

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, May 7, 2026

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

The public is invited to view this meeting live: <https://worcestercounty.md.swagit.com/live>

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

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

II. Administrative Matters

- A. Planning Commission Meeting Minutes – April 2, 2026
- B. Board of Zoning Appeals Agenda – May 14, 2026
- C. Technical Review Committee Agenda – May 13, 2026

III. Miscellaneous

**Landscaping Irrigation and Parking Surface Waiver – 10702 Assateague Road
Minor Site Plan** - Proposed construction of one (1) coffee shop building and an outdoor retail component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer.

IV. Site Plan Review

A. Major Site Plan Review – George Island Solar

Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.

B. Major Site Plan Review – Sunset Marine Park - Proposed construction of one (1) heavy equipment service building and one (1) watercraft service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.

WORCESTER COUNTY PLANNING COMMISSION AGENDA
Thursday, May 7, 2026

V. Map Amendments

A. Rezoning Case No. 453 – 14.72 acres from R-2 Suburban Residential District to R-3 Multi-family Residential District. Located north of MD Route 589 (Racetrack Road), west of Ocean Parkway (North Gate), Berlin, MD. Tax Map 15, Parcels 130 and 191, Tax District 03. Ocean Pines Plaza Partnership & James B. Vito Revocable Trust c/o Allen Rabineau, Property Owner, and Hugh Cropper, IV, attorney.

VI. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – April 2, 2026**

Meeting Date: April 2, 2026

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Marlene Ott
Alec French
Kathy Drew
Mary Knight
Teresa Purnell-Milbourne

Staff

Jennifer Keener, Director, DRP
Kristen Tremblay, Zoning Administrator, DRP
Ben Zito, DRP Specialist, DRP

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, March 5 2026.

As the first item of business, the Planning Commission reviewed the minutes of the January 8, 2026, meeting.

Following the review, a motion was made by Ms. Ott to approve the minutes as written. Mr. French seconded the motion, and the motion passed with no opposition. Ms. Knight and Ms. Drew abstained from the vote.

B. Board of Appeals Agenda, April 9, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for April 9, 2026. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board

C. Technical Review Committee Agenda, April 8, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for April 8, 2026. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Committee.

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – April 2, 2026**

III. Miscellaneous – Automatic Landscaping Irrigation System Waiver and Gravel Parking Surface Waiver for 10109 Mcallister Road

Mr. Frank Lynch, Jr. approached the table. Mr. Lynch provided an overview of the site plan, which is proposing a 7,500-sf. area for boat and vehicle storage. He stated there would be landscaping surrounding the perimeter of the impoundment lot.

Mr. Lynch stated that he is requesting a waiver for the gravel parking surface and, in his experience, most of the boat and vehicle storage areas in the County are comprised of gravel. Mr. Lynch further stated that he is seeking a waiver from the automatic landscaping irrigation system requirement. Mr. French inquired how the landscaping would be maintained, and Mr. Lynch responded that the property owner, who also lives on-site, will be manually maintaining the landscaping. Mr. Lynch also stated that a landscape bond will be posted to the County prior to the zoning permit being issued.

Following a brief discussion, a motion was made by Ms. Knight to approve the gravel parking surface waiver. The motion was seconded by Ms. Drew, and the motion was approved with no opposition.

A motion was made by Ms. Knight to approve the waiver for the automatic landscaping irrigation system. The motion was seconded by Ms. Drew, and the motion was approved with no opposition.

IV. Adjourn

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

Mary Knight, Secretary

Ben Zito, DRP Specialist

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

WEDNESDAY MAY 20, 2026

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Audio and video recording will take place during this public hearing.

The public is invited to view this meeting live online at - <https://worcestercountymd.swagit.com/live>

6:30 p.m.

Case No. 26-28, on the lands of Naida Kalloo, requesting a special exception to allow a 7-foot tall fence in the rear yard in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-305(k)(3)C located at 12002 Sunflower Court, Tax Map 15, Parcel 218, Lot 33, Tax District 5, Worcester County, Maryland.

6:35 p.m.

Case No. 26-21, on the lands of David M. Nolan III, requesting a variance to the rear yard setback from 25 feet to 21.75 feet (to encroach 3.25 feet) for a proposed open deck in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305 located at 10216 Ruffian Lane, Tax Map 26, Parcel 1, Lot 36, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 26-22, on the lands of the Mildred Stewart Warfield Revocable Trust, on the application of Shahin Batmanglich, requesting a special exception to expand a nonconforming structure to construct an addition to an existing residence in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-116(c)(3), ZS 1-206(b)(2) and ZS 1-305, located at 10402 Exeter Road, Tax Map 21, Parcel 8, Section A, Block 9, Lot 9A, in the Tenth Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 26-4, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 feet) for a proposed residence in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located on the south side of Old Bridge Road approximately 335 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 8-A, Tax District 10, Worcester County, Maryland.

6:50 p.m.

Case No. 26-5, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 feet) for a proposed residence in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-

207(b)(2) and ZS 1-305, located on the south side of Old Bridge Road approximately 287 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 9-A, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 26-6, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 feet) for a proposed residence in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located on the south side of Old Bridge Road approximately 239 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 10-A, Tax District 10, Worcester County, Maryland.

7:00 p.m.

Case No. 26-26, on the lands of William A. Elwell, on the application of Hugh Cropper IV, requesting an after-the-fact variance to the side yard setback from 20 feet to 17.41 feet (to encroach 2.59 feet) for an existing accessory residential structure in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5), ZS 1-201(d)(2) and ZS 1-305, located at 8218 Stevens Road, Tax Map 35, Parcel 106, Lot 4, Tax District 7, Worcester County, Maryland.

7:05 p.m.

Case No. 26-27, on the lands of Pilot House LLC, on the application of Hugh Cropper IV, requesting a special exception to enlarge and relocate an existing nonconforming use (a single-family dwelling) in the CM Commercial Marine District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-214 and ZS 1-305, located at 12855 Harbor Road, Tax Map 27, Parcel 382, Lot 54, Tax District 10, Worcester County, Maryland.

7:10 p.m.

Case No. 26-23, on the lands of Nicholas C. C. Craven and Casey Lee Craven, on the application of Mark Spencer Cropper, requesting an after-the-fact variance to the front yard setback from 25 feet to 23.46 feet (to encroach 1.54 feet) for an existing cantilevered living area above an existing pool house in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2), ZS 1-206(d)(1) and ZS 1-305, located at 12122 Snug Harbor Road, Tax Map 33, Parcel 303, Lot 3, Tax District 10, Worcester County, Maryland.

7:15 p.m.

Case No. 26-24, on the lands of 611 Holdings II LLC, on the application of Mark Spencer Cropper, requesting two (2) special exceptions for (1) an 8-foot high privacy fence in the front yard and (2) a storage yard/marine yard, and two (2) front yard setback variances for the storage yard/marine yard from 50 feet from the centerline of the road ROW to 25 feet (to encroach 25 feet) along Sinepuxent Road and from 50 feet to 5 feet (to encroach 45 feet) along Stephen Decatur Highway in the C-1 Neighborhood Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-209(c)(15), ZS 1-305(b)(1) and (2), and ZS 1-305(k)(3), located on the west side of Stephen Decatur Highway approximately 20 feet north of Airport Road, Tax Map 26, Parcel 211, Tax District 10, Worcester County, Maryland.

7:20 p.m.

Case No. 26-25, on the lands of KCJ Farms LLC, on the application of Mark Spencer Cropper, requesting a special exception to relocate a previously-approved dredge spoil disposal site in the A-1 Agricultural

District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-201(c)(26), located at 6220 Disharoon Road, Tax Map 55, Parcel 39, Tax District 2, Worcester County, Maryland.

Administrative Matters

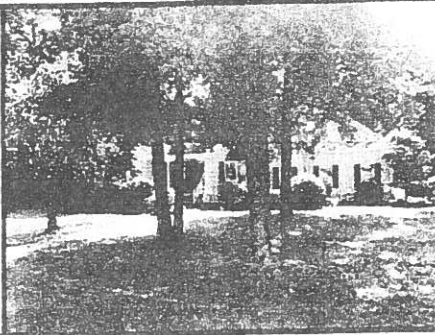
IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

THIS DOCUMENT IS CERTIFIED TO:

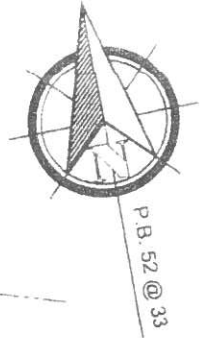
EAGLE | TITLE LLC

CASE #: S25-30028N



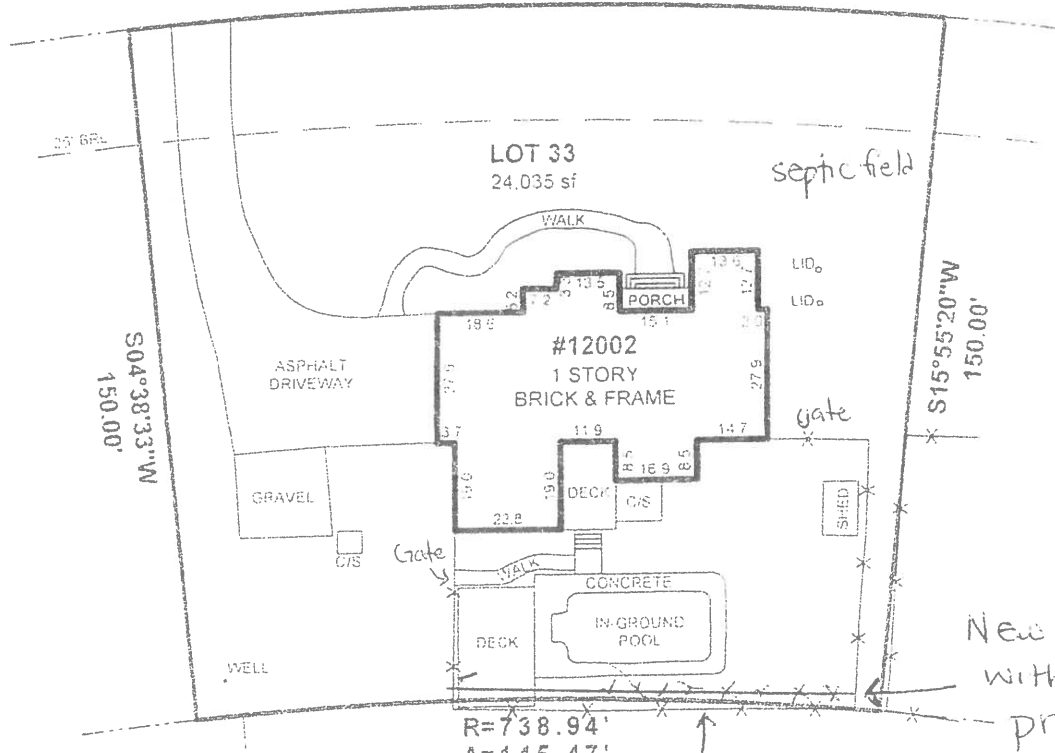
LOCATION DRAWING OF:
**#12002 SUNFLOWER COURT
 LOT 33**

PINEY ISLAND
 PLAT BOOK 52, PLAT 33
 WORCESTER COUNTY, MARYLAND
 SCALE: 1"=40' DATE: 09-02-2025
 DRAWN BY: AP FILE # 257672-656



SUNFLOWER COURT

R=888.94'
 A=175.00'



LEGEND:

- * - FENCE
- BAW - BAY WINDOW
- BRL - BLDG RESTRICTION LINE
- C/S - CONCRETE STOOP OR SLAB
- CONC - CONCRETE

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - EASMENTS & RESTRICTION LINES

R=738.94'
 A=145.47'

*old fence
 damaged in storm
 completely removed*

*New fence
 within
 property
 boundary*



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13.08 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1%. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

