grant funds, review tourism development projects and proposals, establish annual tourism goals and objectives, prepare annual report of tourism projects and activities and evaluate achievement of tourism goals and objectives.

Number/Term: 7/4-Year term - Terms expire December 31st

Compensation: \$100 per meeting expense allowance

Meetings: At least bi-monthly (6 times per year), more frequently as necessary

Special Provisions: One member nominated by each County Commissioner

Staff Contact: Tourism Department – Melanie Pursel, Director of Tourism 410-632-3110

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)²</u>
Josh Davis	D-5, Bertino	Berlin	*19-21, 21-25 Resigned
Lauren Taylor	D-7, Mitrecic	Ocean City	13-17-21, 21-25 Term Ending
Kerrie Anne Bunting	D-4, Elder	Snow Hill	21-25 Term Ending
Gregory Purnell	D-2, Purnell	Berlin	14-18-22-26
CL Marshall	D-1, Abbott	Pocomoke	*24-27
Thomas Shuster	D-3, Fiori	West Ocean City	23-27
Ruth Waters	D-6, Bunting	Bishopville	19-23-27

Prior Members: Since 1972

Isaac Patterson ¹	Klein Leister (99-03)	Michael Day *19-21
Lenora Robbins ¹	Bill Simmons (99-04)	Barbara Tull (03-23)
Kathy Fisher ¹	Bob Hulburd (99-05)	Elena Ake *16-23 Released
Leroy A. Brittingham ¹	Frederick Wise (99-05)	Nola Tullar (23-24) Released
George "Buzz" Gering ¹	Wayne Benson (05-06)	
Nancy Pridgeon ¹	Jonathan Cook (06-07)	
Marty Batchelor ¹	John Glorioso (04-08)	
John Verrill ¹	David Blazer (05-09)	
Thomas Hood ¹	Ron Pilling (07-11)	
Ruth Reynolds (90-95)	Gary Weber (99-03, 03-11)	
William H. Buchanan (90-95)	Annemarie Dickerson (99-13)	
Jan Quick (90-95)	Diana Purnell (99-14)	
John Verrill (90-95)	Kathy Fisher (11-15)	
Larry Knudsen (95)	Linda Glorioso (08-16)	
Carol Johnsen (99-03)	Teresa Travatello (09-18)	
Jim Nooney (99-03)	Molly Hilligoss (15-18)	
Barry Laws (99-03)	Denise Sawyer (*18-19)	
	Isabel Morris (11-19)	

* = Appointed to fill an unexpired term

1 = Served on informal ad hoc committee prior to 1990, Committee abolished between 1995-1999

2 = All members terms reduced by 1-year in 2003 to convert to 4-year terms

**WATER AND SEWER ADVISORY COUNCIL
OCEAN PINES SERVICE AREA**

Reference: County Commissioners' Resolution of November 19, 1993

Appointed by: County Commissioners

Function: Advisory
Advise Commissioners on water and sewer needs of the Service Area; review amendments to Water and Sewer Plan; make recommendations on policies and procedures; review and recommend charges and fees; review annual budget for the service area.

Number/Term: 5/4-year terms
Terms Expire December 31

Compensation: \$100.00/ Meeting

Meetings: Monthly

Special Provisions: Must be residents of Ocean Pines Service Area

Staff Support: Department of Public Works - Water and Wastewater Division
Chris Clasing- (410-641-5251)

Current Members:

<u>Name</u>	<u>Resides</u>	<u>Years of Term(s)</u>
John F. (Jack) Collins, Jr.	Ocean Pines	*18-21, 21-25
William Gabeler	Ocean Pines	22 - 26
Robert Kane	Ocean Pines	22-26
James Spicknall	Ocean Pines	07-10-14-18-22-26
Frederick Stiehl	Ocean Pines	*06-24, 24-28

Prior Members: (Since 1993)

Andrew Bosco (93-95)
 Richard Brady (96-96, 03-04)
 Michael Robbins (93-99)
 Alfred Lotz (93-03)
 Ernest Armstrong (93-04)
 Jack Reed (93-06)
 Fred Henderson (04-06)
 E. A. "Bud" Rogner (96-07)
 David Walter (06-07)
 Darwin "Dart" Way, Jr. (99-08)
 Aris Spengos (04-14)
 Gail Blazer (07-17)
 Mike Hegarty (08-17)
 Michael Reilly (14-18)
 Bob Poremski (17-20)
 Gregory Sauter (17-21)

* = Appointed to fill an unexpired term

**WATER AND SEWER ADVISORY COUNCIL
WEST OCEAN CITY SERVICE AREA**

Reference: County Commissioners' Resolution of November 19, 1993

Appointed by: County Commissioners

Function: Advisory
Advise Commissioners on water and sewer needs of the Service Area; review amendments to Water and Sewer Plan; make recommendations on policies and procedures; review and recommend charges and fees; review annual budget for the service area.

Number/Term: 5/4-year terms
Terms Expire December 31

Compensation: \$100.00/Meeting

Meetings: Monthly

Special Provisions: Must be residents/ratepayers of West Ocean City Service Area

Staff Support: Department of Public Works - Water and Wastewater Division
Chris Clasing - (410-641-5251)

Current Members:

<u>Member's Name</u>	<u>Resides/Ratepayer of</u>	<u>Terms (Years)</u>
Keith Swanton	West Ocean City	13-17, 17-21
Blake Haley	West Ocean City	*19-20, 20-24
Todd Ferrante	West Ocean City	13-17-21-25
Gail Fowler	West Ocean City	99-23-27
Deborah Stanley	West Ocean City	95-23-27

Prior Members: (Since 1993)

Eleanor Kelly ^c (93-96)	Andrew Delcorro (*14-19)
John Mick ^c (93-95)	
Frank Gunion ^c (93-96)	
Carolyn Cummins (95-99)	
Roger Horth (96-04)	
Whaley Brittingham ^c (93-13)	
Ralph Giove ^c (93-14)	
Chris Smack (04-14)	

* = Appointed to fill an unexpired term
^c = Charter member

COMMISSION FOR WOMEN

Reference: Public Local Law CG 6-101

Appointed by: County Commissioners

Function: Advisory

Number/Term: 11/3-year terms; Terms Expire December 31

Compensation: None

Meetings: At least monthly (3rd Tuesday at 5:30 PM - alternating between Berlin and Snow Hill)

Special Provisions: **7 district members**, one from each Commissioner District
 4 At-large members, nominations from women's organizations & citizens
 4 Ex-Officio members, one each from the following departments: Social Services, Health & Mental Hygiene, Board of Education, Public Safety
 No member shall serve more than six consecutive years

Contact: Coleen Colson, Chair and , Laura Morrison, Co-Chair
 Worcester County Commission for Women - P.O. Box 211, Snow Hill, MD 21863

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Kimberly List	D-7, Mitrecic	Ocean City	18- 21-24 Termed Out
Elizabeth Rodier	D-3, Fiori	Bishopville	18-21 Resigned
Jocelyn Briddell	At-Large	Berlin	23-26
Coleen Colson	Dept of Social Services		19-22-25 Will Term Out
Windy Phillips	Board of Education		19-22-25 Will Term Out
Laura Morrison	At-Large	Pocomoke	*19-20-23-26
Crystal Bell, MPA	Health Department		*22-23-26
Jeannine Jerscheid	Public Safety – Sheriff's Office		23-26
Sharnell Tull	At-Large	Pocomoke	23 -26
Joan Scott	D-4, Elder	Newark	23-26 Resigned
Susan Ostrowski	D-6, Bunting	Berlin	24-27
Dorothy Shelton-Leslie	D-5, Bertino	Ocean Pines	24-27
Dr. Darlene Jackson- Bowen	D-2, Purnell	Pocomoke	*19-21-24-27
Michelle Goad	D-1, Abbott	Pocomoke City	25-28
Cheryl Middleton	At-Large	West O. City	25-28

Prior Members: Since 1995

Ellen Pilchard ^c (95-97)	Marie Velong ^c (95-99)	Christine Selzer (03)
Helen Henson ^c (95-97)	Carole P. Voss (98-00)	Linda C. Busick (00-03)
Barbara Beaubien ^c (95-97)	Martha Bennett (97-00)	Gloria Bassich (98-03)
Sandy Wilkinson ^c (95-97)	Patricia Ilczuk-Lavanceau (98-99)	Carolyn Porter (01-04)
Helen Fisher ^c (95-98)	Lil Wilkinson (00-01)	Martha Pusey (97-03)
Bernard Bond ^c (95-98)	Diana Purnell ^c (95-01)	Teole Brittingham (97-04)
Jo Campbell ^c (95-98)	Colleen McGuire (99-01)	Catherine W. Stevens (02-04)
Karen Holck ^c (95-98)	Wendy Boggs McGill (00-02)	Hattie Beckwith (00-04)
Judy Boggs ^c (95-98)	Lynne Boyd (98-01)	Mary Ann Bennett (98-04)
Mary Elizabeth Fears ^c (95-98)	Barbara Trader ^c (95-02)	Rita Vaeth (03-04)
Pamela McCabe ^c (95-98)	Heather Cook (01-02)	
Teresa Hammerbacher ^c (95-98)	Vyoletus Ayres (98-03)	
Bonnie Platter (98-00)	Terri Taylor (01-03)	

* = Appointed to fill an unexpired term

^c = Charter member

Reference: Resolution No. 06-2, adopted February 21, 2006

Appointed by: County Commissioners

Functions: Advisory
Share information about youth-related concerns; promote internal and external assets among youth in order to prevent unhealthy behaviors which may result in harm or reduced opportunities for success; and provide information to County Commissioners, County agencies, and Youth Serving organizations specific to youth development and resources.

Number/Term: Up to 25 with 5 from each community/two-year term
Terms Expire April 30th

Compensation: None

Meetings: Monthly, unless otherwise determined by the Council

Special Provisions: Members who have more than two unexcused absences may be recommended for replacement by the Youth Council.

Staff Contact: Mimi Dean, Health Department - Prevention Services - (410-632-1100)

Advisors: Tamara Mills, Worcester County Board of Education - (410-632-5031)
Kelcey Kengla, Worcester County Health Department - (410-632-1100, x1108)
Wendy Shirk, Worcester County Board of Education - (410-632-2880)

Current Members:

<u>Member's Name</u>	<u>School Attending</u>	<u>Area Representing</u>	<u>Year(s) of Term(s)</u>
Kyleigh Kruse	Pocomoke	Pocomoke	22-26
Jake Harner	Stephen Decatur	Berlin	25-26
Eliza Myers	Stephen Decatur	Berlin	23-26
Sage Myers	Stephen Decatur	Berlin	23-26
Laila Pascucci	Stephen Decatur	Berlin	23-26
Ellie Zollinger	Stephen Decatur	Berlin	23-26
Griffin Hagenrater-Gooding	Pocomoke	Pocomoke	25-27 Appoint
Gina Thomas	Pocomoke	Pocomoke	25-27 Appoint
Levi Goddard	Snow Hill	Snow Hill	25-27 Appoint
Madie Groves	Stephen Decatur	Berlin	25-28
Dani Shirk	Stephen Decatur	Berlin	25-28
Jaydon Boulware	Snow Hill	Snow Hill	25-28 Appoint
Jesse Mariner	Snow Hill	Snow Hill	25-28 Appoint
Malasia Dennis	Stephen Decatur	Berlin	25-28 Appoint
Saniah Mumford	Snow Hill	Snow Hill	25-28 Appoint
Trenton Hilliard	Stephen Decatur	Berlin	25-28 Appoint
Makayla Hayman	Snow Hill	Snow Hill	25-29 Appoint
Brooklyn Brady	Stephen Decatur	Berlin	25-29 Appoint
Jaycee Johnson	Stephen Decatur	Berlin	25-29 Appoint

BOARD OF ZONING APPEALS

Reference: Public Local Law - ZS §1-116

Appointed by: County Commissioners

Function: Regulatory
Hear and decide on applications for special exceptions, variances from the setback or area provisions of the Zoning Ordinance, and on appeals where there is an alleged error in the application of the Zoning Ordinance; grant expansions of nonconforming uses.

Number/Term: 7 members (as of 1-31-97 per Bill 96-14)/3 years.
Terms expire December 31st

Compensation: \$100 per meeting, plus mileage for site inspections (policy)

Meetings: 2 per month

Special Provisions: None

Staff Contact: Department of Development Review & Permitting
Jennifer Keener -Deputy Director, DRP (410-632-1200, ext. 1123)

Current Members:

<u>Member's Name</u>	<u>Nominated By</u>	<u>Resides</u>	<u>Years of Term(s)</u>
Larry Fykes	D-1, Abbott	Pocomoke	*16-19-22-25
Lisa Bowen	D-2, Purnell	Berlin	* 22, 22-25
Don Furbay	D-3, Fiori	Ocean City	23-26
Jake Mitrecic	D-7, Mitrecic	Ocean City	20-23-26
Beth Gismondi	D-5, Bertino	Ocean Pines	23-26
Thomas Babcock	D-4, Elder	Whaleyville	15-18-21-24-27
Robert M. Purcell	D-6, Bunting	Bishopville	*11-12-15-18-21-24-27

Prior Members: (Since 1972)

Robert B. Jackson	Marion Marshall (90-96)	James E. Clubb, Jr. (06-11)
Ruth Spinak	Madison Bunting (90-96)	Joe Fehrer, Jr. (06-12)
Merrill Lockfaw	Howard "Buzz" Taylor (97-98)	Beth Gismondi (96-14)
Winnie Williams	Edward Bounds (90-99)	Bill Bruning (12-15)
Randolph F. Wilkerson	Marion Butler, Sr. (96-99)	Robert L. Cowger, Jr. (10-16)
Cashar J. Hickman	Dwight Campbell (95-00)	Rodney C. Belmont (07-17)
E. Paige Boston	Larry Widgeon (94-00)	Larry Duffy (*17-19)
Elbridge Murray	Robert Ewell (95-01)	Glen Irwin (14-20)
Gary McCabe	Lester Shockley (99-02)	James Purnell (19-22)
Harley Day	Robert Mitchell (02-05)	David Dypsky(*11-23)
Charles Lynch	Janice Foley (99-05)	Joseph Green (*05-23)
Dwight E. Campbell	Richard Outten (00-06)	
T. Clay Groton	Doug Parks (00-06)	
Albert Berger	Brian Roberts (06)	
Clifford Dypsky	Dale Smack (01-06)	
Donald Jones	Lou Taylor (05-08)	
George Ward, Jr. (92-95)	Jerre F. Clauss (98-10)	
Doris Glover (91-95)	Mike Diffendal (08-10)	

* = Appointed to fill an unexpired term



Worcester County Administration

One West Market St. Room 1103 | Snow Hill MD 21863 | (410) 632-1194 | www.co.worcester.md.us

TO: *The Salisbury Daily Times and OC Today Dispatch Group*
 FROM: Candace Savage, Deputy Chief Administrative Officer
 DATE: September 11, 2025
 SUBJECT: Worcester County Public Hearing Notice

Please print the below Public Hearing Notice in *The Salisbury Daily Times* and *Ocean City Digest/OC Today Dispatch* on August 28, 2025 and September 4, 2025. Thank you.

NOTICE OF INTRODUCTION OF BILL 25-03 WORCESTER COUNTY COMMISSIONERS

Take Notice that Bill 25-03 (Zoning – Multi-family dwelling units in the C-2 General Commercial District) was introduced by Commissioners Fiori, Mitrecic, and Purnell on July 15, 2025.

A fair summary of the bill is as follows:

§ ZS 1-210(b)(21). (Amends the Zoning and Subdivision Control Article to add a permitted use to allow detached multi-family dwelling units as an accessory use to a commercial development, provided at least sixty-five percent (65%) or more of the net lot area for a given parcel be developed with a commercial use or structure permitted in the C-2 District, and a minimum of 15% of open space be provided for the residential uses.)

A Public Hearing

will be held on Bill 25-03 at the Commissioners' Meeting Room, Room 1101 – Government Center, One West Market Street, Snow Hill, Maryland on **Tuesday, September 16, 2025 at 10:30 a.m.**

This is only a fair summary of the bill. A full copy of the bill is posted on the Legislative Bulletin Board in the main hall of the Worcester County Government Center outside Room 1103 and is available for public inspection in Room 1103 of the Worcester County Government Center. In addition, a full copy of the bill is available on the County Website at www.co.worcester.md.us.

THE WORCESTER COUNTY COMMISSIONERS



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Weston S. Young, Chief Administrative Officer
From: Jennifer K. Keener, AICP, Director
Date: July 8, 2025
Re: Planning Commission Recommendation – Add a new subsection §ZS 1-210(b)(21) – Multi-family Dwelling Units in the C-2 General Commercial District

On July 3, 2025, the Planning Commission reviewed the proposed text amendment submitted by Mr. Hugh Cropper and Ms. Kristina Watkowski to add a permitted use to the C-2 General Commercial District to allow multi-family residential dwelling units as an accessory use to commercial development. Specifically, the request will require that at least sixty-five percent (65%) or more of the net lot area for a given parcel be developed with commercial uses or structures permitted in the C-2 District.

Following the Planning Commission's discussion, the board gave a favorable recommendation. A copy of the draft bill is attached for your consideration. At this time, I am requesting that the item be scheduled for the County Commissioner's consideration for introduction at an upcoming meeting. If at least one County Commissioner introduces the amendment as a bill, then a public hearing date will be set for the Commissioners to obtain public input prior to acting on the request.

PLANNING COMMISSION DISCUSSION

Mr. Todd Ferrante, applicant, and Ms. Watkowski, attorney for the applicant, were present for the review. Ms. Watkowski noted that they had previously applied for a text amendment in 2023 to allow a similar use in the C-2 General Commercial District, however that bill was not adopted by the County Commissioners. The proposed amendment is slimmed down and only applies to approximately 63 parcels that are directly adjacent to properties with a R-3 Multi-family Residential District or R-4 General Residential District designation. The proposed multi-family use is intended to act as a buffer between the residential developments and the more intense commercial uses on the C-2 District properties. Ms. Watkowski noted that the requested amendment was in keeping with the current Comprehensive Plan, and referenced the map prepared by staff that was in the packet.

Submitted as Applicant's Exhibit No. 1 was a portion of the Zoning Map for Tax Map 27. It illustrates the area between US Route 50 (Ocean Gateway) to the north, and MD Route 707 (Old Bridge Road) to the south. Submitted as Applicant's Exhibit No. 2 is an aerial photograph of the same area. Ms. Watkowski explained that there is a need to preserve and protect the R-3 and R-4 District

residential uses in this corridor. She noted that the language “directly adjacent” was chosen specifically because it would not apply to properties on the opposite side of a road right-of-way.

Ms. Watkowski highlighted many of the important elements for the area and its consistency with the Comprehensive Plan, both the 2006 adopted version and sections of the working draft plan. Specifically, West Ocean City has become a walkable community, with wide sidewalks, clearly marked crosswalks, transit stations such as the Park and Ride, and can provide access to commercial uses without getting into a vehicle. She noted that mixed uses will meet the daily needs of residents, and it will locate employment centers close to residences. Despite Worcester County’s vacancy rate anomaly, there is a high demand for residential units. This amendment seeks to address the considerations in the working draft Housing Chapter of the Comprehensive Plan by encouraging a variety of housing types and mixed use opportunities. She finds that the amendment is consistent with both the spirit and intent of the C-2 District uses and Residential uses.

Submitted as Applicant’s Exhibit No. 3 was a copy of Bill 23-05, which was adopted by the Worcester County Commissioners in June 2023 for the C-3 Highway Commercial District. This bill is a mirror of it, with some minor exceptions. With respect to the density concerns, Ms. Watkowski noted that the 10 units per net acre is a maximum, and not every property is going to be able to achieve that density after accounting for 65% commercial uses, 15% open space, parking, setbacks and other features. In addition, more intense uses such as hotels or hotel cottage courts allow a lot area of 1,000 square feet per unit. Furthermore, this use is subject to Planning Commission consideration and approval under the site plan review process.

Ms. Watkowski reviewed the goals of the Land Use Chapter of the current Comprehensive Plan, and read the vision statement of the working draft plan. She noted that in the current plan, there is a reference to an excess of commercial land supply. Therefore, this proposed mixed-use is a highest and best use to reduce vacancy. The use will promote a sense of community and will have a neighborhood community feel as it blends into the surrounding land uses.

Mr. Barbierri noted that as a text amendment, this use applies county-wide. He was concerned about the maximum density of 10 units per net acre, and thought 8 units per net acre, consistent with the R-4 District density, would be more appropriate. Ms. Watkowski commented that the parcel sizes in this area are drastically smaller, to which Mr. Barbierri noted adds to why he would like less density. The Planning Commission members discussed various density options, as well as their concerns about a lack of affordable housing in the county.

Following the discussion, a motion was made by Mrs. Knight to provide a favorable recommendation on the text amendment as submitted. Ms. Smith seconded the motion, and it carried 4 to 1 with Mr. Barbierri opposed.

cc: Hugh Cropper/ Kristina Watkowski, attorneys for the applicant
Todd Ferrante, applicant
Matt Laick, Deputy Director
Kristen Tremblay, Zoning Administrator
Roscoe Leslie, County Attorney
file

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 25-__

BY:

INTRODUCED:

A BILL ENTITLED

AN ACT Concerning

Zoning – Multi-family dwelling units in the C-2 General Commercial District

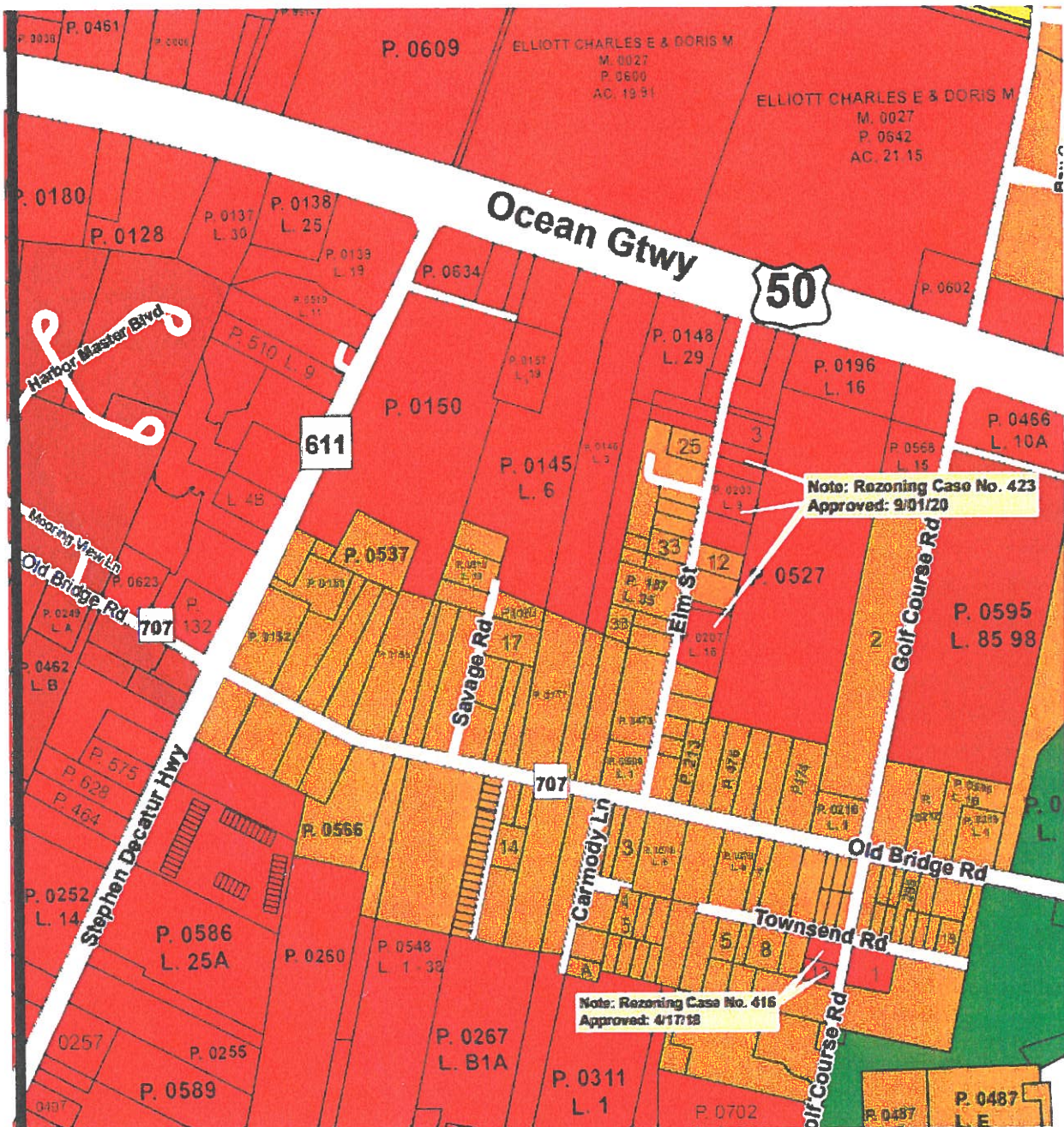
For the purpose of amending the Zoning and Subdivision Control Article to allow as a permitted use multi-family dwelling units accessory to an established commercial structure or use of land.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-210(b)(21) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (21) For those properties directly adjacent to the R-3 Multi-family Residential District or R-4 General Residential District, multi-family dwelling units as an accessory use to an established commercial structure or use of land if sixty-five percent or more of the net lot area of the parcel is improved with uses permitted in the C-2 General Commercial District. Minimum lot requirements for the multi-family dwelling units shall be: lot area, twelve thousand square feet [see § ZS 1-305(l) hereof]; maximum density, ten units per net acre; lot width, eighty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.

PASSED this _____ day of _____, 2025.



You are currently running an experimental version of Earth.

[Learn more](#)

[Send feedback](#)



Google Earth Imagery date: 6/26/22

100 m

Camera: 1,134 m 38°20'04"N 75°06'31"W

4 m



COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 23-05

BY: Commissioners Mitrecic and Purnell

INTRODUCED: May 16, 2023

A BILL ENTITLED

AN ACT Concerning

Zoning – Multi-family dwelling units in the C-3 Highway Commercial District

For the purpose of amending the Zoning and Subdivision Control Article to allow as a permitted use multi-family dwelling units accessory to an established commercial structure or use of land.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-211(b)(26) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (26) Multi-family dwelling units as an accessory use to an established commercial structure or use of land if sixty-five percent or more of the net lot area of the parcel is improved with uses permitted in the C-3 Highway Commercial District. Minimum lot requirements for the multi-family dwelling units shall be: lot area, twelve thousand square feet [see § ZS 1-305(l) hereof]; maximum density, ten units per net acre; lot width, eighty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; minimum open space provided, fifteen percent of the net lot area; and subject to the provisions of § ZS 1-325 hereof.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Worcester County Planning Commission
From: Jennifer Keener, AICP, Director
Date: June 18, 2025
Re: Text Amendment Application – Add a new subsection §ZS 1-210(b)(21) – Multi-family Dwelling Units in the C-2 General Commercial District

Hugh Cropper, IV and Kristina Watkowski, on behalf of Todd Ferrante, have submitted a text amendment application to add a permitted use to the C-2 General Commercial District to allow multi-family residential dwelling units as an accessory use to commercial development. Specifically, the request will require that at least sixty-five percent (65%) or more of the net lot area for a given parcel be developed with commercial uses or structures permitted in the C-2 District. A copy of the draft language is attached for your consideration.

As is the case with all text amendment applications, the application was distributed to staff for review and comment. The Planning Commission shall review the request and make a recommendation to the Worcester County Commissioners (favorable or unfavorable) and can make recommendations for changes to the proposed language. If at least one County Commissioner introduces the amendment as a bill, then a public hearing date will be set for the Commissioners to obtain public input prior to acting on the request.

BACKGROUND

Currently, single-family and multi-family dwelling units are allowed in the C-2 General Commercial District as a special exception use, but they must be contained in, attached to, or part of the principal commercial structure. There are also restrictions on the total amount of square footage that may be permitted for residential units based upon the amount of commercial gross floor area provided, as further explained in § ZS 1-210(c)(5)A, B and C. The proposed amendment is not seeking to replace this subsection but provides the developer with another option to include strictly multi-family dwelling units into a project which are detached from the commercial structure as a permitted use.

DISCUSSION

The proposed language mirrors that which was approved in the C-3 Highway Commercial District, except for requiring that the subject parcel must be directly adjacent to (i.e. contiguous; share a property line with) the R-3 or R-4 District. The applicant has stated that this requirement will provide a transition or buffer between the residential and commercial uses. Based upon an analysis conducted by

the Technical Services Division, this bill could potentially apply to approximately 63 parcels primarily in the West Ocean City area as illustrated on the attached map.

The bill also includes a density of 10 units per net acre, which is higher than any density provided in a typical residential zoning district. Since the current residential capacity is based on a percentage to get to a square footage allowance and a developer's decision on the allocation of that square footage between any number of units, it is difficult to compare the two provisions. However, the proposed amendment has the potential to allow significantly more units.

The proposed amendment would allow the residential component to be detached from the commercial building, and there would be no specific square footage limitation. Instead, the amendment requires at least 65% of the net lot area improved with commercial uses before the multi-family use would be permitted. As Mr. Cropper and Ms. Watkowski describe in their application, the intent is to provide a mixed-use development in a commercial zoning district to allow workforce housing near employment centers.

The 2006 Comprehensive Plan encourages locating employment centers close to the potential labor force (Chapter 2: Land Use, Page 12, No. 10), mixed-use community centers as a best practice in Growth Areas (Chapter 2: Land Use, Page 15, No. 6), and as an objective in commercial service centers (Chapter 4: Economy, Page 60, No. 3). In addition, the plan recommends that the zoning code ensure new development is compatible with the surrounding character of the neighborhood so that it is a physical, financial and aesthetic improvement to the community, and provide for additional development density to reduce the amount of land consumed by development (Chapter 8: Implementation, Page 95, Nos. 4 & 5). As described briefly in the background above, the 2009 Zoning Code included residential dwelling units by right or special exception in all three commercial zoning districts, provided they are attached to, or part of, the commercial building. A copy of § ZS 1-210(c)(5) is attached.

The areas where this provision would apply are primarily designated as Commercial Center or Existing Developed Area (EDA) on the 2006 Comprehensive Land Use Plan, except for the C-2 District parcels south of Germantown Road which are designated as Agricultural. Overall, the affected properties predominantly have access to existing public infrastructure such as roads and sanitary services. Both commercial and residential development would be subject to § ZS 1-325 Site plan review and Planning Commission oversight, however multi-family developments are specifically excluded from the *Design Guidelines and Standards for Commercial Uses*. The development would be reviewed under the site plan review provisions of § ZS 1-325(f)(3)D, which allow the Planning Commission to impose appropriate requirements on the design of the project. A development of this nature would not be classified as a residential planned community, as the underlying zoning is strictly commercial, and not one of the residential classifications.

The amendment ensures that the primary use of the property is for commercial purposes and would prevent the subdivision of the respective uses by establishing a minimum percentage of land area (65% net lot area) that must be improved on a parcel with commercial use(s) prior to permitting multi-family dwellings as the accessory use. The net lot area would be inclusive of any commercial buildings, parking, internal travelways, stormwater management, landscaping, setbacks and other similar required

features. Similar to the C-3 District bill, the proposed amendment stipulates that the developer is required to provide 15% of the net lot area in open space.

RECOMMENDATION

Overall, staff find that there is a high demand for housing, especially workforce and affordable housing, and this amendment is an opportunity to increase the available stock. The construction of attached residential units in commercial districts under the existing provisions has not come to fruition on any significant scale; only a handful of these units have been built since adoption of the 2009 Zoning Code. Given the availability and cost of infrastructure needed to construct a development of this nature, a mixed-use development could be appropriate in this area, if done correctly.