A Land Surveying Company

**DULEY
 and
 Associates, Inc.**

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

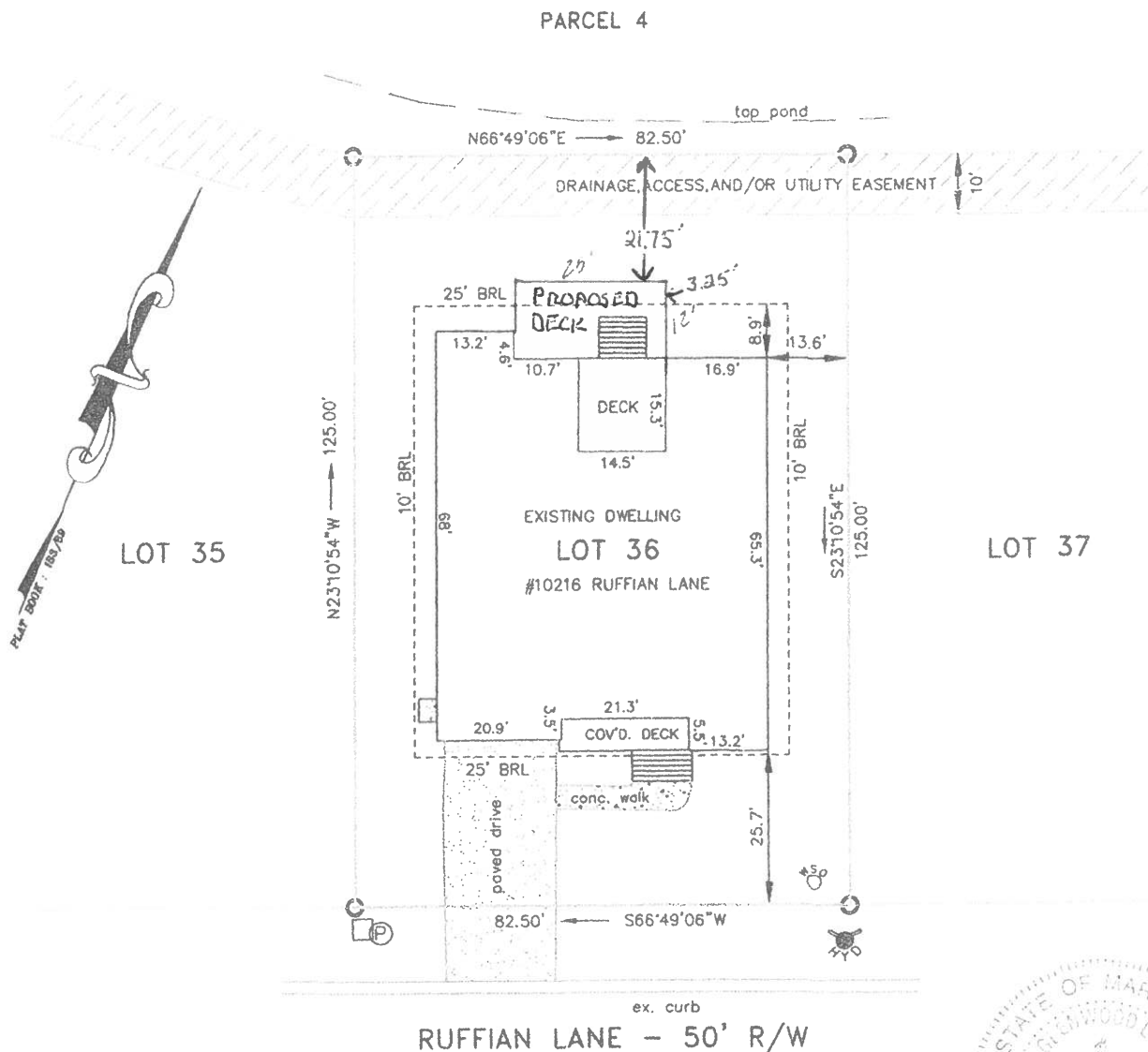
Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



AS-CONSTRUCTED SURVEY

**LOT 36 - RIDDLE FARM
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND**

OWNER: DAVID M. NOLAN 3RD

REFERENCE

LOT AREA: 10,312.5 S.F. ±
 TAX ID#03-160777
 EX. ZONING: R-1
 ZONING SETBACKS: PER P.U.D.
 FRONT: 25', SIDES: 10', REAR: 25'
 FLOOD ZONE: X PER FIRM
 NO. 24047C0160H
 DATED 7-16-2015.
 DEED : 7976/266

NOTES



(IN FEET)
 1 inch = 30 ft.

○ DENOTES IRON ROD FOUND

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

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

DRAWN BY FGL JR.
 FILE NO. 12620-26
 DATE 2-18-2026

Assessment Information:

Tax Map 21, Grid 18, Parcel 8 / LOT 9-BLOCK 9

Cape Isle of Wight, Section A

OWNER OF RECORD:

Mildred Stewart Warfield Revocable Trust

Ward Avenue, Maryland 20876

SITE LOCATION:

10402 Exeter Road

Ocean City, Maryland 21842

TAX ACCOUNT IDENTIFICATION No 10-007267

ZONING : R2 - Suburban Residential District

USE: Residential

Deed Reference: Liber 2614, Folio 181

Tax Map 21, Grid 18, Parcel 8 / LOT 10-BLOCK 9

Cape Isle of Wight, Section A

OWNER OF RECORD:

Mildred Stewart Warfield Revocable Trust

Richard Warfield

22712 Ward Avenue

Germantown, Maryland 20876

SITE LOCATION:

10402 Exeter Road

Ocean City, Maryland 21842

TAX ACCOUNT IDENTIFICATION # 10-007275

ZONING: R2 - Suburban Residential District

USE: Residential

Deed Reference: Liber 5785, Folio 175

ZONING: R2 Suburban Residential District

SETBACKS:

FRONT YARD = 25 feet

SIDE = 8 feet

REAR = 30 feet

Surveyor's Certification:

THIS SITE PLAN HAS BEEN PREPARED BY ME PERSONALLY OR WAS UNDER MY CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

R. Lee Gilliss 12/12/2025
Professional Land Surveyor
State of Maryland
License No. 10936 - Renews 06/18/2026

SURVEYOR'S NOTE

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; RIGHT OF WAYS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY. NO TITLE GUARANTEE IS INTENDED OR IMPLIED BY THIS SURVEY

ATLANTIC COASTAL BAYS CRITICAL AREA

This property is designated "IDA" with a buffer management area of A-15. This property lies within the Worcester County Atlantic Coastal Bays Critical Area, and any all proposed development activity must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public local Laws, as from time to time amended, in effect at the time of the proposed development activities.

- REVISION 11/14/2025 - 30' Setback Line per P&Z
- REVISION 11/19/2025 - Revise Dimension 1.67' to 1.60'
- REVISION 12/11/2025 - Removed Deck as pervious per Env.Prog.

R. Lee Gilliss, PLS
"Land Surveyors & Consultants"
Maryland and Delaware
Old Ocean City Road
Berlin, Maryland 21811
Phone: 410.251.0638
Email: rleegil@verizon.net

DATE: November 7, 2025 SCALE: 1 inch= 20 feet JOB NO. 23-098

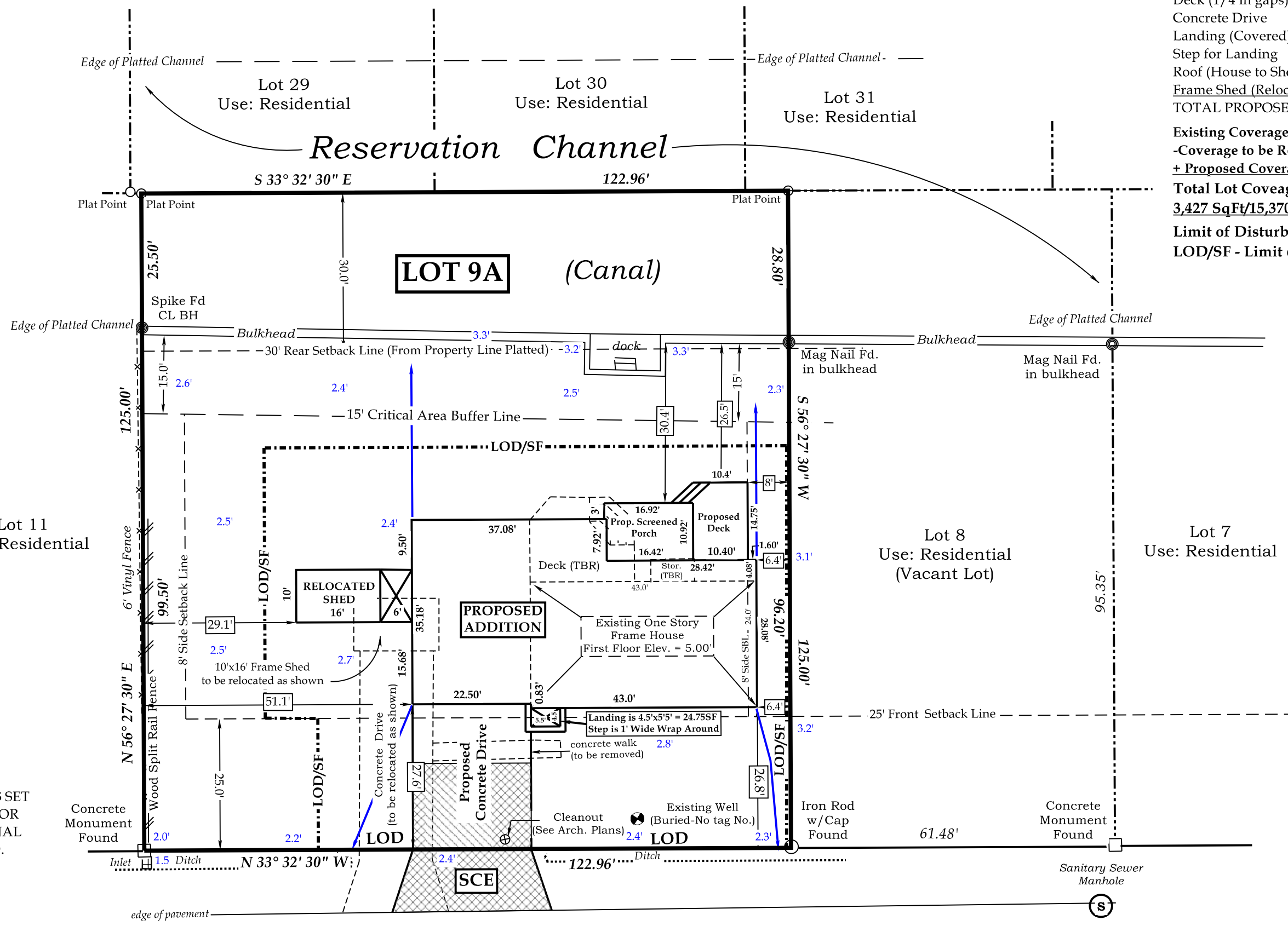
Wetland Note:

No current wetland delineations were provided for our use by the owners.

Floodplain Note:

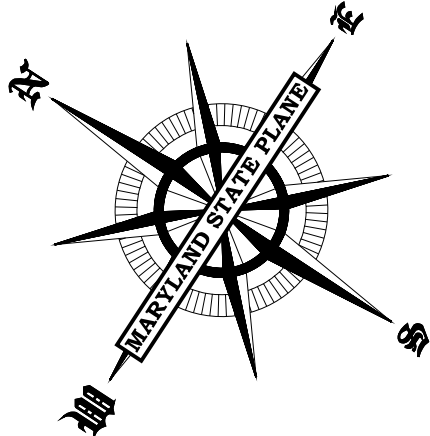
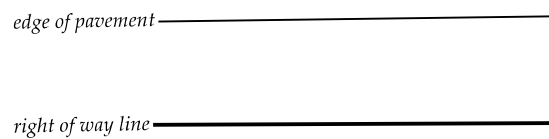
Based upon the Federal Emergency Management Flood Insurance rate Map Community Number 24047C0551H, dated July 16, 2015, this parcels is located in Zone AE with a Base Flood Elevation of 5.0 feet.