However, staff suggests that the Planning Commission evaluate the following:

1. Whether the density of ten units per net acre is appropriate in this zoning district.
 - a. R-3 District density is six units per net acre.
 - b. R-4 District density is eight units per net acre.
2. Whether the use should be a permitted or special exception use. Unlike the C-3 District, the existing residential provisions in the C-2 District are special exception uses.
3. Whether there needs to be clarification for the language “directly adjacent”. As presented, it means contiguous to the main parcel and would not include properties on the opposite side of a roadway. Staff does not recommend using the term “adjoining”, as this term is used throughout the zoning code in both contexts.

As always, I will be available at your upcoming meeting to discuss any questions or concerns that you have regarding the proposed amendment.

cc: Roscoe Leslie, County Attorney
Kristen Tremblay, AICP, Zoning Administrator
Matt Laick, Deputy Director
file

APPLICANT'S SUBMITTED VERSION

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 25-__

BY:

INTRODUCED:

A BILL ENTITLED

AN ACT Concerning

Zoning – Multi-family dwelling units in the C-2 General Commercial District

For the purpose of amending the Zoning and Subdivision Control Article to allow as a permitted use multi-family dwelling units accessory to an established commercial structure or use of land.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-210(b)(21) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (21) For those properties directly adjacent to the R-3 Multi-family Residential District or R-4 General Residential District, multi-family dwelling units as an accessory use to an established commercial structure or use of land if sixty-five percent or more of the net lot area of the parcel is improved with uses permitted in the C-2 General Commercial District. Minimum lot requirements for the multi-family dwelling units shall be: lot area, twelve thousand square feet [see § ZS 1-305(l) hereof]; maximum density, ten units per net acre; lot width, eighty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; and subject to the provisions of § ZS 1-325 hereof.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.

PASSED this _____ day of _____, 2025.

- (5) Single-family or multi-family dwelling units contained in, as a part of or attached to a principal commercial structure. Minimum lot requirements shall be as established for the principal commercial structure. Subject to the provisions of § ZS 1-325 hereof and to the following limitations:
- A. Where the area devoted to commercial use is ten thousand square feet or less, the total gross square footage of all residential units shall not exceed one hundred percent of the total gross square footage of the building area devoted to commercial use.
 - B. Where the area devoted to commercial use is greater than ten thousand square feet but less than fifty thousand square feet, the total gross square footage of all residential units shall not exceed fifty percent of the total gross square footage of the building area devoted to commercial use.
 - C. Where the area devoted to commercial use exceeds fifty thousand square feet, the total gross square footage of all residential units shall not exceed twenty-five percent of the total gross square footage of the building area devoted to commercial use.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
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ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Jennifer K. Keener, AICP, Director; Matthew Laick, GISP, Deputy Director
From: Kristen M. Tremblay, AICP, Zoning Administrator
Date: June 18, 2025
Re: Zoning Ordinance Proposed Text Amendment – Detached multi-family dwelling units in the C-2 General Commercial District

.....

Thank you for providing me with an opportunity to comment on the proposed text amendment requested by Hugh Cropper, IV and Kristina Watkowski on behalf of Todd Ferrante.

The proposal seeks to amend the C-2 Zoning District to allow detached multifamily dwelling units. I appreciate that the amendment narrows the amount of C-2 Zoned properties to those ‘directly’ adjacent to R-3 or R-4 zoned properties from the previous request. **Generally, I am supportive of the proposal,** as I believe that detached multifamily dwellings in close proximity to commercial uses would be good utilization of space (infill) and provide more opportunities for affordable housing in the County.

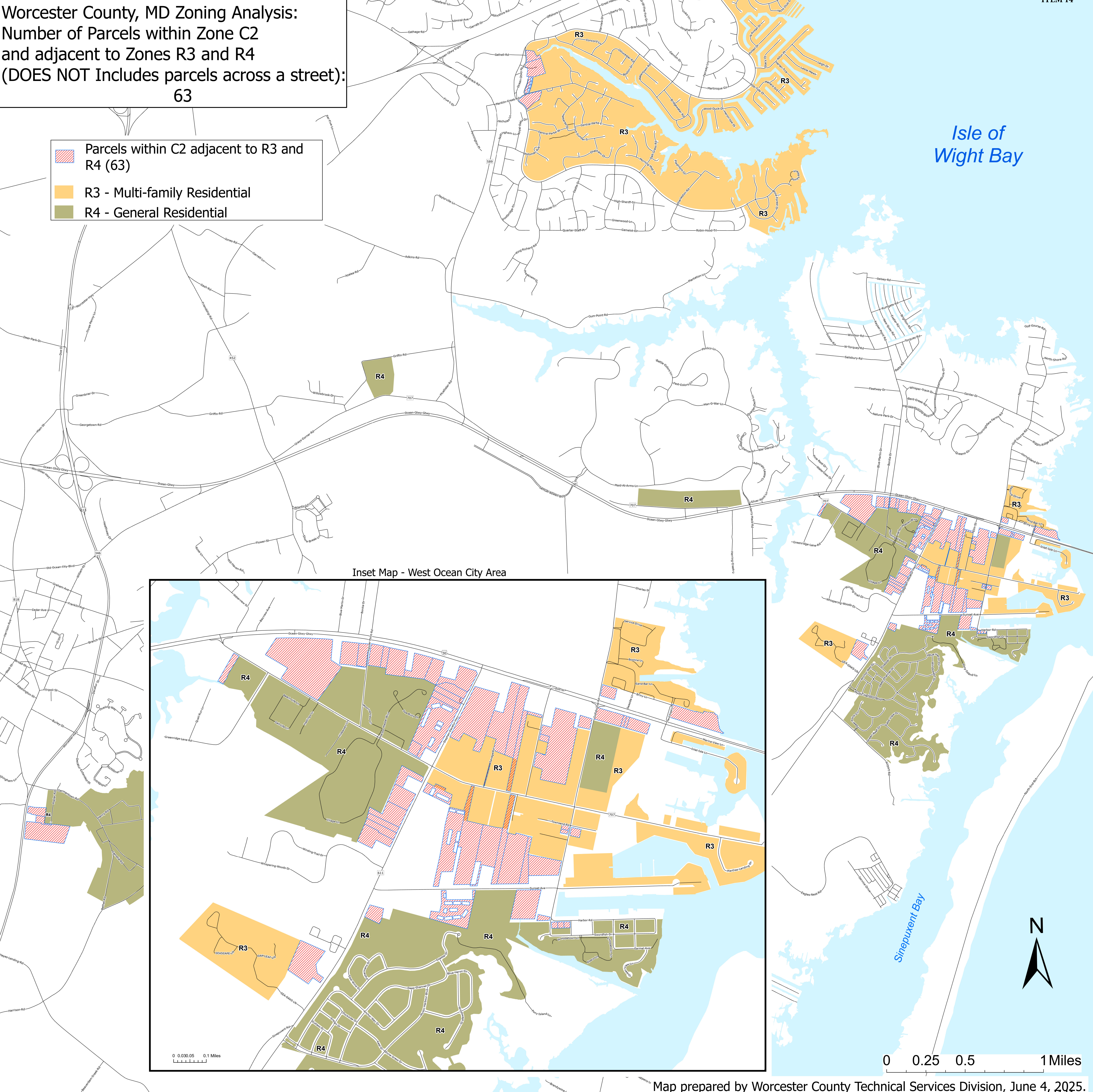
However, I do have some minor concerns about the exact wording of the proposal as well as the high densities requested.

If the Commissioners look favorably upon the request, I recommend that the term ‘directly’ be clarified in the text to either include or exclude those properties across roadways. Additionally, the density requested is the same 10 units per net acre that was recently approved for detached multifamily in the C-3 Highway Commercial Zoning District. The C-3 District is “intended to provide for the largest and most intense commercial development,” while the C-2 District is “intended to provide for more intense commercial development.” As the C-3 District now allows for higher densities, I do believe that the C-2 district should have less intensity than C-3 and thus should be geared towards slightly smaller developments. **In this instance I recommend that the C-2 Zoning District text amendment only allow up to eight (8) units per net acre which would be more in alignment with adjacent R-3 or R-4 Zoned parcels which allow six (6) and eight (8) units per net acre, respectively.**

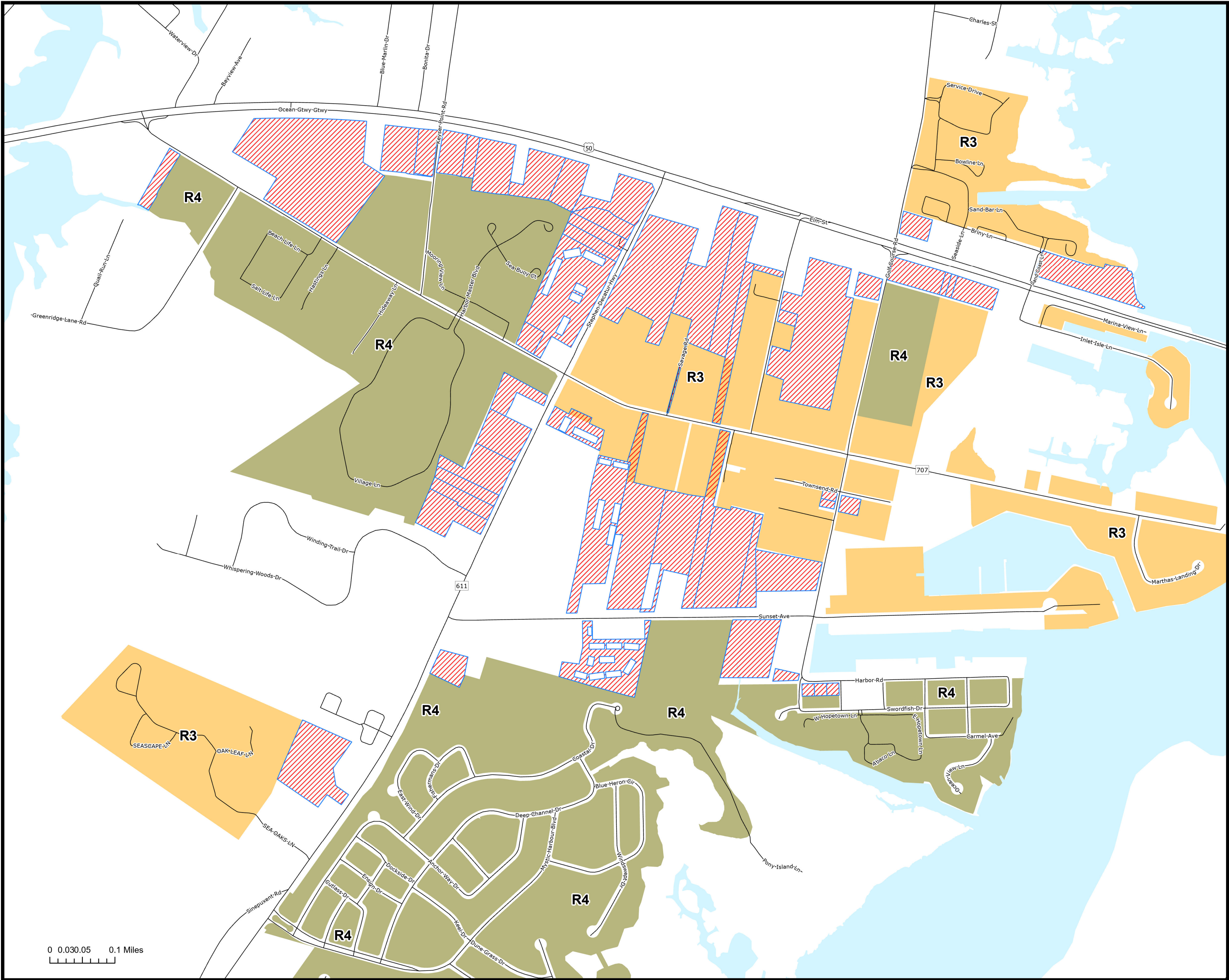
Site specific concerns can be addressed during Site Plan review. Please let me know if you have any other questions.

Worcester County, MD Zoning Analysis:
Number of Parcels within Zone C2
and adjacent to Zones R3 and R4
(DOES NOT Includes parcels across a street):
63

- Parcels within C2 adjacent to R3 and R4 (63)
- R3 - Multi-family Residential
- R4 - General Residential



Inset Map - West Ocean City Area





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

**PETITION FOR AMENDMENT TO THE OFFICAL TEXT
 OF THE ZONING AND SUBDIVISION CONTROL ARTICLE**

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

Date Received by Office of the County Commissioners _____

Date Received by Development Review and Permitting 5/22/2025

Date Reviewed by the Planning Commission 7/3/2025

- I. Application: Proposals for amendments to the text of the Zoning and Subdivision Control Article may be made by any interested person who is a resident of Worcester County, a taxpayer therein, or by any governmental agency of the County. Check applicable status below:

a. Resident of Worcester County: X

b. Taxpayer of Worcester County: X

c. Governmental Agency: _____

(Name of Agency)

II. Proposed Change to Text of the Zoning and Subdivision Control Article

a. Section Number: ZS1-210(b)(21)

b. Page Number: ZS1:II:54

c. Proposed revised text, addition or deletion: Please See Attached

III. Reasons for Requesting Text Change:

- a. Please list reasons or other information as to why the proposed text change is necessary and therefore requested: Please See Attached

IV. Signature of Applicants

Signature(s):  attorney

Printed Name(s): Todd Ferrante

Mailing Address: 12720 Ocean Gateway, Unit 8, Ocean City, Maryland 21842

Phone Number: (410) 430-6284

Email: todd@parkplacejewelers.com

Date: 5/20/25

IV. Signature of Attorney

Signature(s): 

Printed Name(s): Hugh Cropper IV and Kristina L. Watkowski

Mailing Address: 9927 Stephen Decatur Hwy., Ste F-12, Ocean City, MD 21842

Phone Number: (410) 213-2681

Email: hcropper@bbcmlaw.com kwatkowski@bbcmlaw.com

Date: 5/20/25

V. General Information Relating to the Text Change Process a. Applications for text amendments shall be addressed to and filed with the Office of the County Commissioners. The required filing fee must accompany the application.

REASONS FOR REQUESTING TEXT CHANGE

The C-3, Highway Commercial District currently permits multi-family dwelling units as an accessory use to an established commercial structure or use of land if sixty-five percent or more of the net lot area of the parcel is improved with commercial uses. See, Section ZS1-211(d)(26).

This is an application to include a similar provision in the C-2, General Commercial District except that it shall only apply to those properties directly adjacent to the R-3, Multi-Family Residential District, or the R-4, General Residential District.

There is a strong need for workforce or affordable housing in Worcester County. The Comprehensive Plan encourages infill residential development in existing population centers, without overwhelming their existing character. The Comprehensive Plan encourages the location of the potential labor force near employment centers. See, Comprehensive Plan, p. 12.

In those areas where commercial zoned property abuts high-density residential zoned property, this limited text amendment for a new permitted use will allow work force housing near employment centers. Inasmuch as there are very few R-3 and R-4 zoned properties in Worcester County, this text amendment will be limited in scope.

It is important to note that residential uses are already permitted in the C-2, General Commercial zone as a special exception; single-family or multi-family dwelling units contained in, as part of or attached to a principal commercial structure, are permitted as a special exception, provided that it is limited to a certain percentage of the commercial development. See, Section ZS 1-210(c)(5)A-C.

For commercial properties that abut the R-3 and R-4 zones, the multi-family residential units will provide a transition or a buffer between the residential or commercial uses. The multi-family units are permitted in the neighboring R-3 and R-4 properties.

Respectfully submitted,



Hugh Cropper IV
Attorney for Applicant

ATTACHMENT TO PETITION FOR AMENDMENT
OF OFFICIAL TEXT

ZONING AND SUBDIVISION CONTROL ARTICLE, SUBTITLE ZS1:11,
PRIMARY DISTRICT REGULATIONS, Section ZS1-210, C-2, General Commercial District,
the following to be added as a permitted use, and designated as Section ZS1-210(b)(21):

For those properties directly adjacent to the R-3, Multi-Family Residential District, or R-4, General Residential District, Multi-Family dwelling units as an accessory use to an established commercial structure or use of land if sixty-five percent or more of the net lot area of the parcel is improved with uses permitted in the **C-2, General Commercial District.** Minimum lot requirements for the multi-family Dwelling units shall be: lot area, twelve thousand square feet [see Section ZS1-305(1) hereof]; maximum density, ten units per net acre; lot width, eighty feet; front yard setback, twenty-five feet [see Section ZS1-305(b) hereof]; each side yard setback six feet; and rear yard setback, twenty feet; minimum open space provided, fifteen percent of the net lot area; and subject to the provisions of Section ZS1-325 hereof.