BZA Case #26-22



Mag Nail
CL Rd EL = 2.30'

Mag Nail
CL Rd EL = 2.75'



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet

Lot Coverage Calculations:

Lot 9 A = 15,370 SF +/- = 0.353 Ac. +/-

Existing Lot Coverage (SqFt +/-):

House	1,032 SqFt
Deck (1/4" gaps)	300 SqFt (TBR)
Conc. Drive & Walk	620 SqFt (TBR)
Frame Shed	164 SqFt (Relocated)
Dock (1/4" gaps)	95 SqFt
Steps	40 SqFt (TBR)
Total Existing Coverage	2,251 SqFt

Proposed Coverage:

Addition	1,084 SqFt +/-
Screened Porch	181 SqFt +/-
Deck (1/4 in gaps)	160 SqFt +/-
Concrete Drive	614 SqFt +/-
Landing (Covered)	25 SqFt +/-
Step for Landing	16 SqFt +/-
Roof (House to Shed)	60 SqFt +/-
Frame Shed (Relocated)	160 SqFt +/-
TOTAL PROPOSED	= 2,300 SqFt +/-

Existing Coverage = 2,251 SqFt +/-

-Coverage to be Removed = 1,124 SqFt +/-

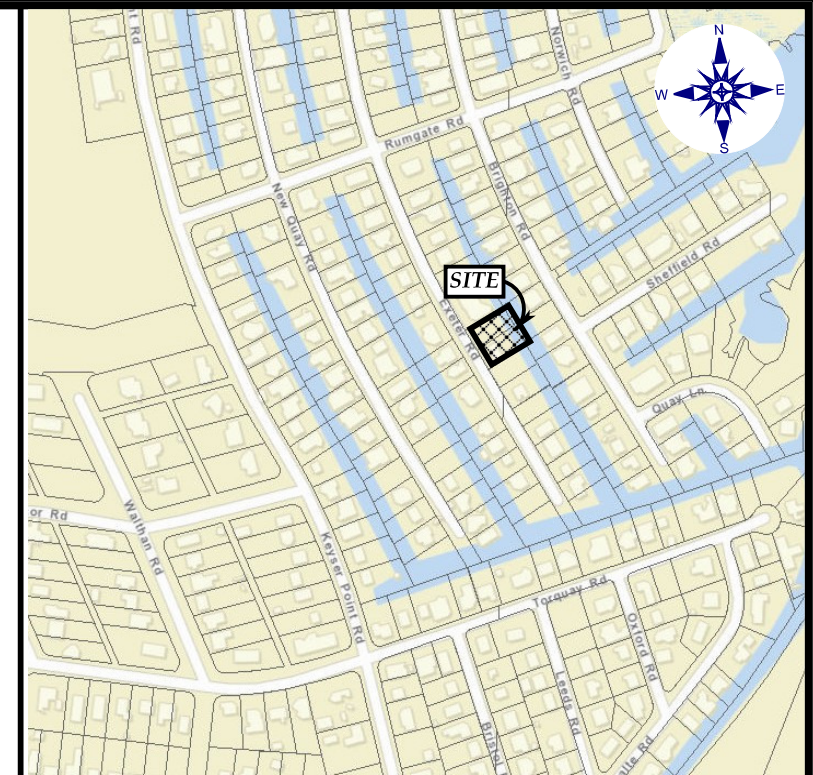
+ Proposed Coverage = 2,300 SqFt +/-

Total Lot Coverage per this Plan = 3,427 SqFt +/-

3,427 SqFt/15,370 SqFt = 22.3% Lot Coverage

Limit of Disturbance = 7,275 SqFt +/-

LOD/SF - Limit of Disturbance/Silt Fence



Vicinity Map - Scale 1"=500'

OWNER/DEVELOPER CERTIFICATE:

I do hereby acknowledge the following:

- Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan.
- Responsible personnel involved in the construction project will have certification at the Department approved training (green card certification) for the control of sediment and erosion before beginning the project.
- A "red-line" as-built drawing will be provided for any facility requiring a State Pond Permit.
- The inspection agency approve all work completed at the stages of construction specified, in accordance with the approved plan.

All phases of stormwater management calculations, structure design and construction will adhere to current Maryland standards and specifications for stormwater management and the stormwater management plan for this site. information set forth in this plan accurately conveys this sites condition, 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 (NOCC), and a letter of certification must be to the department, except individual single family dwellings. review is complete and approved, a certificate of occupancy can be.

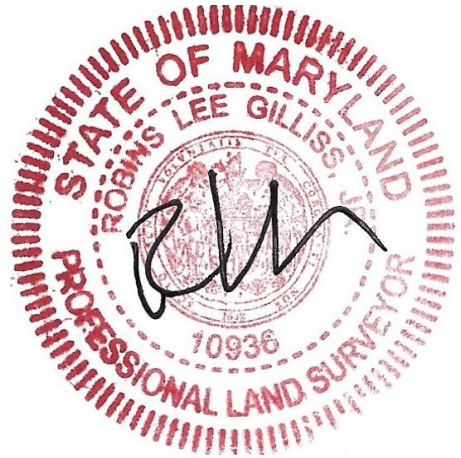
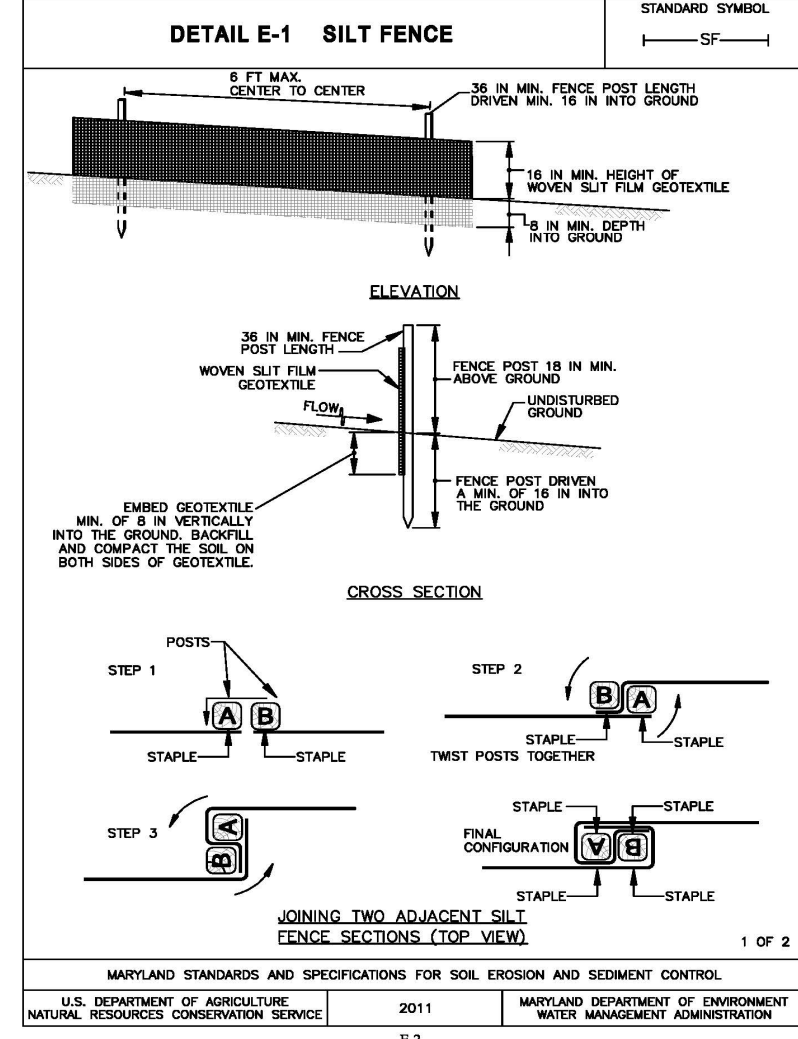
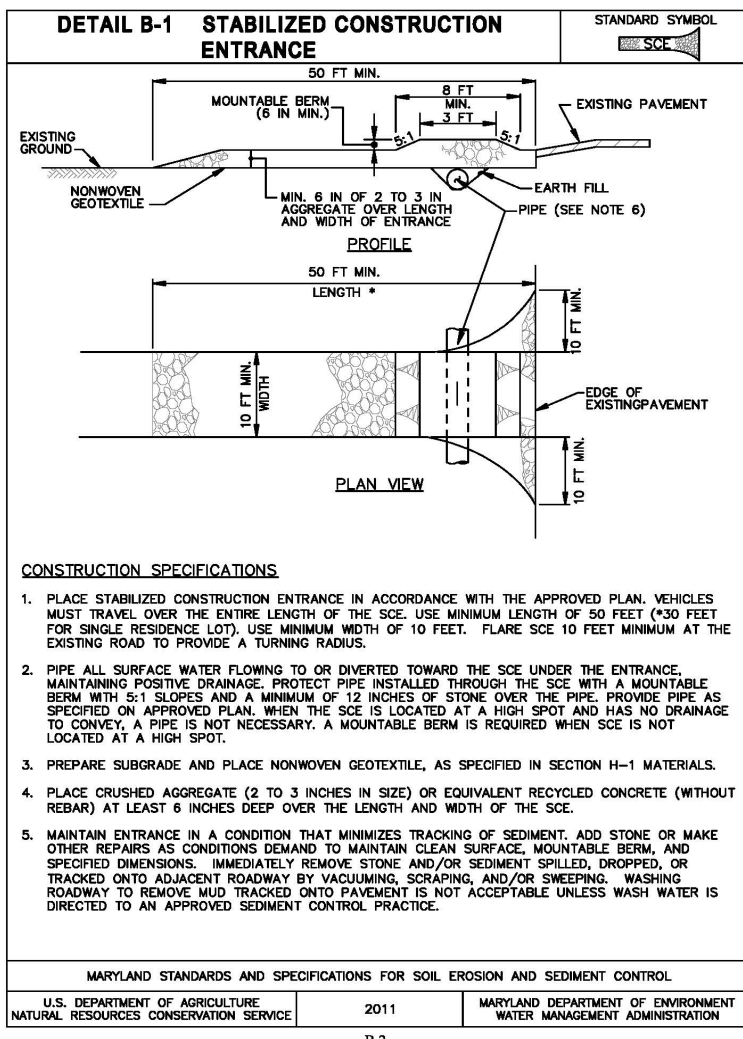
Mildred Stewart Warfield Rev. Trust (Applicant-Owner) Date
Richard S. Warfield (Power of Attorney)
27712 Ward Ave.
Germantown, Maryland 20878
phone:

STORMWATER NARRATIVE

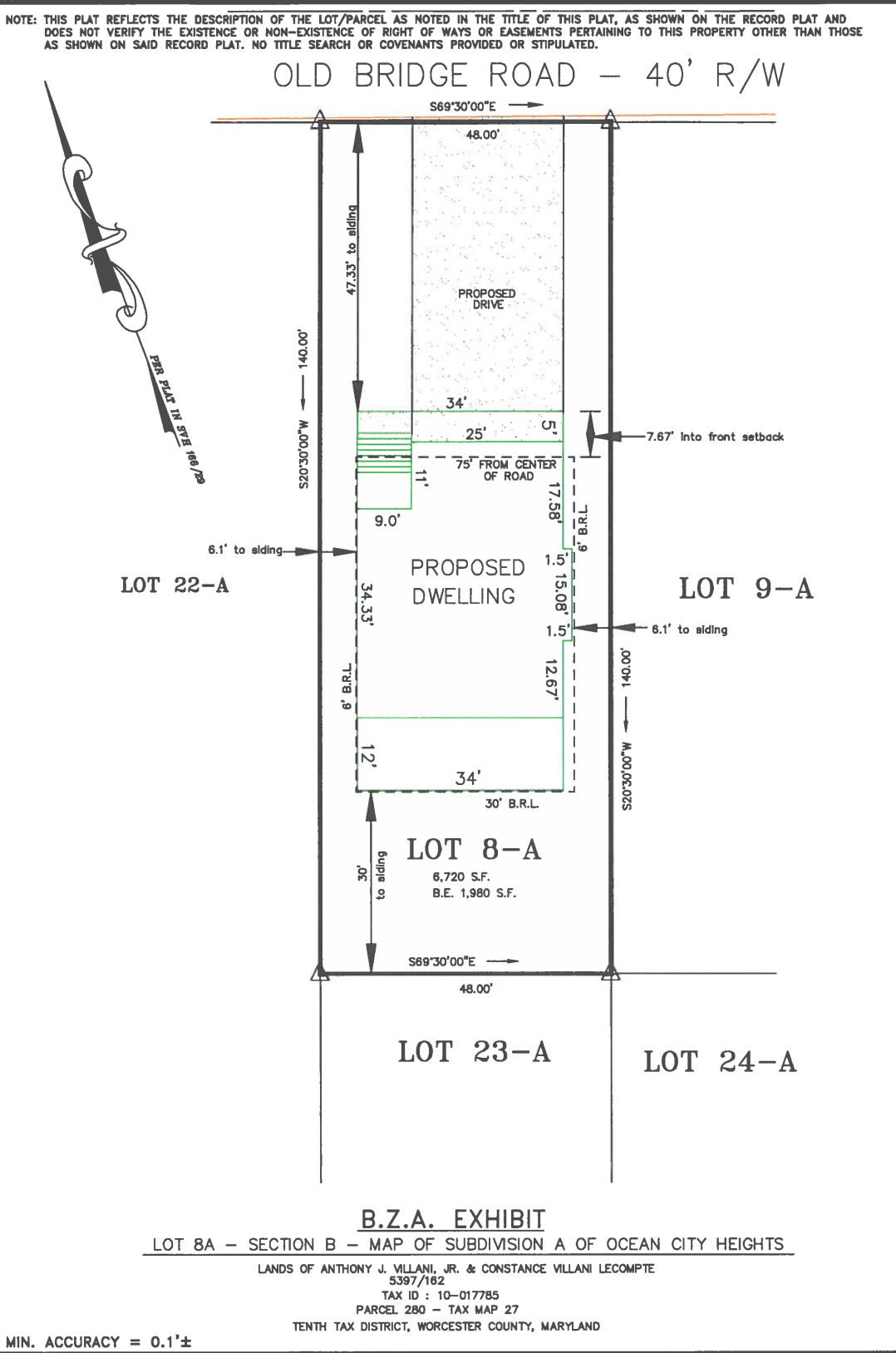
The lot shown hereon is a residential lot. All runoff is to be directed away from the proposed building across grassed areas to drainage ditches at the limits of the property.

Construction Sequence:

- Contact Worcester County Department of Review and Planning (410-632-1220) to schedule a pre-construction meeting 48 hours prior to commencing any site work. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE STOPWORK ORDER!!!
- Install silt fence and stabilized construction entrances as per this plan (1 week) NOTE: INSTALL SILT FENCE AS PER 2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. SILT FENCE IS TO BE INSTALLED ON SITE PERIMETER AS SHOWN HEREON.
- Construct new building, parking area and Storm Water Management Area. (6 months) NOTE: DIRECT ROOF DRAINS TOWARDS SWM AREAS
- Overseed any areas of temporary disturbance with K 31, Kentucky Tall Fescue. (1 day)
- Remove temporary Sediment Control Structures after final inspection and acceptance by appropriate agencies.



Critical Area Site Plan
Mildred Stewart Warfield Revocable Trust
10402 Exeter Road
Ocean City, Maryland 20876
Lot 9A, Block 9 (Declaration of Consolidation)
Deed Reference Liber SRB 8961, Folio 10
"Cape Isle of Wight", Section A
Plat Reference: Plat Book ODC 1, Folio 30
Third (3rd) Election District
Worcester County, Maryland



MIN. ACCURACY = 0.1'±

REFERENCE
 LOT AREA: 6,720 S.F. ±
 EX. ZONING: R-3
 ZONING SETBACKS:
 FRONT: 75' from center road
 SIDES: 6', REAR: 30'
 CRITICAL AREA : I.D.A.
 FLOOD ZONE: X PER FIRM
 NO. 24047C0180H
 DATED 7-16-2015.

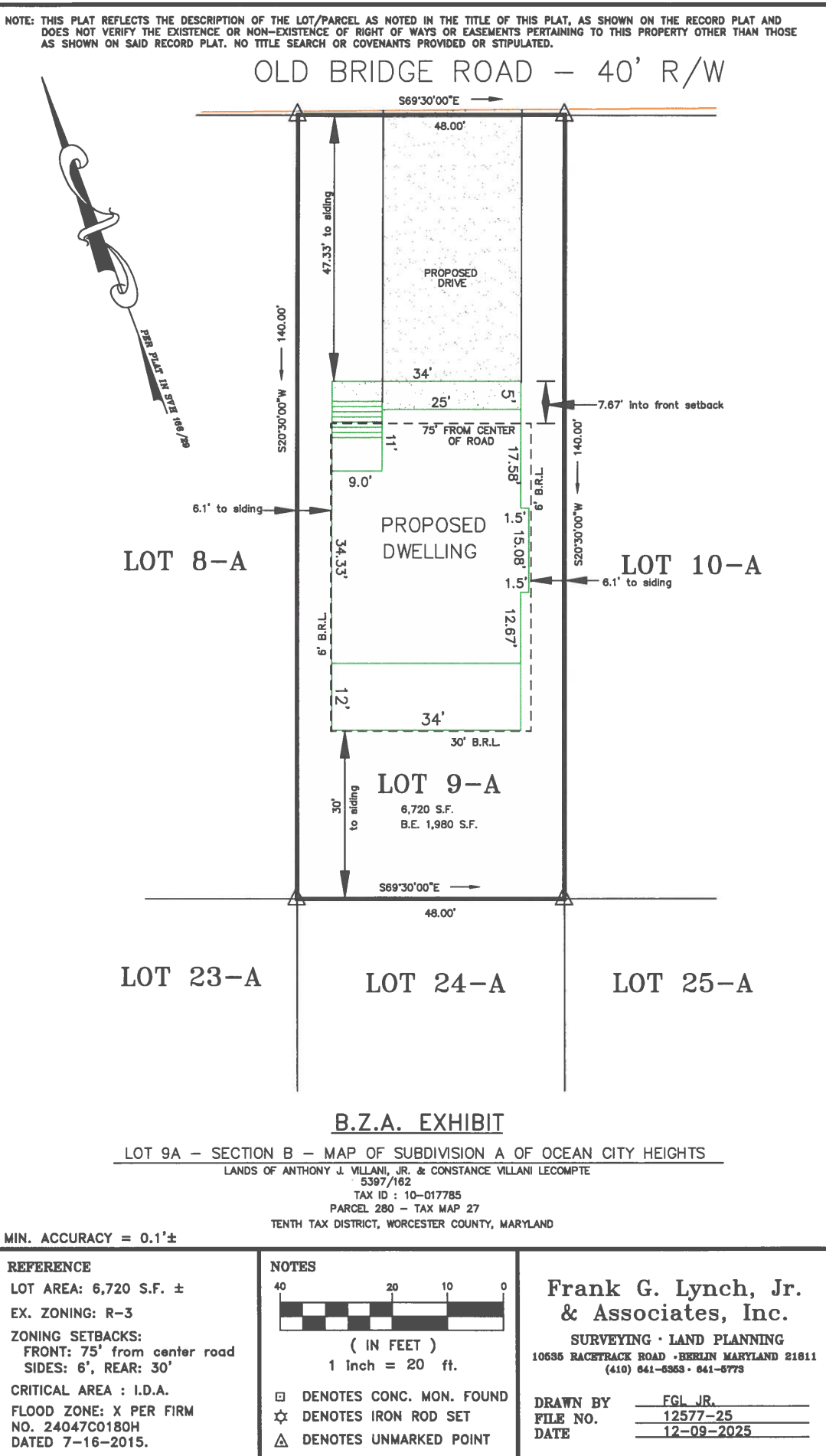
NOTES

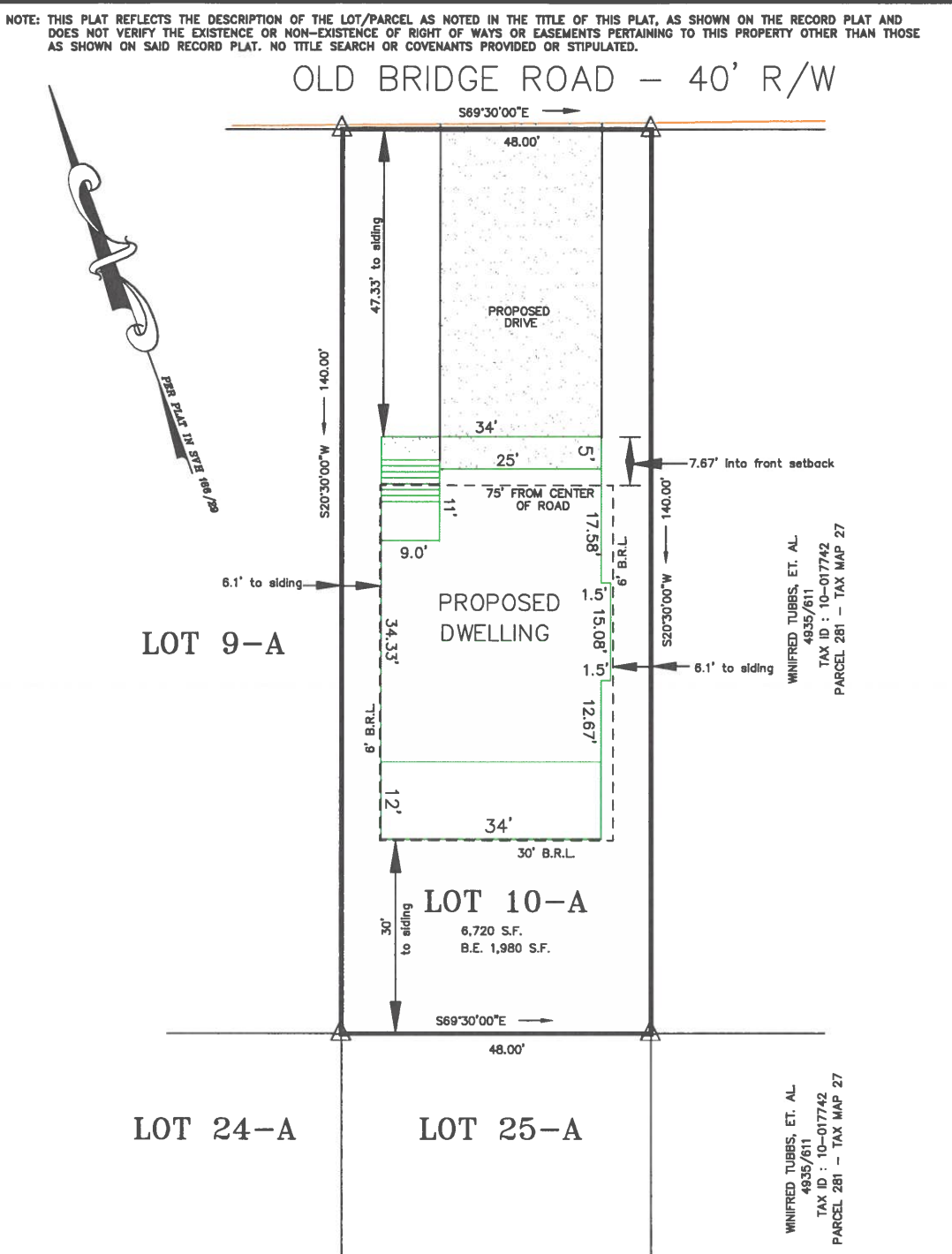
(IN FEET)
1 inch = 20 ft.

- DENOTES CONC. MON. FOUND
- ☆ DENOTES IRON ROD SET
- △ DENOTES UNMARKED POINT

Frank G. Lynch, Jr.
 & Associates, Inc.
 SURVEYING · LAND PLANNING
 10535 RACETRACK ROAD · BERLIN MARYLAND 21811
 (410) 641-5363 · 641-5773

DRAWN BY FGL JR.
 FILE NO. 12577-25
 DATE 12-09-2025





B.Z.A. EXHIBIT

LOT 10A - SECTION B - MAP OF SUBDIVISION A OF OCEAN CITY HEIGHTS

LANDS OF ANTHONY J. VILLANI, JR. & CONSTANCE VILLANI LECOMPTÉ
5397/162

TAX ID : 10-017785
PARCEL 280 - TAX MAP 27

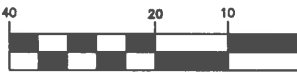
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

MIN. ACCURACY = 0.1'±

REFERENCE

LOT AREA: 6,720 S.F. ±
EX. ZONING: R-3
ZONING SETBACKS:
FRONT: 75' from center road
SIDES: 6', REAR: 30'
CRITICAL AREA : I.D.A.
FLOOD ZONE: X PER FIRM
NO. 24047C0180H
DATED 7-16-2015.