****With the exception of the highlighted language, this is the exact same statute found in the current C-3, Highway Commercial District, Section ZS1-211(b)(26).**



Worcester County Administration

One West Market St. Room 1103 | Snow Hill MD 21863 | (410) 632-1194 | www.co.worcester.md.us

TO: *The Salisbury Daily Times and OC Today Dispatch Group*
FROM: Candace Savage, Deputy Chief Administrative Officer
DATE: September 12, 2025
SUBJECT: Worcester County Public Hearing Notice

.....

Please print the below Public Hearing Notice in *The Salisbury Daily Times* and *Ocean City Digest/OC Today Dispatch* on August 28, 2025 and September 4, 2025. Thank you.

NOTICE OF INTRODUCTION OF EMERGENCY BILL 25-04
WORCESTER COUNTY COMMISSIONERS

Take Notice that Emergency Bill 25-04 (Zoning – Solar Energy Systems and Public Health - Nuisances) was introduced by Commissioners Abbott, Bertino, Elder, Fiori, Mitrecic, and Purnell on August 19, 2025.

A fair summary of the bill is as follows:

§ ZS 1-344(b). (Amends the Zoning and Subdivision Control Article to revise several definitions including: solar energy system and utility solar energy system; replace large solar energy system with major solar energy system; replace medium solar energy system with minor solar energy system; and delete small solar energy system.)

§ ZS 1-344(d). (Repeal and replace Subsection (d), updating the solar energy system terminology; referencing applicability of the siting standards in § 7-218 of the Public Utilities Article, Annotated Code of Maryland; amending lot requirements for major (formerly large) and utility solar energy systems; amending the utility solar energy system review process; establishing decommissioning and restoration plan and bond requirements.)

§ ZS 1-305(k)(1)D. (Amend the lot requirements provisions to remove small solar energy systems.)

§ ZS 1-105(c)(6). (Amend the uses permitted in all zoning districts with the new terminology for minor solar energy systems.)

§ ZS 1-201(b)(18). (Amend the A-1 Agricultural District permitted use with the new terminology for major and utility solar energy systems.)

§ ZS 1-202(b)(19). (Amend the A-2 Agricultural District permitted use with the new terminology for major and utility solar energy systems.)

§ ZS 1-203(b)(17). (Add major and utility solar energy systems as a permitted use in the E-1 Estate District.)

§ ZS 1-203(c)(15). (Repeal the E-1 Estate District special exception use for large solar energy systems.)

§ ZS 1-204(b)(12). (Add major and utility solar energy systems as a permitted use in the V-1 Village District.)

§ ZS 1-204(c)(17). (Repeal the V-1 Village District special exception use for large solar energy systems.)

§ ZS 1-209(b)(12). (Add major and utility solar energy systems as a permitted use in the C-1 Neighborhood Commercial District.)

§ ZS 1-209(c)(14). (Repeal the C-1 Neighborhood Commercial District special exception use for large solar energy systems.)

§ ZS 1-210(b)(21). (Add major and utility solar energy systems as a permitted use in the C-2 General Commercial District.)

§ ZS 1-210(c)(15). (Repeal the C-2 General Commercial District special exception use for large solar energy systems.)

§ ZS 1-211(b)(27). (Add major and utility solar energy systems as a permitted use in the C-3 Highway Commercial District.)

§ ZS 1-211(c)(10). (Repeal the C-3 Highway Commercial District special exception use for large solar energy systems.)

§ ZS 1-212(b)(21). (Amend the I-1 Light Industrial District permitted use with the new terminology for major and utility solar energy systems.)

§ ZS 1-213(b)(24). (Amend the I-2 Heavy Industrial District permitted use with the new terminology for major and utility solar energy systems.)

§ PH 1-101(a)(14). (Renumber existing Subsection (a)(14) and add a new subsection to establish a nuisance provision for abandoned major or utility solar energy systems that are not decommissioned.)

A Public Hearing

will be held on Emergency Bill 25-04 at the Commissioners' Meeting Room, Room 1101 – Government Center, One West Market Street, Snow Hill, Maryland on **Tuesday, September 16 at 10:35 a.m.**

This is only a fair summary of the bill. A full copy of the bill is posted on the Legislative Bulletin Board in the main hall of the Worcester County Government Center outside Room 1103 and is available for public inspection in Room 1103 of the Worcester County Government Center. In addition, a full copy of the bill is available on the County Website at www.co.worcester.md.us.

THE WORCESTER COUNTY COMMISSIONERS

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

EMERGENCY BILL 25-04

BY: Commissioners Abbott, Bertino, Elder, Fiori, Mitrecic, and Purnell

INTRODUCED: August 19, 2025

AMENDED:

AN EMERGENCY BILL ENTITLED

AN ACT Concerning

Zoning – Solar Energy Systems
and
Public Health - Nuisances

For the purpose of amending the Zoning and Subdivision Control Article to amend definitions for solar energy systems; refine the review process for utility scale solar systems; and add decommissioning procedures and bonding for certain systems. To amend the Public Health Article to add non-decommissioned solar energy systems as a public nuisance.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy power system” and the replacement of the term “solar energy system” to read as follows:

SOLAR ENERGY SYSTEM — Any device or facility that converts solar energy into electrical energy either directly, as in the case of photovoltaic cells, or indirectly by first capturing and/or concentrating solar radiation for the purpose of converting any liquid to a gas used to fuel or propel an electrical generator. All references herein to the rated capacity of solar systems or equipment are as stated in the manufacturer's maximum power rating for the solar panel system as alternating current (AC) wattage.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy system, large” and the replacement of the term “solar energy system, major” to read as follows:

SOLAR ENERGY SYSTEM, MAJOR — A ground-mounted solar energy system with a rated capacity of more than two hundred kilowatts up to and including two megawatts, the principal purpose of which is to provide electrical power for sale to the general power grid or to be sold to other power consumers through a power purchase agreement as part of a net metering project which may include both physical or virtual aggregation, or be consumed on-site.

Section 3. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy system, medium” and the replacement of the term “solar energy system, minor” to read as follows:

SOLAR ENERGY SYSTEM, MINOR — A ground-mounted solar energy system with a rated capacity of no more than two hundred kilowatts or a roof mounted solar energy system of any capacity and serving, or designed to serve, any agricultural, residential, commercial, institutional or industrial use the principal purpose of which is intended to reduce on-site consumption of utility power by generating electricity on a single lot or parcel or group of adjacent lots or parcels.

Section 4. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the deletion of a definition of the term “solar energy system, small”.

Section 5. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy system, utility scale” and the replacement of the term “solar energy system, utility” to read as follows:

SOLAR ENERGY SYSTEM, UTILITY— A ground-mounted solar energy system with a rated capacity in excess of two megawatts, the principal purpose of which is to provide electrical power for sale to the general power grid.

Section 6. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(d) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (d) Solar energy system or heating equipment. Solar energy systems and solar energy heating equipment shall be permitted subject to the following conditions and limitations:
 - (1) Minor solar energy systems and solar energy heating equipment shall be permitted in all zoning districts subject to the following requirements:
 - A. Solar energy heating equipment may be a part of or attached to a principal or accessory structure located on a site and shall be subject to the same setback and height limitations of said structure except as may be modified by § ZS 1-305(k)(1)D hereof. Where not a part of or attached to a principal or accessory structure, solar energy heating equipment shall be considered an accessory use on any lot or parcel of land and shall be subject to the setback and height limitations as contained in the particular zoning district for other customary

accessory structures which are directly incidental to the permitted principal uses and structures on the site.

- B. Minor solar energy systems may be attached to or a part of a principal or accessory structure located on a site or may be located as freestanding independent arrays, systems or structures. In all cases they shall be subject to the setback and height limitations for the principal structure.
- C. All mechanical equipment associated with and necessary for the operation of the solar energy system shall not be located in the minimum front yard setback and shall be subject to the setback requirements for customary accessory structures in the zoning district.
- D. All mechanical equipment shall be screened from any adjacent property which is in the R-1, R-2, R-3, R-4 or V-1 Districts or used for residential purposes. The screen shall consist of shrubbery, trees or other ornamental or natural vegetation sufficient to provide an immediate visual barrier to the equipment. In lieu of a vegetative screen a decorative fence may be used.
- E. All solar panels shall be situated in such a manner as to prevent concentrated solar radiation or glare from being directed onto adjacent properties, roads, or public gathering places.
- F. All power transmission lines for freestanding ground-mounted solar energy systems or pipes from solar energy heating equipment connecting freestanding systems to a building shall be located underground.
- G. Signage or text on solar energy systems may be used to identify the manufacturer, equipment information, warning or ownership but shall not be used to display any commercial advertising message or anchor any streamers, balloons, flags, banners, ribbons, tinsel or other materials to attract attention.
- H. Any ground-mounted system which has not produced any electricity for a period of twelve months or more or found to be unsafe by the Building Official shall be considered abandoned and, as such, shall be repaired or decommissioned and removed by the property owner. The decommissioning shall include the removal of the solar energy system and all equipment, electrical components, support structures, cabling, or any other part of the system that is at ground level or above. The property owner shall be responsible for completing the decommissioning within ninety days of abandonment.
- I. Individual photovoltaic cells or small groups of such cells attached to and used to either directly power, or charge a battery which does so, an individual device such as a light fixture, fence charger, radio or water pump shall not be considered as a minor solar energy system as defined herein and may be used

in any zoning district without regard to lot or setback requirements.

- (2) Major and utility solar energy systems with a rated capacity over one megawatt shall comply with the provisions of § 7-218 of the Public Utilities Article, Annotated Code of Maryland, as from time to time amended. The County Commissioners may adopt policies for the approval of modifications to the standards listed therein.
- (3) Major and utility solar energy systems shall be set back a minimum of one hundred feet from all property lines. Notwithstanding the provisions of § ZS 1-116, the Planning Commission or County Commissioners may reduce the setback for any system subject to the provisions of § 7-218 of the Public Utilities Article, Annotated Code of Maryland, as from time to time amended.
- (4) All major solar energy systems with a rated capacity of more than two hundred kilowatts up to and including one megawatt shall provide a vegetated buffer along all sides of the facility between any fencing and the property line. Existing landscaped or forested areas on the property may be considered as part of the buffer, if they are determined by the Department to be of sufficient width and vegetative density to meet the intent of this section. The buffer shall consist of staggered, four-season plantings, including a mix of evergreen and deciduous vegetation and in accordance with the provisions of § ZS 1-322 hereof.
- (5) All major solar energy systems shall be reviewed and processed as a major site plan in accordance with the provisions of § ZS 1-325 hereof.
- (6) Utility solar energy systems shall be reviewed in accordance with a two-step process. The first step must be completed in its entirety, including the obtaining of all necessary decisions, prior to proceeding to the second step.
 - A. Step I concept plan approval. In this step the applicant shall submit a draft environmental review document as specified in COMAR 20.79.02-.04 and a concept site plan as specified in COMAR 20.79.03.01 as from time to time amended. This submission shall constitute the application for a utility solar energy system.
 1. The Department shall review the concept plan and written information. The Department may request additional information from the applicant and may require changes or make suggestions to the applicant with regard to the application and its conformance with other sections of the Zoning and Subdivision Control Article and other pertinent laws and programs. The Department shall prepare a report to the County Commissioners of its findings and recommendations, a copy of which shall also be supplied to the applicant. The findings shall include:
 - (i) A statement or finding whether the proposed project is consistent

with the current Comprehensive Plan.

- (ii) A statement or finding whether the proposed project is consistent with the Zoning and Subdivision Control Article.
- (iii) Compliance with or modifications requested to the provisions of § 7-218 of the Public Utilities Article, Annotated Code of Maryland, as from time to time amended.
- (iv) Suggestions for improving or modifying the application.

- 2. The County Commissioners shall consider the application and recommendation of the Department within ninety days of receipt of the Department's report, unless extended by a majority vote of the County Commissioners. The County Commissioners shall review the application and the Department's report and shall find the application consistent or inconsistent with the required findings. Should the County Commissioners fail to render a decision on the application within six months of their review, the findings outlined in the Department's report shall be adopted as the final report.

- B. Step II master site plan approval. Upon completion of Step I the project shall be reviewed and processed as a major site plan in accordance with the provisions of § ZS 1-325 hereof.

- (7) Decommissioning. Major and utility solar energy systems shall provide a decommissioning plan and bond for review and approval by the Department as part of the site plan review process.

- A. The plan shall include:

- 1. The expiration date of the contract, lease, easement, or other agreement for installation of the solar energy system and a timeframe for removal of the solar energy system within one year following termination of the use.
- 2. A requirement that the operator or property owner provide the Department with written notice whenever the solar energy system is out of active production for more than six months. At any point in time that the Department suspects that a solar energy system is no longer in active production, the operator and property owner grant the Department the right to conduct an on-site inspection. Any facility that ceases to produce electricity for twelve months shall be considered abandoned.
- 3. An initial cost estimate prepared by an independent certified professional engineer approved by the county for decommissioning, dismantling, restoration of the site and lawful disposal of all components. While

recycling and reuse of materials is recommended, the salvage costs shall not be deducted from the overall estimate.

4. A decommissioned site shall be restored to its original predevelopment condition within twelve months of the proposed date of discontinued operation or abandonment. Restoration to predevelopment conditions shall be documented in the decommissioning plan and include:

- (i) Removal of all above and below ground solar electric systems, buildings, cabling, electrical components, foundations, pilings, and any other associated facilities.
- (ii) Disposal of all solid and hazardous waste shall be in accordance with local, state, and federal waste disposal regulations.
- (iii) Removal of all concrete pads, graveled areas, fences, and access roads unless agreement is presented, in writing, in which the property owner agrees for these features to remain.
- (iv) Removal of substations, overhead poles, and/or aboveground electric lines located on-site or within a public right-of-way that are not usable by any other public or private utility.
- (v) Replacement of topsoil removed or eroded.
- (vi) Re-vegetation of disturbed areas with native seed mixes and plant species suitable to the area or evidence of an approved nutrient management plan.
- (vii) Onsite burial of any material associated with the solar energy generating system during restoration of the site to predevelopment conditions is prohibited.
- (viii) A REQUIREMENT TO PROVIDE A GEOTECHNICAL REPORT TO THE COUNTY IDENTIFYING THE ACTIONS TAKEN TO RESTORE THE SITE TO PREDEVELOPMENT CONDITIONS, INCLUDING AN ASSESSMENT OF SOIL CONDITIONS, AND ANY MONITORING ACTIVITIES THAT MAY BE REQUIRED.
- (ix) ~~(viii)~~ A requirement for county inspection and approval of the decommissioning and reclamation of the site before the release of any financial surety.

- B. Failure to comply with the requirements of this section shall authorize, but not require, the county to remove the solar energy system and restore the site to its predeveloped condition at the expense of the operator or property owner. Any

unpaid and delinquent statement shall become a lien upon all real estate and personal property of the subject in the same manner as delinquent taxes and a notation shall be made upon the tax records of the County Finance Officer.

- C. Prior to issuance of a building permit, the operator or property owner shall provide a bond, surety, letter of credit, or other financial assurance in a form acceptable to the county to secure payment of 125% of the anticipated cost of removal of associated site improvements and restoration of the site to its predevelopment condition. The financial assurance will be reviewed and approved by the Department and shall remain in full force and effect while the solar energy generating system remains in place. The financial assurance shall be established with automatic renewals.
 - 1. Every five years, the operator shall provide the Department with an updated cost estimate prepared by an independent certified professional engineer for decommissioning and restoration of the site. The Department may increase or decrease the amount of financial surety required if the county determines, in its sole discretion, that the posted security no longer equals 125% of the decommissioning cost.
 - 2. Before decommissioning can commence, a decommissioning cost estimate must be prepared by an independent certified professional engineer, regardless of the amount of time that has passed since the prior cost estimate. If the change in the estimated cost to decommission and restore the site exceeds the current financial surety, then the financial surety shall be increased to reflect the new estimated costs.
- D. Notice must be provided to the County within 30 days of the sale or transfer of the lease or property, and a new financial guarantee must be provided by the new lease holder or property owner.
- E. Decommissioning must be completed within twelve months of the proposed date of discontinued operation or abandonment. If decommissioning is not successfully completed within twelve months, the solar energy system becomes a nuisance and the County may act in accordance with § PH 1-101(a)(14) of the Public Health Article of the Code of Public Local Laws of Worcester County, Maryland.

Section 7. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-305(k)(1)D of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- D. Bay windows, balconies, chimneys and solar energy heating equipment may project a distance not to exceed three feet, provided that such features do not occupy, in the aggregate, more than one-third of the length of the wall on which they are located.

Section 8. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-105(c)(6) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (6) Minor solar energy systems and solar energy heating equipment, subject to the requirements of § ZS 1-344(d) hereof.

Section 9. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-201(b)(18) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (18) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 10. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-202(b)(19) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (19) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 11. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-203(c)(15) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-203(c)(16) through § ZS 1-203(c)(20) be renumbered as § ZS 1-203(c)(15) through § ZS 1-203(c)(19).

Section 12. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-203(b)(17) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (17) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 13. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-204(c)(17) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-204(c)(18) through § ZS 1-204(c)(20) be renumbered as § ZS 1-204(c)(17) through § ZS 1-204(c)(19).

Section 14. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-204(b)(12) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (12) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 15. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-209(c)(14) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-209(c)(15) through § ZS 1-209(c)(17) be renumbered as § ZS 1-209(c)(14) through § ZS 1-209(c)(16).

Section 16. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-209(b)(12) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (12) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 17. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-210(c)(15) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-210(c)(16) through § ZS 1-210(c)(17) be renumbered as § ZS 1-210(c)(15) through § ZS 1-210(c)(16).

Section 18. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-210(b)(21) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (21) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 19. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-211(c)(10) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-211(c)(11) through § ZS 1-211(c)(12) be renumbered as § ZS 1-211(c)(10) through § ZS 1-211(c)(11).

Section 20. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-211(b)(27) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (27) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 21. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-212(b)(21) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (21) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 22. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-213(b)(24) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (24) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 23. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § PH 1-101(a)(14) of the Public Health Article of the Code of Public Local Laws of Worcester County, Maryland be renumbered as § PH 1-101(a)(15) and a new subsection § PH 1-101(a)(14) be enacted to read as follows:

- (14) A major or utility solar energy system not successfully decommissioned within twelve months of the proposed date of discontinued operation or abandonment pursuant to § ZS 1-344(d)(7) of the Zoning and Subdivision Control Article of the Public Local Laws of Worcester County.

Section 24. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect immediately upon passage.

PASSED this _____ day of _____, 2025.



Introduced by Commissioners Abbott,
Bertino, Elder, Fiori, Mitrecic, and Purnell

DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Weston S. Young, Chief Administrative Officer
From: Jennifer K. Keener, AICP, Director
Date: August 11, 2025
Re: Planning Commission Recommendation – Text Amendment– Solar Energy Systems

On August 7, 2025, the Planning Commission reviewed the proposed text amendment that was prepared at the request of the Worcester County Commissioners. Following the discussion, the board gave a favorable recommendation with amendments. A copy of the draft emergency bill is attached for your consideration.

While the request from the County Commissioners was specific to decommissioning, many of our definitions and review procedures are outdated and need to be amended. Broadly, the bill proposes to do the following:

- Align the definitions.
- District regulations have been updated to reflect the new definition/title.
- Modifying the lot requirements for major and utility systems to be consistent with state law.
- Modifying the utility review process to be consistent with current practices and state law.
- Create local decommissioning and restoration plan requirements and local bonding.
- Adding a nuisance provision to the Public Health Article for abandoned projects.

In addition, the Planning Commission made the following amendments to the original draft bill:

- Enhanced the landscape buffer provisions for major systems between 200 kW and one MW.
- Require all major systems to provide for decommissioning plans and bonds (200 kW and greater) whether for on-site consumption or sale to the grid.
- Revise the district regulations for major and utility systems that are listed as special exceptions to be permitted uses. Currently, systems over one MW would not be subject to special exception provisions due to state law.

At this time, I am requesting that the item be scheduled for the County Commissioner's consideration for introduction at an upcoming meeting. If at least one County Commissioner introduces the amendment as a bill, then a public hearing date will be set for the Commissioners to obtain public input prior to acting on the request.

Bill Sections 1 through 5: These sections amend definitions within existing § ZS 1-344(b).

- Solar Energy System: Relocated existing language to the definition; system rated capacity to be based on the alternating current (AC) wattage.
- Small and medium systems are proposed to be combined into the definition of minor solar energy system (up to 200 kW).
- Large systems are proposed to be renamed as a major solar energy system.
- The threshold between large/major and utility systems will be reduced to 2 MW (currently 2.5 MW) consistent with the Public Service Commission's level of review.

Bill Section 6: This section amends the standards for all systems under § ZS 1-344(d).

- Subsection (d)(1)A-H was only amended to reflect the new definition (minor vs. small or medium).
- Subsection (d)(1)I was amended to remove the direct current (DC) wattage rating and replace it with existing language from the definition of solar energy system, small, for specific exemptions.
- Subsection (d)(2) incorporates the state solar siting standards. The policy sheet is attached.
- Subsection (d)(3) modifies the setbacks for major and utility scale systems to be 100 feet, consistent with the state's siting standards.
 - Currently, large systems have setbacks of either 50' or 100' depending on the zoning district. There are currently no setbacks for utility systems.
 - The existing lot area limitations have been removed as it is not a siting standard.
 - This section also stipulates that the Planning Commission or County Commissioners have the authority to amend the setbacks under the solar policy developed in May 2025.
 - As a reminder, state law stipulates that jurisdictions shall not adopt laws that prohibit the construction or operation of a system; nor deny site plans if they meet the siting standards.
- Subsection (d)(4) addresses landscaping for systems between 200 kW and one MW which are not covered under the state's siting standards.
 - The language was not modified from the existing large solar energy system requirements. **Staff recommends that the Planning Commission and/or County Commissioners evaluate whether the buffer requirements are sufficient. Buffer provisions enhanced by the PC.**
- Subsection (d)(5) acknowledges the site plan review process for major solar energy systems.
- Subsection (d)(6) – Utility Solar Energy System Plan Review Process – This section was heavily amended to reflect the current procedures for the pre-application review of solar projects subject to the requirements of the Certificate of Public Convenience and Necessity.
 - The documents required to be submitted to the local jurisdiction include the environmental review document and a concept plan.
 - The standards that are in the existing code for concept plan preparation are covered under the state specifications in COMAR and therefore are proposed to be deleted.
 - Specified the findings that the County Commissioners must find either consistent or inconsistent, which mirror state law, as well as the siting standards. If the Commissioners do not make any findings, the staff report will stand as the record.
- Subsection (d)(7) – Decommissioning – This is an entirely new subsection to address the Commissioners request for decommissioning plans and bonding. As part of my research, I reached out to MACo's Planning Affiliate with a survey. I took language from multiple jurisdictions, including Carroll County, Talbot County, Queen Anne's County, Caroline County and Wicomico County to develop this section.
 - As part of the major site plan review process, detailed decommissioning and restoration plans are required. Bonding of the project at the permit stage would be held at 125% of the cost

estimate, NOT to include salvage value. The bond value would be reevaluated every five years, when the property/ lease transfers, and just prior to decommissioning. The cost estimate is to be prepared by an independent certified professional engineer approved by the county.

- The state bond will also be held at 125% of the cost estimate and reviewed every five years. However, the state allows salvage costs to be removed from the bond value.
- **This bond would be in addition to any bond held at the state level. If the Planning Commission and County Commissioners wish to amend this section to allow the state bond to replace local bonding, staff can amend the bill. Do not amend; hold both local and at PSC.**
- Decommissioning timeline:
 - County to be notified when the system is out of production for six months.
 - Deemed abandoned when the system is out of production for twelve months.
 - Decommissioning must be completed within an additional twelve months.
 - The plan shall give the county the authority to enter the site if it is suspected that the system is not in production and notice has not been received.
 - Failure to decommission would result in the County calling the bond to do the work and permit the county to lien the property should the expenses exceed the bond amount.
- Decommissioning is proposed to apply to major and utility solar energy systems (over 200 kW), where the purpose is to provide electrical power for sale to the grid or to be sold to other power consumers through a power purchase agreement.
 - **Projects this applies to as drafted:** Any stand-alone system over 200 kW whose purpose is to sell to the electricity produced.
 - **Projects this would NOT apply to as drafted:** Minor systems, as well as major systems where the principal purpose is for on-site consumption only. Examples include:
 - DRP has permitted several systems that would fall into the major/large category but are meant for on-site consumption by the farm on which they are situated.
 - However, this could exempt a similar project in a large commercial development.
 - **Staff is requesting that the Planning Commission and County Commissioners determine whether the scope should be widened to include ALL major systems.**

PC recommended to expand scope to include all major systems, both on-site consumption or sale to grid.

Bill Section 7: Modifies the existing code language on permissible setback encroachments to remove the phrase small solar energy systems (definition to be deleted).

Bill Section 8: Modifies the provisions that apply to all zoning districts to change the terminology from medium to minor solar energy systems.

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Bill Sections 9 through ~~17~~: Modifies the district uses to change the terminology from large to major and utility solar energy systems. It is a special exception use in the E-1, V-1, and all C Districts. State law stipulates that jurisdictions shall not adopt laws that prohibit the construction or operation of a system; nor deny site plans if they meet the siting standards. Therefore, a special exception provision would not be enforceable on major systems over 1 MW in size and all utility systems.

- **Staff can modify the five affected zoning districts should the Planning Commission and/or County Commissioners request to make these permitted uses.**

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PC recommended that these districts be revised to permitted uses.

Bill Section ~~18~~: This section adds a nuisance provision for major or utility solar energy systems that are not decommissioned by the leasee. It is another protection to be able to clean up the property via abatement of a nuisance and further lien the property should the expenses exceed the bond amount.

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

EMERGENCY BILL 25-

BY:

INTRODUCED:

AN EMERGENCY BILL ENTITLED

AN ACT Concerning

Zoning – Solar Energy Systems
and
Public Health - Nuisances

For the purpose of amending the Zoning and Subdivision Control Article to amend definitions for solar energy systems; refine the review process for utility scale solar systems; and add decommissioning procedures and bonding for certain systems. To amend the Public Health Article to add non-decommissioned solar energy systems as a public nuisance.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy power system” and the replacement of the term “solar energy system” to read as follows:

SOLAR ENERGY SYSTEM — Any device or facility that converts solar energy into electrical energy either directly, as in the case of photovoltaic cells, or indirectly by first capturing and/or concentrating solar radiation for the purpose of converting any liquid to a gas used to fuel or propel an electrical generator. All references herein to the rated capacity of solar systems or equipment are as stated in the manufacturer's maximum power rating for the solar panel system as alternating current (AC) wattage.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy system, large” and the replacement of the term “solar energy system, major” to read as follows:

SOLAR ENERGY SYSTEM, MAJOR — A ground-mounted solar energy system with a rated capacity of more than two hundred kilowatts up to and including two megawatts, the principal purpose of which is to provide electrical power for sale to the general power grid or to be sold to other power consumers through a power purchase agreement as part of a net metering project which may include both physical or virtual aggregation, or be consumed on-site.

Section 3. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy system, medium” and the replacement of the term “solar energy system, minor” to read as follows:

SOLAR ENERGY SYSTEM, MINOR — A ground-mounted solar energy system with a rated capacity of no more than two hundred kilowatts or a roof mounted solar energy system of any capacity and serving, or designed to serve, any agricultural, residential, commercial, institutional or industrial use the principal purpose of which is intended to reduce on-site consumption of utility power by generating electricity on a single lot or parcel or group of adjacent lots or parcels.

Section 4. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the deletion of a definition of the term “solar energy system, small”.

Section 5. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy system, utility scale” and the replacement of the term “solar energy system, utility” to read as follows:

SOLAR ENERGY SYSTEM, UTILITY— A ground-mounted solar energy system with a rated capacity in excess of two megawatts, the principal purpose of which is to provide electrical power for sale to the general power grid.

Section 6. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(d) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (d) Solar energy system or heating equipment. Solar energy systems and solar energy heating equipment shall be permitted subject to the following conditions and limitations:
 - (1) Minor solar energy systems and solar energy heating equipment shall be permitted in all zoning districts subject to the following requirements:
 - A. Solar energy heating equipment may be a part of or attached to a principal or accessory structure located on a site and shall be subject to the same setback and height limitations of said structure except as may be modified by § ZS 1-305(k)(1)D hereof. Where not a part of or attached to a principal or accessory structure, solar energy heating equipment shall be considered an accessory use on any lot or parcel of land and shall be subject to the setback and height limitations as contained in the particular zoning district for other customary

accessory structures which are directly incidental to the permitted principal uses and structures on the site.

- B. Minor solar energy systems may be attached to or a part of a principal or accessory structure located on a site or may be located as freestanding independent arrays, systems or structures. In all cases they shall be subject to the setback and height limitations for the principal structure.
- C. All mechanical equipment associated with and necessary for the operation of the solar energy system shall not be located in the minimum front yard setback and shall be subject to the setback requirements for customary accessory structures in the zoning district.
- D. All mechanical equipment shall be screened from any adjacent property which is in the R-1, R-2, R-3, R-4 or V-1 Districts or used for residential purposes. The screen shall consist of shrubbery, trees or other ornamental or natural vegetation sufficient to provide an immediate visual barrier to the equipment. In lieu of a vegetative screen a decorative fence may be used.
- E. All solar panels shall be situated in such a manner as to prevent concentrated solar radiation or glare from being directed onto adjacent properties, roads, or public gathering places.
- F. All power transmission lines for freestanding ground-mounted solar energy systems or pipes from solar energy heating equipment connecting freestanding systems to a building shall be located underground.
- G. Signage or text on solar energy systems may be used to identify the manufacturer, equipment information, warning or ownership but shall not be used to display any commercial advertising message or anchor any streamers, balloons, flags, banners, ribbons, tinsel or other materials to attract attention.
- H. Any ground-mounted system which has not produced any electricity for a period of twelve months or more or found to be unsafe by the Building Official shall be considered abandoned and, as such, shall be repaired or decommissioned and removed by the property owner. The decommissioning shall include the removal of the solar energy system and all equipment, electrical components, support structures, cabling, or any other part of the system that is at ground level or above. The property owner shall be responsible for completing the decommissioning within ninety days of abandonment.
- I. Individual photovoltaic cells or small groups of such cells attached to and used to either directly power, or charge a battery which does so, an individual device such as a light fixture, fence charger, radio or water pump shall not be considered as a minor solar energy system as defined herein and may be used

in any zoning district without regard to lot or setback requirements.

- (2) Major and utility solar energy systems with a rated capacity over one megawatt shall comply with the provisions of § 7-218 of the Public Utilities Article, Annotated Code of Maryland, as from time to time amended. The County Commissioners may adopt policies for the approval of modifications to the standards listed therein.
- (3) Major and utility solar energy systems shall be set back a minimum of one hundred feet from all property lines. Notwithstanding the provisions of § ZS 1-116, the Planning Commission or County Commissioners may reduce the setback for any system subject to the provisions of § 7-218 of the Public Utilities Article, Annotated Code of Maryland, as from time to time amended.
- (4) All major solar energy systems with a rated capacity of more than two hundred kilowatts up to and including one megawatt shall provide a vegetated buffer along all sides of the facility between any fencing and the property line. Existing landscaped or forested areas on the property may be considered as part of the buffer, if they are determined by the Department to be of sufficient width and vegetative density to meet the intent of this section. The buffer shall consist of staggered, four-season plantings, including a mix of evergreen and deciduous vegetation and in accordance with the provisions of § ZS 1-322 hereof.
- (5) All major solar energy systems shall be reviewed and processed as a major site plan in accordance with the provisions of § ZS 1-325 hereof.
- (6) Utility solar energy systems shall be reviewed in accordance with a two-step process. The first step must be completed in its entirety, including the obtaining of all necessary decisions, prior to proceeding to the second step.
 - A. Step I concept plan approval. In this step the applicant shall submit a draft environmental review document as specified in COMAR 20.79.02-.04 and a concept site plan as specified in COMAR 20.79.03.01 as from time to time amended. This submission shall constitute the application for a utility solar energy system.
 1. The Department shall review the concept plan and written information. The Department may request additional information from the applicant and may require changes or make suggestions to the applicant with regard to the application and its conformance with other sections of the Zoning and Subdivision Control Article and other pertinent laws and programs. The Department shall prepare a report to the County Commissioners of its findings and recommendations, a copy of which shall also be supplied to the applicant. The findings shall include:
 - (i) A statement or finding whether the proposed project is consistent

with the current Comprehensive Plan.