NOTES



- DENOTES CONC. MON. FOUND
- ☆ DENOTES IRON ROD SET
- △ DENOTES UNMARKED POINT

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

SURVEYING · LAND PLANNING
10635 RACETRACK ROAD · BERLIN MARYLAND 21811
(410) 641-6363 · 641-5773

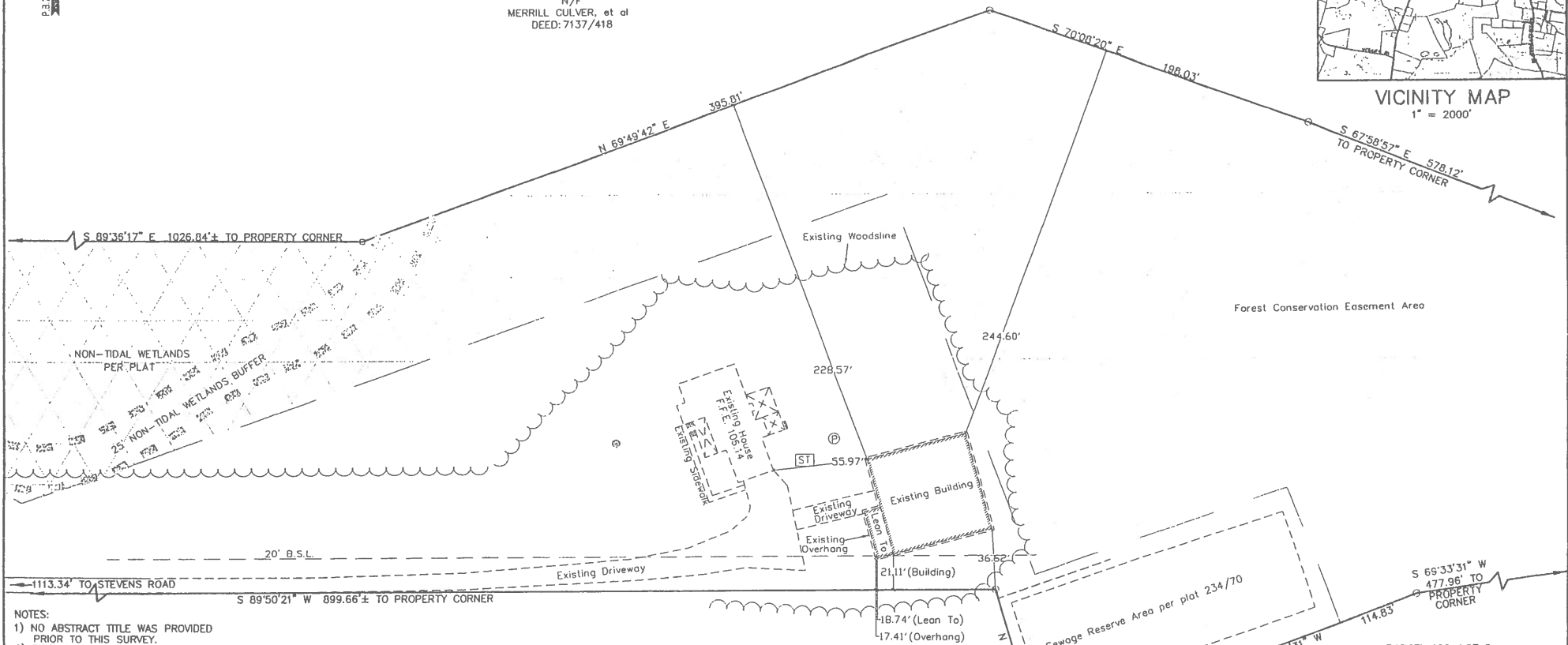
DRAWN BY FGL JR.
FILE NO. 12577-25
DATE 12-09-2025

BZA Case #26-26

PARCEL 23
N/F
MERRILL CULVER, et al
DEED: 7137/418



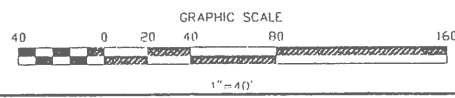
VICINITY MAP
1" = 2000'



- NOTES:
- 1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
 - 2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD.
 - 3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
 - 4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 24047C 0100H, DATED 7/16/2015, THIS SITE AS SHOWN IS LOCATED IN ZONE X.
 - 5) WELL AND SEPTIC IS AS SHOWN FOR THIS LOT. SEPTIC IS IN GOOD WORKING CONDITION AND THE OWNER HAS NO INTENTION OF CONNECTING VIA THIS PROJECT.
 - 6) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
 - 7) THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200 FEET OF THE PROPOSED HOME.
 - 8) CURRENT USE: AGRICULTURAL
 - 9) ZONING: A-1
SETBACKS: FRONT YARD-35' FROM CENTER OF ROAD
SIDE YARD-20'
REAR YARD-50'
 - 10) THE EXISTING BUILDING IS NOT LOCATED WITHIN THE ATLANTIC COASTAL BAY ZONE OR CHESAPEAKE BAY CRITICAL AREA ZONE.
 - 11) NO WETLANDS INVESTIGATION WAS PERFORMED AT THE TIME OF SURVEY, HOWEVER THIS DOES NOT INDICATE THAT THE PRESENCE OF TIDAL OR NONTIDAL WETLANDS EXIST.

PARCEL 105, LOT 3
N/F
MICHAEL RIWNIAK, et al
DEED: 5695/485

- LEGEND**
- - PROPERTY CORNER
 - ◻ - CONCRETE MONUMENT FOUND
 - ST - SEPTIC TANK
 - ⊙ - EXISTING WELL
 - Ⓟ - UNDERGROUND PROPANE TANK
 - +123.00 - EXISTING GRADE



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A ASBUILT OF THE PROPERTY SHOWN FOR THE PURPOSE OF ESTABLISHING IMPROVEMENTS THEREON ONLY AS THEY ARE SHOWN. THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING THE PROPERTY LINES.

Evan C. Young 3/27/2020
Evan C. Young Professional Land Surveyor MD No. 22027 DATE
Expiration: 4/20/2026

PARCEL 105, LOT 2
N/F
LAURA YALES, et al
DEED: 7469/185

ASBUILT FOR WILLIAM ELWELL
Tax Map 33 Grid 12 Parcel 116
Tax ID 07-013683 Deed 6021/461
Eden Election District
Worcester County, Maryland

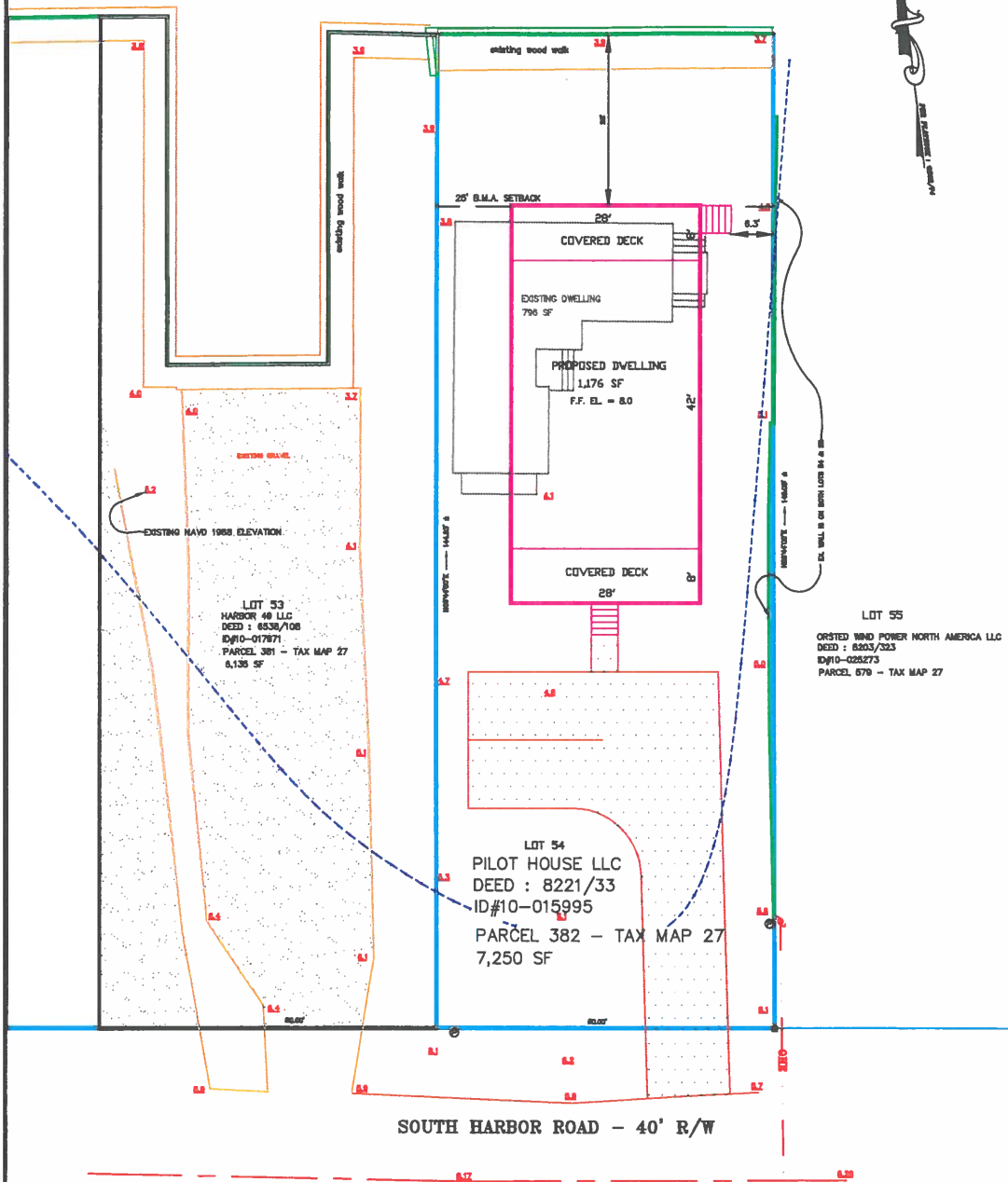
George E. Young, III P.C.
Engineers & Surveyors
dba: Hampshire, Hampshire, & Andrews
1504 Market Street,
Pocomoke City, Maryland 21851
Phone: 410-742-4673 Email: hham@comcast.net

SCALE: 1"=40'	REVISIONS:
DRAWN BY: BMD	
DATE DRAWN: 3/27/2025	
CADD NAME: SW25044	
JOB #: SW25044-A	SHEET 1 OF 1

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

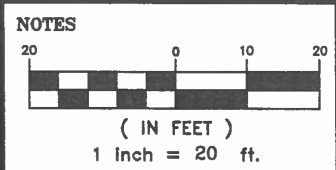
BZA Case #26-27

HARBOR



PROPOSED SITE PLAN
LANDS OF PILOT HOUSE LLC
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

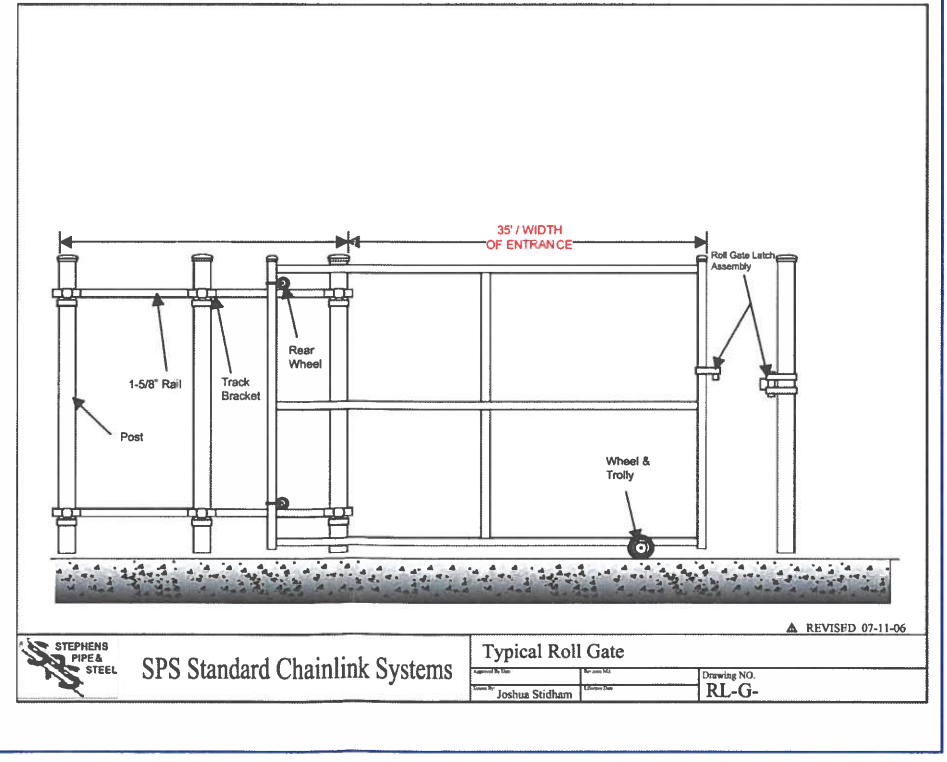
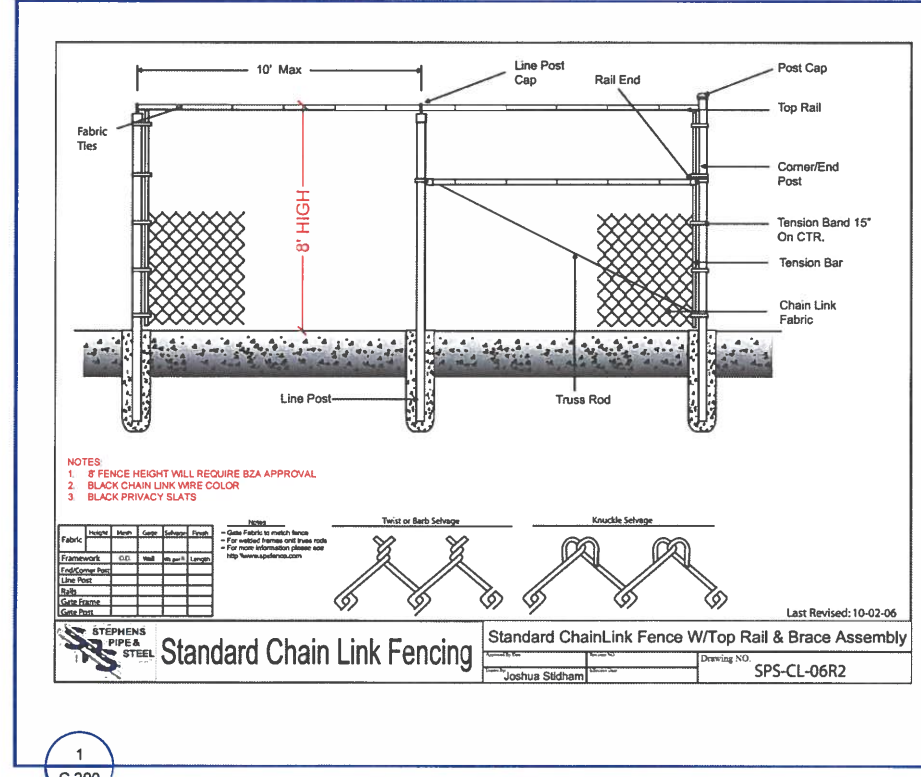
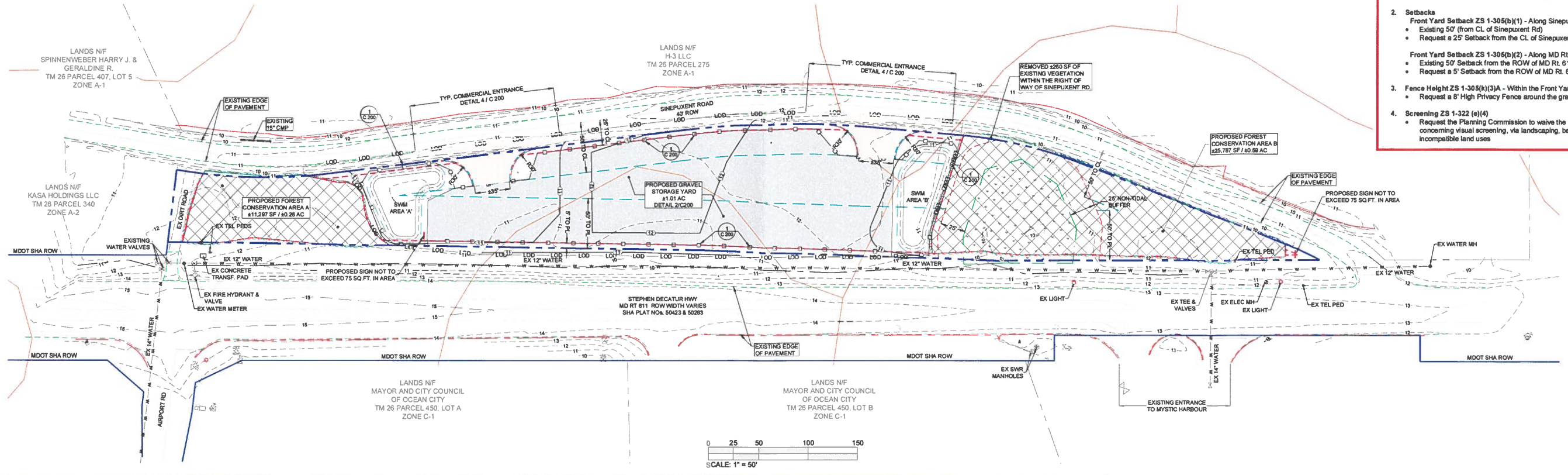
REFERENCE
 LOT AREA: 7,250 S.F. ±
 EX. ZONING: CM
 FLOOD ZONE: AE PER FIRM NO. 24047C0180H DATED 7-16-2015. BFE=5
 A.C.B.C.A. IS I.D.A.
 B.M.A. IS D W/25' SETBACK
 MIN. ACCURACY = 0.1'±



Frank G. Lynch, Jr.
& Associates, Inc.
 SURVEYING · LAND PLANNING
 10535 RACETRACK ROAD · BERLIN MARYLAND 21811
 (410) 641-5363 · 641-5773

DRAWN BY F.G.L. JR.
 FILE NO. 12610-26
 DATE 3-27-2026

- VARIANCE REQUEST**
- Special Exception ZS 1-209 (c)(18)
 - Request a Special Exception for a Storage Yard
 - Setbacks
 - Front Yard Setback ZS 1-305(b)(1) - Along Sinepuxent Rd
 - Existing 50' (from CL of Sinepuxent Rd)
 - Request a 25' Setback from the CL of Sinepuxent Rd
 - Front Yard Setback ZS 1-305(b)(2) - Along MD Rt. 611
 - Existing 50' Setback from the ROW of MD Rt. 611
 - Request a 5' Setback from the ROW of MD Rt. 611
 - Fence Height ZS 1-305(k)(3)A - Within the Front Yard Setback
 - Request a 8' High Privacy Fence around the gravel storage area
 - Screening ZS 1-322 (e)(4)
 - Request the Planning Commission to waive the requirement concerning visual screening, via landscaping, between incompatible land uses



- LEGEND**
- Property Line
 - Adjacent Property Line
 - MDOT SHA Right of Way
 - Existing Front Yard Setback
 - Proposed Front Yard Setback
 - Existing Edge of Pavement
 - Existing 1x Contour
 - Existing 5x Contour
 - Non-Tidal Wetlands
 - 25' Non-Tidal Wetland Buffer
 - EX Treeline
 - Soils Boundary
 - EX Electric Manhole
 - EX Telephone Pedestal
 - EX Fire Hydrant
 - EX Water Line
 - EX Water Meter / Manhole
 - EX Storm Drain
 - EX Signs
 - PR Edge of Pavement
 - PR Curbing
 - PR 1x Contour
 - PR 5x Contour
 - Limits of Disturbance
 - PR Gravel
 - PR Entrance Pavement
 - Saw Cut / Pave Tie-In
 - PR Fence

NOTE
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or anyone else without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

PROGRESS PRINT NOT FOR CONSTRUCTION

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Shovell, MD 21862
Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

611 HOLDINGS II STORAGE YARD

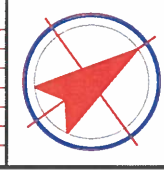
SITE PLAN
MINOR SITE PLAN
BZA VARIANCE REQUEST

PROJECT DATA

Tax Map: 26	Parcel: 211
WEST OCEAN CITY	
WORCESTER COUNTY, MARYLAND	
Drawn By: BZ	Checked By: SDI
Date: 04/09/26	
Scale: 1" = 50'	

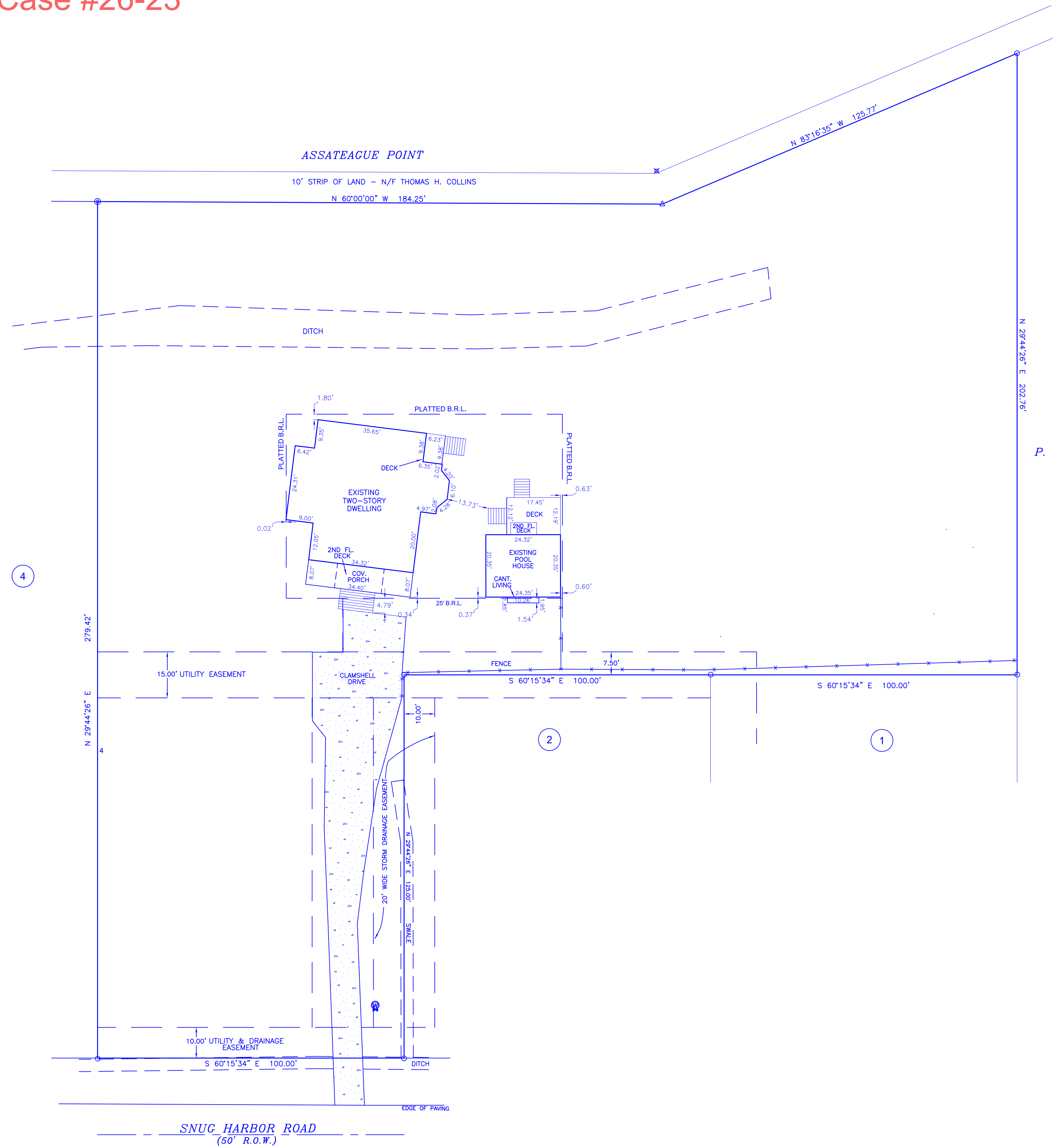
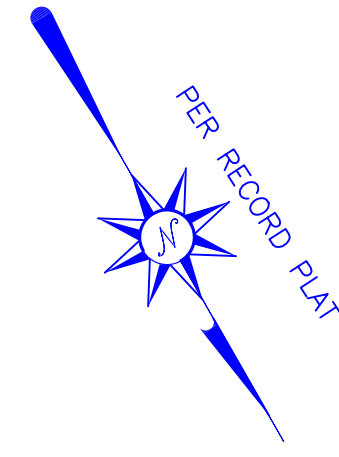
REVISIONS