- (ii) A statement or finding whether the proposed project is consistent with the Zoning and Subdivision Control Article.
- (iii) Compliance with or modifications requested to the provisions of § 7-218 of the Public Utilities Article, Annotated Code of Maryland, as from time to time amended.
- (iv) Suggestions for improving or modifying the application.

- 2. The County Commissioners shall consider the application and recommendation of the Department within ninety days of receipt of the Department's report, unless extended by a majority vote of the County Commissioners. The County Commissioners shall review the application and the Department's report and shall find the application consistent or inconsistent with the required findings. Should the County Commissioners fail to render a decision on the application within six months of their review, the findings outlined in the Department's report shall be adopted as the final report.

- B. Step II master site plan approval. Upon completion of Step I the project shall be reviewed and processed as a major site plan in accordance with the provisions of § ZS 1-325 hereof.

- (7) Decommissioning. Major and utility solar energy systems shall provide a decommissioning plan and bond for review and approval by the Department as part of the site plan review process.

- A. The plan shall include:

- 1. The expiration date of the contract, lease, easement, or other agreement for installation of the solar energy system and a timeframe for removal of the solar energy system within one year following termination of the use.
- 2. A requirement that the operator or property owner provide the Department with written notice whenever the solar energy system is out of active production for more than six months. At any point in time that the Department suspects that a solar energy system is no longer in active production, the operator and property owner grant the Department the right to conduct an on-site inspection. Any facility that ceases to produce electricity for twelve months shall be considered abandoned.
- 3. An initial cost estimate prepared by an independent certified professional engineer approved by the county for decommissioning, dismantling, restoration of the site and lawful disposal of all components. While

recycling and reuse of materials is recommended, the salvage costs shall not be deducted from the overall estimate.

4. A decommissioned site shall be restored to its original predevelopment condition within twelve months of the proposed date of discontinued operation or abandonment. Restoration to predevelopment conditions shall be documented in the decommissioning plan and include:
 - (i) Removal of all above and below ground solar electric systems, buildings, cabling, electrical components, foundations, pilings, and any other associated facilities.
 - (ii) Disposal of all solid and hazardous waste shall be in accordance with local, state, and federal waste disposal regulations.
 - (iii) Removal of all concrete pads, graveled areas, fences, and access roads unless agreement is presented, in writing, in which the property owner agrees for these features to remain.
 - (iv) Removal of substations, overhead poles, and/or aboveground electric lines located on-site or within a public right-of-way that are not usable by any other public or private utility.
 - (v) Replacement of topsoil removed or eroded.
 - (vi) Re-vegetation of disturbed areas with native seed mixes and plant species suitable to the area or evidence of an approved nutrient management plan.
 - (vii) Onsite burial of any material associated with the solar energy generating system during restoration of the site to predevelopment conditions is prohibited.
 - (viii) A requirement for county inspection and approval of the decommissioning and reclamation of the site before the release of any financial surety.
- B. Failure to comply with the requirements of this section shall authorize, but not require, the county to remove the solar energy system and restore the site to its predeveloped condition at the expense of the operator or property owner. Any unpaid and delinquent statement shall become a lien upon all real estate and personal property of the subject in the same manner as delinquent taxes and a notation shall be made upon the tax records of the County Finance Officer.
- C. Prior to issuance of a building permit, the operator or property owner shall provide a bond, surety, letter of credit, or other financial assurance in a form

acceptable to the county to secure payment of 125% of the anticipated cost of removal of associated site improvements and restoration of the site to its predevelopment condition. The financial assurance will be reviewed and approved by the Department and shall remain in full force and effect while the solar energy generating system remains in place. The financial assurance shall be established with automatic renewals.

1. Every five years, the operator shall provide the Department with an updated cost estimate prepared by an independent certified professional engineer for decommissioning and restoration of the site. The Department may increase or decrease the amount of financial surety required if the county determines, in its sole discretion, that the posted security no longer equals 125% of the decommissioning cost.
 2. Before decommissioning can commence, a decommissioning cost estimate must be prepared by an independent certified professional engineer, regardless of the amount of time that has passed since the prior cost estimate. If the change in the estimated cost to decommission and restore the site exceeds the current financial surety, then the financial surety shall be increased to reflect the new estimated costs.
- D. Notice must be provided to the County within 30 days of the sale or transfer of the lease or property, and a new financial guarantee must be provided by the new lease holder or property owner.
- E. Decommissioning must be completed within twelve months of the proposed date of discontinued operation or abandonment. If decommissioning is not successfully completed within twelve months, the solar energy system becomes a nuisance and the County may act in accordance with § PH 1-101(a)(14) of the Public Health Article of the Code of Public Local Laws of Worcester County, Maryland.

Section 7. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-305(k)(1)D of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- D. Bay windows, balconies, chimneys and solar energy heating equipment may project a distance not to exceed three feet, provided that such features do not occupy, in the aggregate, more than one-third of the length of the wall on which they are located.

Section 8. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-105(c)(6) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (6) Minor solar energy systems and solar energy heating equipment, subject to the requirements of § ZS 1-344(d) hereof.

Section 9. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-201(b)(18) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (18) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 10. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-202(b)(19) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (19) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 11. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-203(c)(15) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-203(c)(16) through § ZS 1-203(c)(20) be renumbered as § ZS 1-203(c)(15) through § ZS 1-203(c)(19).

Section 12. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-203(b)(17) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (17) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 13. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-204(c)(17) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-204(c)(18) through § ZS 1-204(c)(20) be renumbered as § ZS 1-204(c)(17) through § ZS 1-204(c)(19).

Section 14. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-204(b)(12) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (12) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 15. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-209(c)(14) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-209(c)(15) through § ZS 1-209(c)(17) be renumbered as § ZS 1-209(c)(14) through § ZS 1-209(c)(16).

Section 16. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-209(b)(12) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (12) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 17. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-210(c)(15) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-210(c)(16) through § ZS 1-210(c)(17) be renumbered as § ZS 1-210(c)(15) through § ZS 1-210(c)(16).

Section 18. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-210(b)(21) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (21) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 19. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-211(c)(10) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and subsections § ZS 1-211(c)(11) through § ZS 1-211(c)(12) be renumbered as § ZS 1-211(c)(10) through § ZS 1-211(c)(11).

Section 20. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-211(b)(27) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (27) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 21. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-212(b)(21) of the Zoning and

Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (21) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 22. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-213(b)(24) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (24) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 23. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § PH 1-101(a)(14) of the Public Health Article of the Code of Public Local Laws of Worcester County, Maryland be renumbered as § PH 1-101(a)(15) and a new subsection § PH 1-101(a)(14) be enacted to read as follows:

- (14) A major or utility solar energy system not successfully decommissioned within twelve months of the proposed date of discontinued operation or abandonment pursuant to § ZS 1-344(d)(7) of the Zoning and Subdivision Control Article of the Public Local Laws of Worcester County.

Section 24. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect immediately upon passage.

PASSED this _____ day of _____, 2025.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Worcester County Planning Commission
From: Jennifer Keener, AICP, Director
Date: July 31, 2025
Re: Text Amendment– Solar Energy Systems

At the direction of the Worcester County Commissioners, I have prepared the attached text amendment to the Zoning and Subdivision Control Article pertaining to solar as emergency legislation. While the request was specific to decommissioning, many of our definitions and review procedures are outdated and need to be amended. Broadly, the bill proposes to do the following:

- Align the definitions.
- District regulations have been updated to reflect the new definition/title.
- Modifying the lot requirements for major and utility systems to be consistent with state law.
- Modifying the utility review process to be consistent with current practices and state law.
- Create local decommissioning and restoration plan requirements and local bonding.
- Adding a nuisance provision to the Public Health Article for abandoned projects.

Starting on the second page of this memo, I have provided more detail on the amendments made to each section of the draft bill to be further discussed at the meeting.

The Planning Commission shall review the bill and make a recommendation to the Worcester County Commissioners (favorable or unfavorable) and can make recommendations for changes to the proposed language. If at least one County Commissioner introduces the amendment as a bill, then a public hearing date will be set for the Commissioners to obtain public input prior to acting on the request.

As always, I will be available at your upcoming meeting to discuss any questions or concerns that you have regarding the proposed amendment.

Solar Energy System Siting Standards Checklist
Public Utilities Article § 7-218(f)

The verbiage contained herein has been grouped and modified for ease of application. Please refer to the Renewable Energy Certainty Act for the exact wording. Effective July, 1, 2025, a solar energy system of 1 MW or larger shall comply with the siting standards unless a local siting agreement has been developed.

Separation Distance: § 7-218(f)(2)(i): Provide a boundary of 150 feet between the solar energy generating station and the nearest wall of a residential dwelling.

Setbacks: § 7-218(f)(2)(ii), § 7-218(f)(2)(v) and § 7-218(f)(9):

- ☐ Provide a boundary of 100 feet between the solar energy generating station and all property lines, not including property lines that bisect the interior of a project area.
- ☐ Only equipment required for interconnection with the electric system infrastructure may be located within a public road right-of-way.

Fencing: § 7-218(f)(2)(iii)1-2:

- Provide nonbarbed wire fencing:
 - ☐ Only on the interior of a landscape buffer or immediately adjacent to a solar energy generating station.
 - ☐ No more than 20 feet in height.
 - ☐ Only black or green vinyl wire mesh when chain link fencing is used.
 - ☐ Located not less than 50 feet away from the edge of any public right of way.
- Barbed wire fencing may be used around the substations or other critical infrastructure for protection of that infrastructure.

Landscaping: § 7-218(f)(2)(iv) and § 7-218(f)(3)-(4):

- Provide a maximum 35' wide a landscape buffer or vegetative screening:
 - ☐ Provided along all property lines unless there is existing wooded vegetation of 50 feet or more in width; or an alternative location within the boundary for the solar energy generating station if the owner demonstrates that the alternative location would maximize the visual screening.
 - ☐ Shall provide four-season visual screening of the solar energy generating station, placed between any fencing and the public view.
 - Include multilayered, staggered rows of overstory and understory trees and shrubs:
 - ☐ A mixture of evergreen and deciduous vegetation.
 - ☐ Predominantly native to the region. Worcester County requires a minimum of 75% native species per § ZS 1-322(b)(5).
 - ☐ Are more than 4 feet in height at planting.
 - ☐ Are designed to provide screening or buffering within 5 years of planting.
 - ☐ May not be trimmed to stunt upward or outward growth or to otherwise limit the effectiveness of the visual screen.

- ☐ Conform to the plan size specifications established by the American Standard for Nursery Stock (ANSI Z60.1).
- ☐ Specified in a plan prepared by a qualified professional landscape architect.
- Be installed as early in the construction process as practicable and before the activation of the proposed solar energy generating station.
- Existing forests and hedgerows shall be preserved to the maximum extent practicable and supplemented with new plantings where necessary.
- The buffering or screening shall be maintained with a 90% survival threshold for the life of the solar energy generating station through a maintenance agreement that includes a watering plan.
- A local jurisdiction may not require the use of a berm.

Landscape Bond: § 7–218(f)(5)(vi) and § 7–218(f)(6)(i)-(iii):

The provisions of state law shall supersede the bonding amount and length of time stipulated in § ZS 1-322(g).

- Worcester County shall hold a bond equal to 100% of the total landscaping cost for the first five years.
- After five years, 50% of the bond may be released if, on inspection, the vegetative protections meet a 90% survival threshold.
- The remaining 50% shall be held for an additional two years. If upon further inspection and confirmation that the vegetative protections continue to meet a 90% survival threshold, it shall be released.

Visual Mitigation: § 7–218(f)(2)(vi)1-2:

- Shall mitigate the visual impact of the solar energy generating station on:
 - A preservation area, rural legacy area, priority preservation area.
 - A public park, scenic river or byway.
 - A designated heritage area, or historic structure or site listed on or eligible for the national register of historic places or relevant county register of historic places.
- ☐ A viewshed analysis is required for any area, structure, or site specified above.

Notice to Emergency Services: § 7–218(f)(2)(vii): Shall provide notice of each proposed solar energy generating station to the emergency response services of each County in which any portion of the generating station is to be constructed, including a map of the proposed generating station and the proposed location of any solar collector or isolator switch.

Additional internal site standards: § 7–218(f)(5)(i)-(v):

- Minimize grading to the maximum extent possible.
- Shall not remove topsoil from the parcel but may move or temporarily stockpile topsoil for grading.
- Maintain soil integrity by planting native or noninvasive naturalized vegetation and other appropriate vegetative protections that have a 90% survival threshold for the life of the solar energy generating station.
- Limit mowing and other unnecessary landscaping.
- May not use herbicides except to control invasive species in compliance with the Department of Agriculture's weed control program.

Lighting: § 7–218(f)(7): Except as required by law, or for safety or emergency, the solar energy generating station may not emit visible light during dusk to dawn operations.

Height: § 7–218(f)(8): A proposed solar energy generating station and any accessory structures associated with the station must have an average height of not more than 15 feet. This does not apply to equipment necessary for interconnection with the electric system or solar energy generating stations located on land that is also used for agricultural purposes.

Modifications to the Siting Standards: § 7-218(f)(10): The approving authority may enter into a siting agreement with the project owner that provides less stringent restrictions than those specified above.

Approval Authority:

- **Over 1 MW up to 2 MW:** The siting standards will be reviewed by staff and any modifications approved by the Planning Commission. These projects are currently reviewed and approved by the Planning Commission as major site plans.
- **Over 2 MW:** The siting standards will be reviewed by staff and any modifications approved by the County Commissioners for any solar project over 2 MW (projects subject to the CPCN process).
- **Over 5 MW:** In addition to the siting standards required for projects over 2 MW, a local jurisdiction may deny a solar energy project over 5 MW if it is located on property that as of January 1, 2025, is within:
 - A Tier 1 or Tier 2 mapped locally designated growth area (i.e. Septic Tiers).
Note: Worcester County did not adopt the tier maps.
 - A residential area defined in § 5-1601 of the Natural Resources Article as:
 - Medium density areas: zoned for densities greater than 1 dwelling unit per 5 acres and less than or equal to 1 dwelling unit per acre.
 - High density areas: zoned for densities greater than 1 dwelling unit per acre.
 - A mixed-use area with a residential component.

The total combined number of solar energy systems within a Priority Funding Area shall not exceed more than 5% of the total land area (195,332 acres) in a Priority Preservation Area that was established before January 1, 2025. This is equal to 9,766.6 acres.

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

EMERGENCY BILL 25-

BY:

INTRODUCED:

AN EMERGENCY BILL ENTITLED

AN ACT Concerning

Zoning – Solar Energy Systems
and
Public Health - Nuisances

For the purpose of amending the Zoning and Subdivision Control Article to amend definitions for solar energy systems; refine the review process for utility scale solar systems; and add decommissioning procedures and bonding for certain systems. To amend the Public Health Article to add non-decommissioned solar energy systems as a public nuisance.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy power system” and the replacement of the term “solar energy system” to read as follows:

SOLAR ENERGY SYSTEM — Any device or facility that converts solar energy into electrical energy either directly, as in the case of photovoltaic cells, or indirectly by first capturing and/or concentrating solar radiation for the purpose of converting any liquid to a gas used to fuel or propel an electrical generator. All references herein to the rated capacity of solar systems or equipment are as stated in the manufacturer's maximum power rating for the solar panel system as alternating current (AC) wattage.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy system, large” and the replacement of the term “solar energy system, major” to read as follows:

SOLAR ENERGY SYSTEM, MAJOR — A ground-mounted solar energy system with a rated capacity of more than two hundred kilowatts up to and including two megawatts, the principal purpose of which is to provide electrical power for sale to the general power grid or to be sold to other power consumers through a power purchase agreement as part of a net metering project which may include both physical or virtual aggregation, or be consumed on-site.