No.	Description



Project No: 23-051
File Name: SP 031326.dwg
Sheet No: 1 of 1

BZA Case #26-23



P. 223

AS-CONSTRUCTED SURVEY

HOUSE NO. 12122
 LOT 3 - SEASIDE SUBDIVISION
 TENTH TAX DISTRICT
 WORCESTER COUNTY, MARYLAND
 TAX MAP 33, P/O PARCEL 303
 LOT AREA = 61,498 SQ. FT.±
 BUILDABLE AREA = 5,367 SQ. FT.±
 CURRENTLY ZONED R-2
 REQUIRED SETBACKS AS SHOWN
 FLOOD ZONE X.2 & AE; BASE FL. ELEV. = 5.0'
 PLAT REFERENCE: 153/37

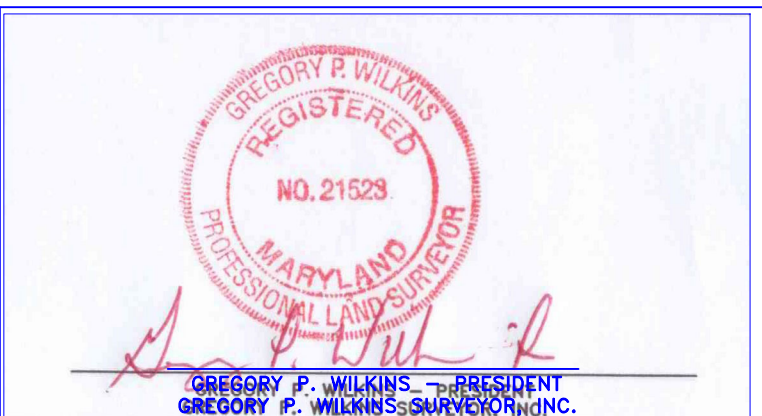
LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- ✕ FOUND AXLE
- △ UNMARKED POINT
- ⊙ SET MAG NAIL
- ⊕ WATER METER
- ⊖ WATER VALVE

□ FOREST CONSERVATION AREA



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
 PREPARED BY ME OR UNDER MY RESPONSIBLE
 CHARGE AND THAT I AM A DULY LICENSED
 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS
 OF THE STATE OF MARYLAND LICENSE NO. 21523,
 EXPIRATION DATE 07-13-2027.



GREGORY P. WILKINS
 SURVEYOR, INC.
 12626 OLD BRIDGE ROAD
 OCEAN CITY, MARYLAND 21842
 (410)213-0222

SCALE: 1" = 20' DATE: 2/18/2026
 DRAWN BY: GPW8 JOB NO.: 7896

SITE DATA:

Owner
 KCJ FARMS LLC
 6220 DISHAOON RD
 SNOW HILL, MD

Surveyor
 VISTA DESIGN, INC.
 11634 WORCESTER HWY.
 HOWELL, MD 21862
 PH: 410-352-3874

Tax Map
 TM 55 GRID 2 PARCEL 39
 DEED BOOK: 6037
 DEED BOOK PAGE: 45
 PLAT SVH 237, PAGE: 61

Site Area
 AREA = ±269.99 ACRES

Zoning Information
 EXISTING ZONING: AR-1
 LAND USE: AGRICULTURAL

Sewer Provider
 Individual Septic Systems

Water Provider
 PRIVATE WELL

Horizontal Datum
 NAD 83 MARYLAND STATE PLANE GRID

Vertical Datum
 NAVD 88

BZA Case #26-25

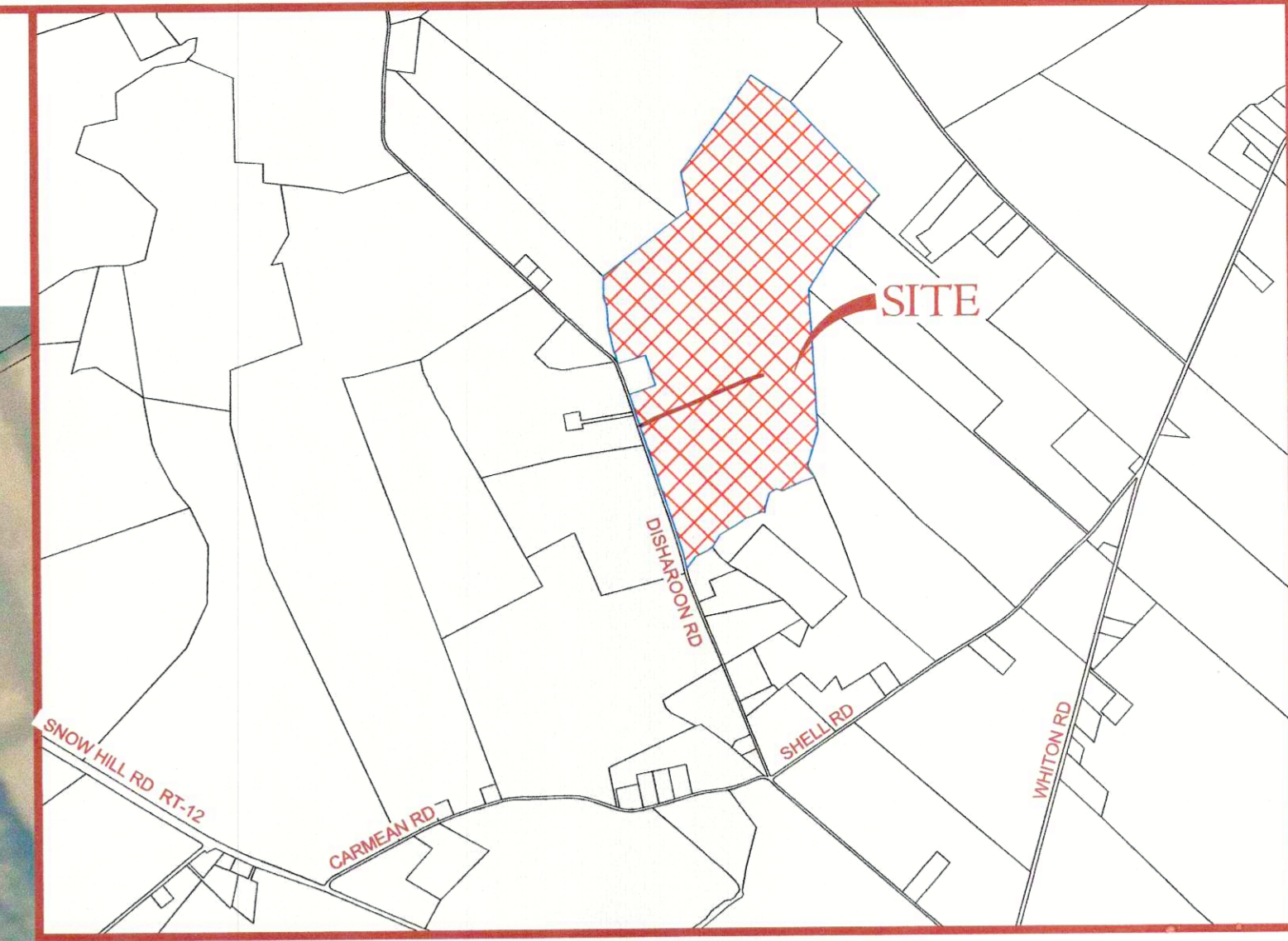
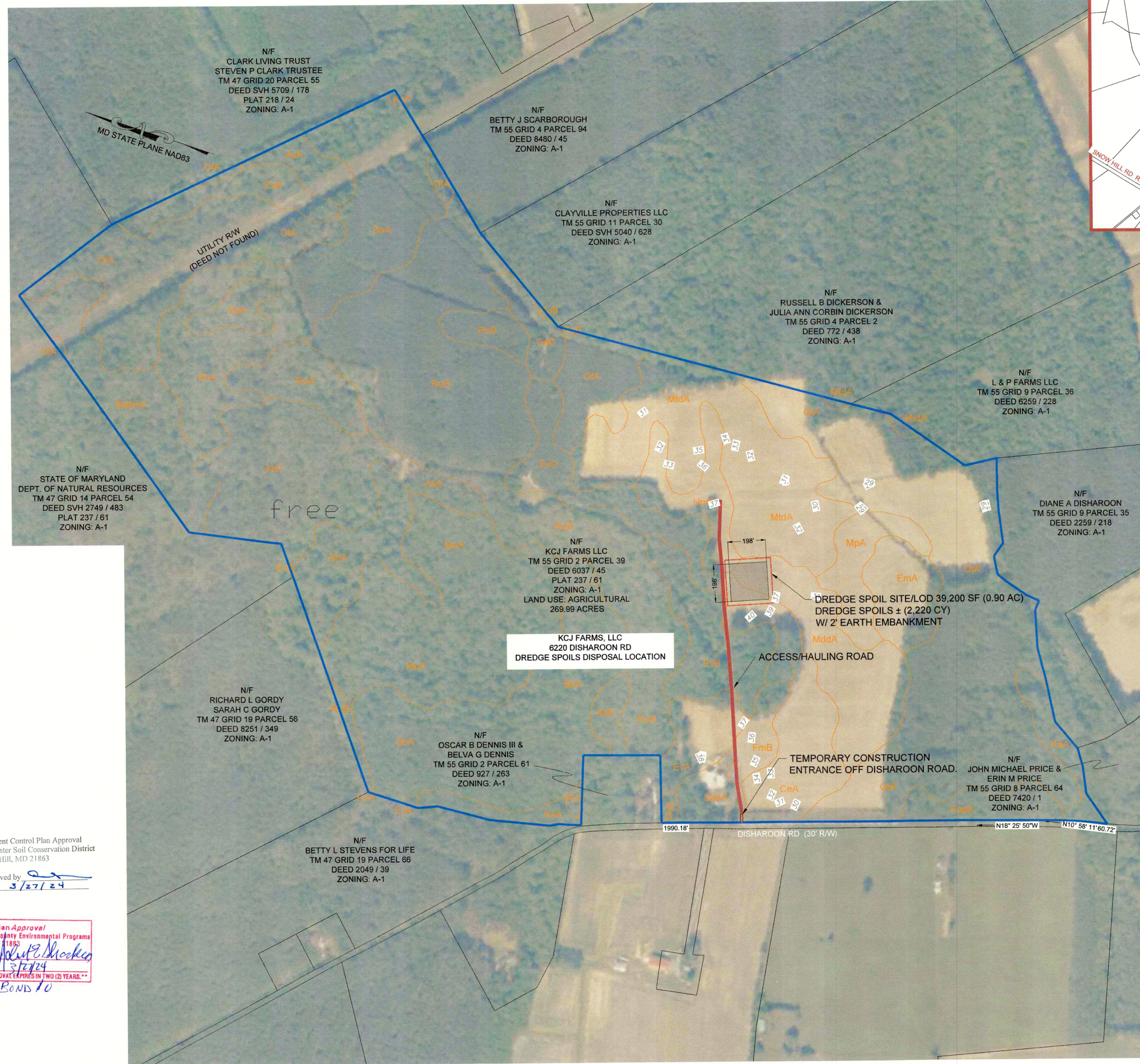
NON-TIDAL WETLANDS
 Non-Tidal Wetlands are not present within the Limit of Disturbance.

FOREST CONSERVATION STATEMENT
 The Limit of Disturbance is 39,200 SF which is below the 40,000 SF threshold for Forest Conservation and is therefore not required.

FLOOD ZONE
 This property is not located in a Flood Zone Per FEMA Map # 24047C0235H Dated July 16, 2015

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW
 This property is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program.

STORMWATER MANAGEMENT TREATMENT NARRATIVE
 This project is located within the Nassawango Creek watershed. It is not adding any new impervious surface and therefore will not require stormwater management treatment. The dredge spoil material is being contained within two foot high earth embankments until suit can be leached out and material can be spread into farm fields.