Section 3. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy system, medium” and the replacement of the term “solar energy system, minor” to read as follows:

SOLAR ENERGY SYSTEM, MINOR — A ground-mounted solar energy system with a rated capacity of no more than two hundred kilowatts or a roof mounted solar energy system of any capacity and serving, or designed to serve, any agricultural, residential, commercial, institutional or industrial use the principal purpose of which is intended to reduce on-site consumption of utility power by generating electricity on a single lot or parcel or group of adjacent lots or parcels.

Section 4. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the deletion of a definition of the term “solar energy system, small”.

Section 5. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the repeal of the definition of “solar energy system, utility scale” and the replacement of the term “solar energy system, utility” to read as follows:

SOLAR ENERGY SYSTEM, UTILITY— A ground-mounted solar energy system with a rated capacity in excess of two megawatts, the principal purpose of which is to provide electrical power for sale to the general power grid.

Section 6. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-344(d) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (d) Solar energy system or heating equipment. Solar energy systems and solar energy heating equipment shall be permitted subject to the following conditions and limitations:
 - (1) Minor solar energy systems and solar energy heating equipment shall be permitted in all zoning districts subject to the following requirements:
 - A. Solar energy heating equipment may be a part of or attached to a principal or accessory structure located on a site and shall be subject to the same setback and height limitations of said structure except as may be modified by § ZS 1-305(k)(1)D hereof. Where not a part of or attached to a principal or accessory structure, solar energy heating equipment shall be considered an accessory use on any lot or parcel of land and shall be subject to the setback and height limitations as contained in the particular zoning district for other customary

accessory structures which are directly incidental to the permitted principal uses and structures on the site.

- B. Minor solar energy systems may be attached to or a part of a principal or accessory structure located on a site or may be located as freestanding independent arrays, systems or structures. In all cases they shall be subject to the setback and height limitations for the principal structure.
- C. All mechanical equipment associated with and necessary for the operation of the solar energy system shall not be located in the minimum front yard setback and shall be subject to the setback requirements for customary accessory structures in the zoning district.
- D. All mechanical equipment shall be screened from any adjacent property which is in the R-1, R-2, R-3, R-4 or V-1 Districts or used for residential purposes. The screen shall consist of shrubbery, trees or other ornamental or natural vegetation sufficient to provide an immediate visual barrier to the equipment. In lieu of a vegetative screen a decorative fence may be used.
- E. All solar panels shall be situated in such a manner as to prevent concentrated solar radiation or glare from being directed onto adjacent properties, roads, or public gathering places.
- F. All power transmission lines for freestanding ground-mounted solar energy systems or pipes from solar energy heating equipment connecting freestanding systems to a building shall be located underground.
- G. Signage or text on solar energy systems may be used to identify the manufacturer, equipment information, warning or ownership but shall not be used to display any commercial advertising message or anchor any streamers, balloons, flags, banners, ribbons, tinsel or other materials to attract attention.
- H. Any ground-mounted system which has not produced any electricity for a period of twelve months or more or found to be unsafe by the Building Official shall be considered abandoned and, as such, shall be repaired or decommissioned and removed by the property owner. The decommissioning shall include the removal of the solar energy system and all equipment, electrical components, support structures, cabling, or any other part of the system that is at ground level or above. The property owner shall be responsible for completing the decommissioning within ninety days of abandonment.
- I. Individual photovoltaic cells or small groups of such cells attached to and used to either directly power, or charge a battery which does so, an individual device such as a light fixture, fence charger, radio or water pump shall not be considered as a minor solar energy system as defined herein and may be used

in any zoning district without regard to lot or setback requirements.

- (2) Major and utility solar energy systems with a rated capacity of one megawatt or greater shall comply with the provisions of § 7-218 of the Public Utilities Article, Annotated Code of Maryland, as from time to time amended. The County Commissioners may adopt policies for the approval of modifications to the standards listed therein.
- (3) Major and utility solar energy systems shall be set back a minimum of one hundred feet from all property lines. Notwithstanding the provisions of § ZS 1-116, the Planning Commission or County Commissioners may reduce the setback for any system subject to the provisions of § 7-218 of the Public Utilities Article, Annotated Code of Maryland, as from time to time amended.
- (4) All major solar energy systems with a rated capacity of more than two hundred kilowatts up to and including one megawatt shall provide a vegetated buffer at least six feet in width if solar panels are located within five hundred feet of any property zoned or used for residential purposes, said buffer to be located within the required yard setback adjoining such residential use or zoning district.
- (5) All major solar energy systems shall be reviewed and processed as a major site plan in accordance with the provisions of § ZS 1-325 hereof.
- (6) Utility solar energy systems shall be reviewed in accordance with a two-step process. The first step must be completed in its entirety, including the obtaining of all necessary decisions, prior to proceeding to the second step.
 - A. Step I concept plan approval. In this step the applicant shall submit a draft environmental review document as specified in COMAR 20.79.02-.04 and a concept site plan as specified in COMAR 20.79.03.01 as from time to time amended. This submission shall constitute the application for a utility solar energy system.
 1. The Department shall review the concept plan and written information. The Department may request additional information from the applicant and may require changes or make suggestions to the applicant with regard to the application and its conformance with other sections of the Zoning and Subdivision Control Article and other pertinent laws and programs. The Department shall prepare a report to the County Commissioners of its findings and recommendations, a copy of which shall also be supplied to the applicant. The findings shall include:
 - (i) A statement or finding whether the proposed project is consistent with the current Comprehensive Plan.
 - (ii) A statement or finding whether the proposed project is consistent

with the Zoning and Subdivision Control Article.

(iii) Compliance with or modifications requested to the provisions of § 7-218 of the Public Utilities Article, Annotated Code of Maryland, as from time to time amended.

(iv) Suggestions for improving or modifying the application.

2. The County Commissioners shall consider the application and recommendation of the Department within ninety days of receipt of the Department's report, unless extended by a majority vote of the County Commissioners. The County Commissioners shall review the application and the Department's report and shall find the application consistent or inconsistent with the required findings. Should the County Commissioners fail to render a decision on the application within six months of their review, the findings outlined in the Department's report shall be adopted as the final report.

B. Step II master site plan approval. Upon completion of Step I the project shall be reviewed and processed as a major site plan in accordance with the provisions of § ZS 1-325 hereof.

(7) Decommissioning. Major and utility solar energy systems, where the principal purpose is to provide electrical power for sale to the general power grid or to be sold to other power consumers through a power purchase agreement, shall provide a decommissioning plan and bond for review and approval by the Department as part of the site plan review process.

A. The plan shall include:

1. The expiration date of the contract, lease, easement, or other agreement for installation of the solar energy system and a timeframe for removal of the solar energy system within one year following termination of the use.
2. A requirement that the operator or property owner provide the Department with written notice whenever the solar energy system is out of active production for more than six months. At any point in time that the Department suspects that a solar energy system is no longer in active production, the operator and property owner grant the Department the right to conduct an on-site inspection. Any facility that ceases to produce electricity for twelve months shall be considered abandoned.
3. An initial cost estimate prepared by an independent certified professional engineer approved by the county for decommissioning, dismantling, restoration of the site and lawful disposal of all components. While recycling and reuse of materials is recommended, the salvage costs shall

not be deducted from the overall estimate.

4. A decommissioned site shall be restored to its original predevelopment condition within twelve months of the proposed date of discontinued operation or abandonment. Restoration to predevelopment conditions shall be documented in the decommissioning plan and include:
 - (i) Removal of all above and below ground solar electric systems, buildings, cabling, electrical components, foundations, pilings, and any other associated facilities.
 - (ii) Disposal of all solid and hazardous waste shall be in accordance with local, state, and federal waste disposal regulations.
 - (iii) Removal of all concrete pads, graveled areas, fences, and access roads unless agreement is presented, in writing, in which the property owner agrees for these features to remain.
 - (iv) Removal of substations, overhead poles, and/or aboveground electric lines located on-site or within a public right-of-way that are not usable by any other public or private utility.
 - (v) Replacement of topsoil removed or eroded.
 - (vi) Re-vegetation of disturbed areas with native seed mixes and plant species suitable to the area or evidence of an approved nutrient management plan.
 - (vii) Onsite burial of any material associated with the solar energy generating system during restoration of the site to predevelopment conditions is prohibited.
 - (viii) A requirement for county inspection and approval of the decommissioning and reclamation of the site before the release of any financial surety.
- B. Failure to comply with the requirements of this section shall authorize, but not require, the county to remove the solar energy system and restore the site to its predeveloped condition at the expense of the operator or property owner. Any unpaid and delinquent statement shall become a lien upon all real estate and personal property of the subject in the same manner as delinquent taxes and a notation shall be made upon the tax records of the County Finance Officer.
- C. Prior to issuance of a building permit, the operator or property owner shall provide a bond, surety, letter of credit, or other financial assurance in a form acceptable to the county to secure payment of 125% of the anticipated cost of

removal of associated site improvements and restoration of the site to its predevelopment condition. The financial assurance will be reviewed and approved by the Department and shall remain in full force and effect while the solar energy generating system remains in place. The financial assurance shall be established with automatic renewals.

1. Every five years, the operator shall provide the Department with an updated cost estimate prepared by an independent certified professional engineer for decommissioning and restoration of the site. The Department may increase or decrease the amount of financial surety required if the county determines, in its sole discretion, that the posted security no longer equals 125% of the decommissioning cost.
 2. Before decommissioning can commence, a decommissioning cost estimate must be prepared by an independent certified professional engineer, regardless of the amount of time that has passed since the prior cost estimate. If the change in the estimated cost to decommission and restore the site exceeds the current financial surety, then the financial surety shall be increased to reflect the new estimated costs.
- D. Notice must be provided to the County within 30 days of the sale or transfer of the lease or property, and a new financial guarantee must be provided by the new lease holder or property owner.
- E. Decommissioning must be completed within twelve months of the proposed date of discontinued operation or abandonment. If decommissioning is not successfully completed within twelve months, the solar energy system becomes a nuisance and the County may act in accordance with § PH 1-101(a)(14) of the Public Health Article of the Code of Public Local Laws of Worcester County, Maryland.

Section 7. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-305(k)(1)D of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- D. Bay windows, balconies, chimneys and solar energy heating equipment may project a distance not to exceed three feet, provided that such features do not occupy, in the aggregate, more than one-third of the length of the wall on which they are located.

Section 8. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-105(c)(6) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (6) Minor solar energy systems and solar energy heating equipment, subject to the requirements of § ZS 1-344(d) hereof.

Section 9. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-201(b)(18) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (18) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 10. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-202(b)(19) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (19) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 11. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-203(c)(15) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (15) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 12. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-204(c)(17) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (17) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 13. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-209(c)(14) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (14) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 14. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-210(c)(15) of the Zoning and

Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (15) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 15. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-211(c)(10) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (10) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 16. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-212(b)(21) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (21) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 17. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-213(b)(24) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- (24) Major and utility solar energy systems in accordance with the provisions of §§ ZS 1-325 and ZS 1-344 hereof.

Section 18. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § PH 1-101(a)(14) of the Public Health Article of the Code of Public Local Laws of Worcester County, Maryland be renumbered as § PH 1-101(a)(15) and a new subsection § PH 1-101(a)(14) be enacted to read as follows:

- (14) A major or utility solar energy system not successfully decommissioned within twelve months of the proposed date of discontinued operation or abandonment pursuant to § ZS 1-344(d)(7) of the Zoning and Subdivision Control Article of the Public Local Laws of Worcester County.

Section 19. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect immediately upon passage.

PASSED this _____ day of _____, 2025.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

TO: Weston S. Young, Chief Administrative Officer
FROM: Jennifer K. Keener, AICP, Director
DATE: September 9, 2025
RE: Comprehensive Plan Joint Work Session

Topic: Comprehensive Planning overview, Introduction Chapter and County Profile Chapter review

Background: Following the 2023 Public Engagement campaign and report, the Worcester County Planning Commission began holding work sessions on the Comprehensive Plan updates in April 2024, starting with the visioning session. Initial draft chapters of the plan were reviewed at subsequent work session meetings.

In April 2025, the Planning Commission reviewed the current and potential growth areas, which were primarily identified based upon the requests of the various municipalities. These decisions were then used as inputs into the various calculations for the development capacity analysis ("build-out analysis") and informing the development of the Water Resources Element and Land Use Element. The Planning Commission is scheduled to review both items at their September 11, 2025, meeting.

Action requested: Feedback on the draft chapters.

Please note that any chapter language and maps are still in draft format and may be modified before the final draft plan is consolidated.

The public may view and comment upon any of the working draft chapters from our website:

<https://www.co.worcester.md.us/comprehensive-plan>

INTRODUCTION

The 2024 Comprehensive Plan is an update to Worcester County’s 2006 Comprehensive Development Plan.

Worcester County is located on the eastern shore of Maryland and is the only Maryland county that borders the Atlantic Ocean. The northern side of the county is adjacent to Delaware and the southern is adjacent to Virginia. **Figure 1-1, the Regional Location Map**, shows Worcester County within the geographic context of the region.

Planning Vision

During the public engagement process in 2023 that preceded the development of this plan, the Worcester County community provided input to help the County identify the issues and priorities that are most important for the County to address through this plan. A vision statement was developed using this engagement and work sessions with the County’s Planning Commission.



Worcester County is committed to our diverse rural and coastal heritage and historical roots, as we strive to create an inclusive and secure community that offers ample opportunities for residents and visitors alike. We seek sustainable economic growth by supporting and recognizing the important role of agriculture and tourism in our local economy, while we work to preserve and protect our vital natural resources.

Comprehensive Plan Role

This Comprehensive Plan is a guide for the County to make future land use decisions. It addresses environmental resources, demographics and population trends, transportation, water resources, wastewater infrastructure, community facilities, housing, economic development, historic resources, and the impacts of growth and change over the next decade.

INTRODUCTION

This Plan establishes priorities to help the County achieve its desired future land use goals. It identifies goals and recommendations to implement this vision and is intended to guide future County decisions about land uses, infrastructure needs, and the need for capital projects and other measures that will help make this vision a reality.

Policy and Legal Context

The Maryland General Assembly has delegated planning and land use regulatory authority to the State of Maryland to oversee all non-charter counties and incorporated municipalities through the Local Government and *Land Use Articles of the Annotated Code of Maryland*. This requires that local jurisdictions prepare comprehensive plans, zoning ordinances, and subdivision regulations to help guide growth and development. The Worcester County Planning Commission reviews the Comprehensive Plan to make necessary updates at least once every ten (10) years to follow the intent of this legislation.

Economic Growth, Resource Protection and Planning Act

In 1992, the Maryland General Assembly adopted the Economic Growth, Resource Protection and Planning Act. This policy established the State's growth through seven visions that focused on reducing sprawl, concentrating development in suitable areas, and protecting sensitive areas. It requires that comprehensive plans include these vision statements as general goals for comprehensive plans. The vision statements were amended to eight in 2000 and 12 in 2009.

In 2024, the State of Maryland indicated an intent to review these visions in 2024 and beyond, and potentially, to update and reframe its Smart Growth goals into Sustainable Growth outcomes. This plan has been developed in light of these ongoing actions.

Priority Funding Areas Act

In 1997, the Priority Funding Areas Act directed State funding for smart growth-related infrastructure to Priority Funding Areas (PFAs), providing a statewide focus for investments in growth. This designated certain areas as PFAs and established criteria for locally designated PFAs. The criteria included permitted density, water and sewer availability, and designation as a growth area in the comprehensive plan.

Smart, Green and Growing

In 2009, the Maryland General Assembly passed three planning bills as part of the *Smart, Green and Growing* legislation act to protect environmental resources and promote sustainable growth in Maryland. This act is an initiative to advance the State's shared vision of a healthy environment and natural resources to support a strong economy and quality of life.

The Twelve Visions

The state of Maryland's twelve Planning Visions (Twelve Visions), outlined in the *Land Use Articles of the Annotated Code of Maryland*, are incorporated throughout the Plan:

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water, air, and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives.
3. **Growth Areas:** Growth is concentrated in existing population and business centers.

INTRODUCTION

4. **Community Design:** Compact, mixed-use, walkable design, consistent with existing community character and located near available or planned transit options, is encouraged to ensure efficient use of land and transportation resources.
5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
6. **Transportation:** A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. **Housing:** A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. **Economic Development:** Promoting job growth, business vitality, and employment opportunities is essential to continue our prosperity.
9. **Environmental Protection:** Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
10. **Resource Conservation:** Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
11. **Stewardship:** Government, business entities, and residents create sustainable communities by balancing efficient growth with resource protection.
12. **Implementation:** Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure and transportation are integrated across local, regional, state, and interstate levels.

Comprehensive Planning History

Worcester County began formal planning in 1965 with the first comprehensive plan. This plan was in place until the mid-1970s when a new plan was adopted. A third comprehensive plan was approved in 1989 and updated in 1997. In 2001, the Planning Commission determined that the 1989/97 plan should be updated, leading to the 2006 Plan. Each successive plan has been crafted to address the County's changing growth and needs. The County's planning philosophy has evolved from a development focus to resource conservation to protect its rural and coastal character.

The Plan's purpose is to provide a framework for jurisdictions to protect and enhance their community character and natural and cultural heritage, preserve environmental resources, and foster economic development by planning for their long-term land use, transportation, housing, water resources, and other public infrastructure needs and identify the actions the County will need to take to meet these needs and achieve the planning goals that relate to them.

Community Outreach for This Plan

In January 2023, the County initiated a Public Engagement process. This project served as the first phase of the comprehensive planning process, by serving as the first effort to identify the community's needs, desires, priorities, and expectations for future development and to help to guide the update to the Comprehensive Plan. A range of outreach formats and tools were used as part of this engagement process, including an online community survey and pop-up booths at community events. The full results

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of this engagement campaign are summarized in the *Comprehensive Plan Update Public Engagement Report (2023)*. The following key issues were identified from the outreach:

Preserving Community Character – Focus on enhancing what already exists within Towns (infill) as well as building community through the support for small businesses.

Loss of Natural Features – Encourage the preservation of farmland, waterways, and open space, benefiting residents as well as the environment overall.

Retention of Local Businesses – There is a need for pedestrian walkways and bikeways for accessibility – encouraging walkable communities and downtown areas would allow for smaller businesses to successfully remain open. More businesses would encourage more full-time residents.

Season Traffic/Congestion – Adequate infrastructure would allow for the potential for more full-time residents, as well, as current infrastructure was not designed to handle the current loads.

Too Much Growth/Growth Pressure – The pressure to allow for sprawl is something that residents would like to see handled responsibly and with an organized plan.

School Facilities/Education – Communication between local governments and the schools is a concern. Necessary funding for materials and support staff will need to be supported at a government level.

Loss of Farmland – There is a need for a focused approach to sprawl and development through a Comprehensive Plan.

Affordability of Housing – Concern is growing for those who may not be able to afford to continue to stay within the County after graduation, etc. because of the lack of housing available to them.

Sea Level Rise – Concern for the next 10-20 years and the significant issues this could cause if it is not addressed now.

Plan Elements

The 2024 Comprehensive Plan outlines the goals, objectives, and recommendations needed to achieve the County vision and guide future growth and development for the next decade and beyond. The elements of the Plan were prepared following all Comprehensive Plan legal guidance and requirements and contain the following chapters:

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Chapter 1 – Introduction	<ul style="list-style-type: none"> •Planning Background •County Vision •Legal Context •Public Outreach
Chapter 2 – County Profile	<ul style="list-style-type: none"> •Geography •History •Demographic Characteristics
Chapter 3 – Community Facilities	<ul style="list-style-type: none"> •Community Facilities & Services •Open Space, Parks, & Recreation
Chapter 4 – Land Use	<ul style="list-style-type: none"> •Existing Land Use •Future Land Use
Chapter 5 – Housing	<ul style="list-style-type: none"> •Housing Stock & Market •Work Force Housing
Chapter 6 – Economic Development & Tourism	<ul style="list-style-type: none"> •Workforce & Employment •Economic Centers •Development Regulations
Chapter 7 – Natural Resources & Sensitive Areas	<ul style="list-style-type: none"> •Natural Resources •Fisheries •Sensitive Areas •Areas of Critical State Concern •Mineral Resources
Chapter 8 – Transportation	<ul style="list-style-type: none"> •Transportation System •Multimodal Facilities •Related Projects
Chapter 9 – Water Resources	<ul style="list-style-type: none"> •Water & Wastewater Resources
Chapter 10 – Implementation	<ul style="list-style-type: none"> •Goals, objectives, and strategies

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Geography

Worcester County is the easternmost county in the State of Maryland and includes the entire length of the State's coast along the Atlantic Ocean. The County contains approximately 679 square miles (227 of which are water) and most of the land area is agricultural. The Towns of Berlin, Ocean City, Snow Hill, and Pocomoke City all are located within Worcester County (**Figure 2-1**).

Much of Worcester County's terrain is considered coastal. The lowest elevation is sea level along the Atlantic Ocean, and the highest, at 49 feet, is along Route 12, just south of the Wicomico County Line.

County History

The Native American tribes of the area that later became Worcester County were part of the Algonquin Nations. In 1524, Giovanni de Verrazano was one of the first Europeans to explore the area. He was followed in the early 1600s by Captain John Smith and others who explored the Atlantic Coast of Maryland and created detailed maps of the area. Henry Norwood of England and other explorers shipwrecked off the shore of Worcester County in 1650 on their way to the Virginia Colony and years later, Norwood published a well-read journal of his experiences.

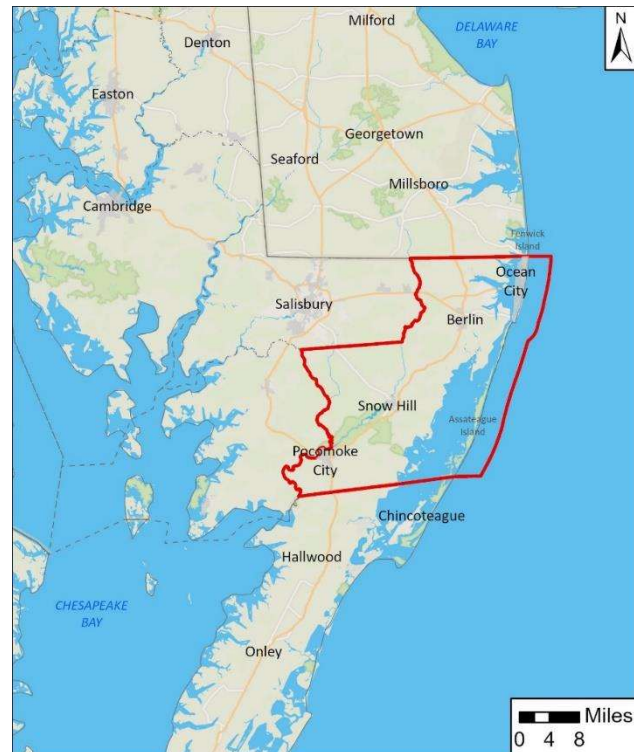
In 1669, the Maryland Council established Worcester County, naming it after Henry Somerset, the Earl of Worcester. In 1742, Worcester County was officially established. Several border disputes flared in the following years. Some Virginia residents wanted Somerset and Worcester counties to be a part of Virginia, but Virginia Governor William Berkeley rejected them. Charles Calvert and William Penn argued over Worcester's northern boundary for many years, a dispute that was not resolved until the Mason Dixon Line was surveyed and accepted by Maryland and Pennsylvania in 1764.

The first courthouse for the County was built in Snow Hill in 1743 and Snow Hill has been the county seat ever since. Two historic fires destroyed courthouse in 1834 and 1893, and the current Victorian historic courthouse has essentially remained the same since it was rebuilt in 1894.

Of the municipalities in Worcester County, Snow Hill was officially incorporated in 1812, Berlin in 1868, Pocomoke City in 1878, and Ocean City in 1880.

Historic Properties

There is one protected barrier island area within the County, the Assateague Island National Seashore. This area is a historical and cultural piece of the County that is protected from development. There are



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also several properties listed on the National Register of Historic Places, as noted on **Map 2-1: Historic Places**. Full descriptions and histories of each of the properties identified can be found on Maryland Historical Trust’s website (mht.maryland.gov) as well as on the National Register of Historic Places (www.nps.gov).

Demographic Characteristics

Demographics are important to understand the growth of the County. Demographic information can help to identify and understand trending population growth and dynamics and can be utilized to identify future housing, employment, community services, and public infrastructure needs to support the changing community.

Worcester County’s demographics were collected from available U.S. Census Bureau data. It is important to note that due to sampling and surveying error, the data collected and presented cannot be construed as an indisputable measure of the County’s existing conditions.

In 2010, the U.S. Census Bureau changed the methodology they use to collect and present information. They stopped distributing the traditional ‘long form’ survey that provided enhanced data, published as Summary File 3 and Summary File 4 in the decennial census. These files included social statistics (including educational attainment, household relationships, veteran status, disability status, ancestry, language spoken) and economic data (such as employment, occupation, poverty status).

These summary files were replaced by the American Community Survey (ACS) data, which are available in five-year estimates. For this plan, all references to ACS data are from the 2016-2022 ACS data, unless otherwise noted. All references to the Census are taken from the decennial U.S. Census and the applicable year(s) are noted.

Population

Worcester County is comprised of Berlin, Ocean City, Snow Hill, and Pocomoke City. Based on the 2022 American Community Survey Demographic and Housing Data, the total population of Worcester County is 52,827, with 48.9 percent being male, and 51.1 percent being female. The breakdown of the population by town is displayed in **Table 2-1**.

Table 2-1: Population Comparisons

Town	Male	Female	Total
Berlin	2,242	2,814	5,056
Ocean City	3,123	3,756	6,879
Snow Hill	1,215	1,144	2,359
Pocomoke	2,149	2,169	4,318
County	25,841	26,986	52,827

Source: 2022 American Community Survey

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Race and Ethnicity

Table 2-2 compares the County’s racial composition to that of the State of Maryland and Snow Hill, the County seat. The change in racial composition between 2010 and 2020 for Worcester County is shown in **Table 2.3**. As the data show, there have been slight variations in the County since 2010, particularly in the group of people who identify as two or more races.

Table 2-2: Racial Composition Comparisons

	Snow Hill		County		State	
Race	#	%	#	%	#	%
One Race	1,999	93%	49,818	95%	5,661,424	92%
White	1,255	58%	41,845	80%	2,983,674	48%
Black or African American	681	32%	6,236	12%	1,823,687	30%
American Indian & Alaska Native	0	0%	136	0%	26,649	0.4%
Asian	35	2%	753	1.4%	404,207	7%
Native Hawaiian & Pacific Islander	0	0%	8	0%	3,088	0.1%
Some Other Race	28	1%	840	2%	420,119	7%
Two or More Races	157	7%	2,642	0.05	503,236	8%
Total Population	2,156		52,460		6,164,660	

Source: 2020 U.S. Decennial Census

Table 2-3: Change in County Racial Composition

	2010		2020		
Race	#	%	#	%	% Change
One Race	50,616	99%	49,818	95%	-2%
White	42,690	83%	41,845	80%	-2%
Black or African American	7,194	14%	6,236	12%	-13%
American Indian & Alaska Native	127	0.2%	136	0.3%	7%
Asian	440	1%	753	1%	71%
Native Hawaiian & Pacific Islander	133	0%	8	0%	-94%
Some Other Race	127	0.2%	840	2%	561%
Two or More Races	426	1%	2,642	5%	520%
Total Population	51,133		52,460		-

Source: 2010-2020 U.S. Decennial Census

The U.S. Office of Management and Budget (US OMB) defines the race and ethnicity categories that federal agencies must use to collect data—including the Census Bureau. Local, state, tribal, and federal programs use these data, and they are critical factors that inform numerous policies, particularly for civil rights.

In the 1970s, Latino advocacy groups lobbied the federal government to create a separate category for Hispanics and Latinos. Before this time, both categories were grouped under the “White” race. When

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surveys were distributed, they often did not reach Hispanic and Latino households; those that did were not in Spanish, so results were far from accurate.

Once the US OMB provided for the distinct categories, government and other agencies began using these data to evaluate programs and policies to ensure that they fairly and equitably serve the needs of the Hispanic population and to monitor compliance with antidiscrimination laws, regulations, and policies. While some may expect to see the Hispanic or Latino category as part of the race question, it is currently asked separately because people of Hispanic origin may be of any race(s). Each decade, prior to the decennial census, questions on race, ethnicity, and ancestry are reviewed to determine if the categories and wording continue to reflect the country's diverse and rapidly changing population.

Table 2-4, Change in Hispanic and Latino Population provides a summary of the County's population self-reporting as Hispanic or Latino origin. The absolute number of people reporting Hispanic or Latino origin increased by 550 from 2010-2022, representing a 37 percent increase.

Table 2-4: Change in Hispanic and Latino Population

Ethnicity	2010		2022		
	#	%	#	%	% Change
Hispanic or Latino (Any Race)	1,473	3%	2,023	4%	37%
Not Hispanic or Latino	49,660	97%	50,804	96%	2%
Total Population	51,133		52,827		-

Source: 2010 U.S. Decennial Census, 2022 American Community Survey

Age

In terms of age, the County has grown slightly older, overall, in the past decade. The County's population tends to be slightly older than that of Snow Hill, the jurisdiction for which data are available.

Table 2-5: Age Distribution Comparison

Age	Snow Hill		County		State	
	#	%	#	%	#	%
Under 5 Years	55	2%	2,102	4%	349,193	6%
5 to 19 Years	629	27%	7,837	15%	1,149,449	19%
20 to 64 Years	1,269	54%	28,088	53%	3,623,239	59%
65 Years & Over	406	17%	14,800	28%	1,042,779	17%
Median Age	39.2	2%	50.6	0.1%	39.7	0.001%
Total Population	2,359		52,827		6,164,660	

Source: 2022 American Community Survey

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Table 2-6, County Age Distribution shows that the County has experienced slight changes in the distribution of its population’s age groups during the past decade. During the 2010-2022 period, the 20 to 64 age range decreased about four percent while the 65 and Older category increased by five percent, illustrating an aging population.

Table 2-6: County Age Distribution

Age	2010		2022		% Change
	#	%	#	%	
Under 5 Years	2,326	5%	2,102	4%	-10%
5 to 19 Years	8,246	16%	7,837	15%	-5%
20 to 64 Years	29,032	57%	28,088	53%	-3%
65 Years & Over	11,529	23%	14,800	28%	28%
Median Age	47.5	0.1%	50.6	0.1%	7%
Total Population	51,133		52,827		-

Source: 2010 U.S. Decennial Census, 2022 American Community Survey

Education Attainment

Educational attainment is a metric used to identify the level of education completed by the population. This information can help identify the needs for maintaining or improving various institutions, as well as a metric to identify the types of employment or other services required to serve the local population.

Table 2-7 compares the County’s educational attainment for the population 25 years or older with that of the State and Snow Hill, the County seat. As the table shows, Worcester County has a smaller percentage of residents who have not graduated from high school or received their graduate equivalency (GED) than the State, while the percentage of the population who have some college or an associate’s degree is slightly higher than the State. The percentage of County residents who have completed a bachelor's degree or graduate degree is slightly lower than the State as a whole.

Table 2-7: Education Attainment

Education Level for 25 Years & Older	Snow Hill		County		State	
	#	%	#	%	#	%
Not High School Graduates	101	7%	2,610	6%	367,917	9%
High School Graduate	632	42%	12,135	30%	1,009,588	24%
Some College, No Degree	289	19%	9,510	24%	735,131	17%
Associates Degree	72	5%	3,085	8%	294,875	7%
Bachelor's Degree	211	14%	8,043	20%	996,167	23%
Graduate Degree or Higher	194	13%	4,875	12%	882,538	21%
Population 25 Years & Over	1,499		40,258		4,286,216	

Source: 2022 American Community Survey