VICINITY MAP

SCALE: 1" = 2,000'

CERTIFICATION STATEMENTS

1. ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT WORCESTER COUNTY, MARYLAND CODE AND STORMWATER ORDINANCE, MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT PLAN FOR THIS SITE.
2. ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.
3. 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.
4. UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NCCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO WORCESTER COUNTY, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
5. THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

OWNERS: *[Signature]* AGENT 3-27-24 DATE

NOTE:

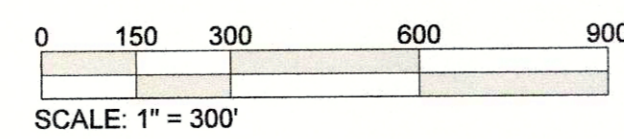
PROPERTY BEARING AND DISTANCES TAKEN FROM COUNTY GIS TAX MAP AND PARCEL DATA.

Plan Purpose

1. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR SPOILS DISPOSAL FROM DREDGING AT NORTH SHORE DRIVE BOAT SLIP DREDGING PROJECT.
2. ± 2,220 CUBIC YARDS OF SPOILS ARE TO BE SPREAD OUT AT A DEPTH OF 14" INCHES OVER AN AREA OF 0.90 ACRE.
3. SPOILS DISPOSAL STOCKPILE TO BE PROTECTED WITH 2' TALL EARTH EMBANKMENT AND WILL PROVIDE 6" OF FREEBOARD WHEN FULL.

LEGEND

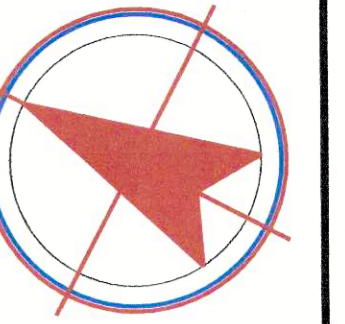
PROPERTY LINE	---
EXISTING 1X CONTOUR	--- 21 ---
EXISTING 5X CONTOUR	--- 20 ---
EXISTING SOIL BOUNDARIES	---
EXISTING EDGE OF PAVEMENT	---
EXISTING STORM PIPE	---
LIMITS OF DISTURBANCE/EMBANKMENT	---
STABILIZED CONSTRUCTION ENTRANCE	SCF



Sediment Control Plan Approval
 Worcester Soil Conservation District
 Snow Hill, MD 21863

Approved by: *[Signature]*
 Date: 3/27/24

S.W.M. Plan Approval
 Worcester County Environmental Programs
 Snow Hill, MD 21863
 Approved by: *[Signature]*
 Date: 3/27/24
 THIS APPROVAL EXPIRES IN TWO (2) YEARS.
 BONIS TO



NORTH

REVISIONS

PROJECT DATA

Project No: 20-16
 File Name: DS 031024.dwg
 6220 DISHAOON RD
 WORCESTER COUNTY, MD
 Date: 3/26/24
 Scale: 1" = 300'

DREDGE SPOILS
 DISPOSAL-SITE
 PLAN

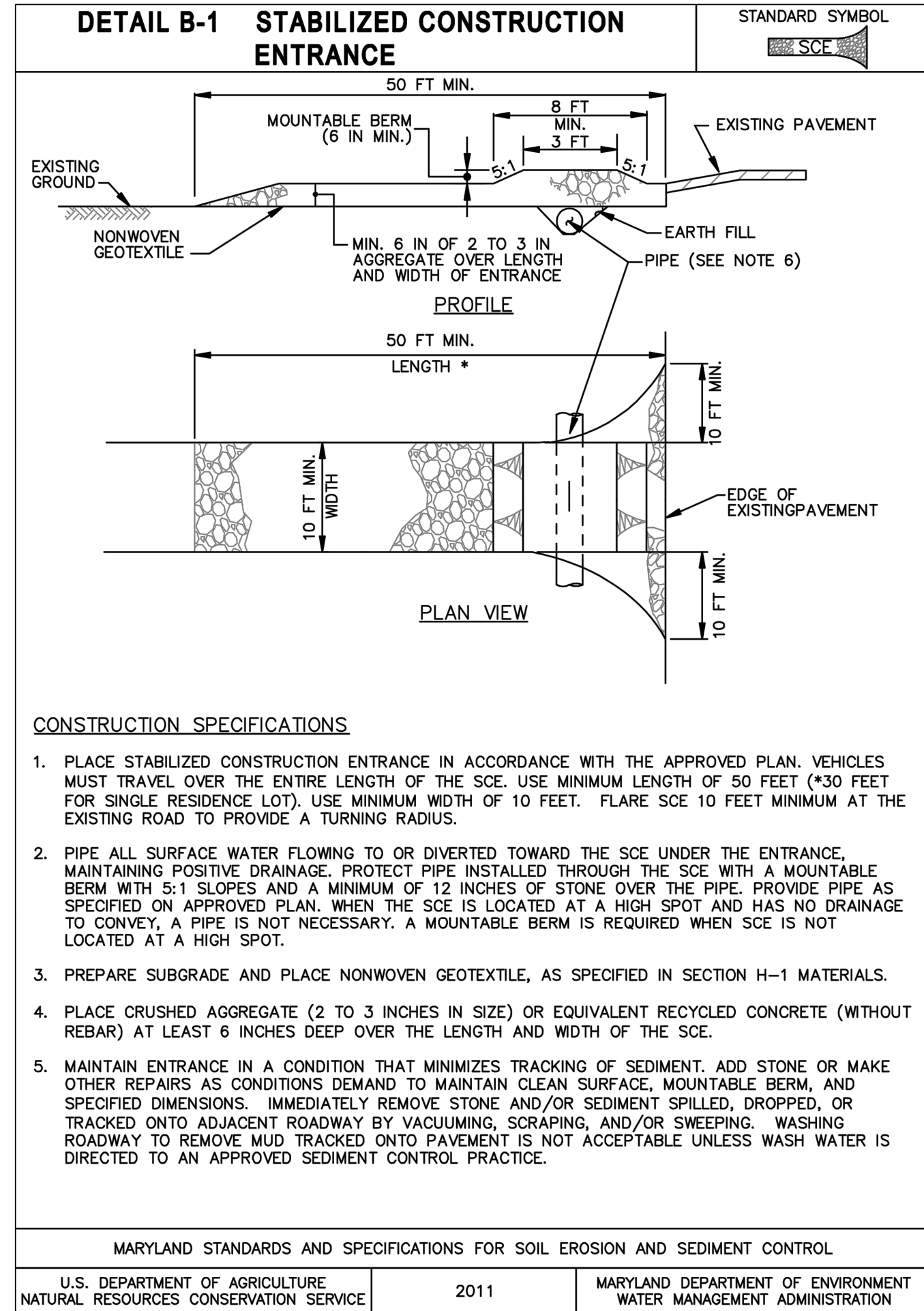
PROPERTY OF
 KCJ FARMS LLC
 6220 DISHAOON RD
 WORCESTER COUNTY, MD

VISTA DESIGN, INC.
 Landscape Architects, Land Planning Consultants, Engineers, and Surveyors
 11634 Worcester Hwy, Snow Hill, MD 21862
 ph: 410-352-3874
 email: vna@vistadesigninc.com



NOTE:
 This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
 This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appertaining.



- CONSTRUCTION SPECIFICATIONS**
- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT), USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
 - PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
 - PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
 - MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

2011 MD SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL SECTION B-4-2:

- STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS**
- A. SOIL PREPARATION**
- A.1. TEMPORARY STABILIZATION**
- A.1.a.** SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPER MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENEED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
- A.1.b.** APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
- A.1.c.** INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- A.2. PERMANENT STABILIZATION**
- A.2.a.** A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
- A.2.a.1.** SOIL PH BETWEEN 6.0 AND 7.0.
- A.2.a.2.** SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
- A.2.a.3.** SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
- A.2.a.4.** SOIL CONTAINS 15 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
- A.2.a.5.** SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- A.2.b.** APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
- A.2.c.** GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3 TO 5 INCHES.
- A.2.d.** APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
- A.2.e.** MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIBLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.
- B. TOPSOILING**
- B.1.** TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
- B.2.** TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
- B.3.** TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
- B.3.a.** THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- B.3.b.** THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
- B.3.c.** THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- B.3.d.** THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- B.4.** AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
- B.5.** TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
- B.5.a.** TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 INCHES IN DIAMETER.
- B.5.b.** TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- B.5.c.** TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
- B.6. TOPSOIL APPLICATION**
- B.6.a.** EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- B.6.c.** TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)**
- C.1.** SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
- C.2.** FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
- C.3.** LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
- C.4.** LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- C.5.** WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

EROSION & SEDIMENT CONTROL NOTES

- FOLLOWING INITIAL DISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3 TO 1 (14) DAYS ON ALL OTHER DISTURBED AREA ON THE SITE.
- CERTIFICATION BY OWNER OR DEVELOPER THAT:
 - ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND
 - THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED PROGRAM (GREEN-CARD CERTIFICATION FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. (CERTIFICATION MAY BE WAIVED BY THE APPROVAL AUTHORITY ON ANY PROJECT INVOLVING FOUR OR FEWER RESIDENTIAL UNITS) AND AS APPLICABLE PER COUNTY
 - THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AREAS BEFORE REMOVAL OF SEDIMENT CONTROLS. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
- APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL, EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
- A MARYLAND DEPARTMENT OF THE ENVIRONMENT NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.
- AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.
- SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER AND NOT WITHOUT THE PERMISSION OF THE WORCESTER COUNTY INSPECTOR.
- FOR THE PURPOSES OF THIS PLAN, AN APPROVED LOCATION FOR EXCESS MATERIAL SHALL BE ONE WHICH IS OPERATING UNDER AN APPROVED EROSION AND SEDIMENT PLAN AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE APPROVED PLAN, AND ALL OTHER MEASURES NECESSARY TO CONTROL, FILTER, AND PREVENT SEDIMENT FROM LEAVING THE SITE.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
- THE WORCESTER COUNTY DEPT. OF DEVELOPMENT REVIEW AND PERMITTING AND THE WORCESTER SOIL CONSERVATION DISTRICT RESERVE THE RIGHT TO ADD, MODIFY, OR ALTER THE APPROVED SESC PLAN AS NECESSARY TO PROVIDE ADEQUATE PROTECTION.

SOILS		
SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
AsA	Askecky loamy sand, 0 to 2 percent slopes	A / D
BhA	Berryland mucky loamy sand, 0 to 2 percent slopes	A / D
CeA	Berryland mucky loamy sand, 0 to 2 percent slopes	A
CeB	Berryland mucky loamy sand, 2 to 5 percent slopes	A
EmA	Elkton silt loam, 0 to 2 percent slopes	C / D
EvA	Evesboro loamy sand, 0 to 2 percent slopes	A
EvB	Evesboro loamy sand, 2 to 5 percent slopes	A
EvD	Evesboro loamy sand, 5 to 15 percent slopes	A
FadA	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	B / D
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	A
GaC	Galestown loamy sand, 5 to 10 percent slopes	A
HmB	Hammonston loamy sand, 2 to 5 percent slopes	B
KeA	Kentuck silt loam	C / D
KsA	Klej loamy sand, 0 to 2 percent slopes	A / D
KsB	Klej loamy sand, 2 to 5 percent slopes	A / D
MakAd	Manahawkin musk, 0 to 2 percent slopes, frequently flooded, Northern Tidewater Area	A / D
MpA	Mattapex fine sandy loam, 0 to 2 percent slopes	C
MtdA	Mattapex silt loam, 0 to 2 percent slopes, Northern Tidewater Area	C
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	A / D
OtA	Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area	C / D
RoB	Rosedale loamy sand, 2 to 5 percent slopes	A
RuA	Runcilt loamy sand, 0 to 2 percent slopes	A
RuB	Runcilt loamy sand, 2 to 5 percent slopes	A
SadA	Sassafras sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	B
WtdA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	C

Table B.6: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	lb/ac	lb/1000 sf	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10-10-10 or 30-10-10	500	11.5	Yearly or as needed, Fall	Not closer than 3 inches, if occasional mowing is desired.
Birdsfoot Trifolium	0-20-0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trifolium.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chevings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250	5.8	September, 30 days later, December, May 20, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.
		100	2.3		

Temporary Seeding Summary

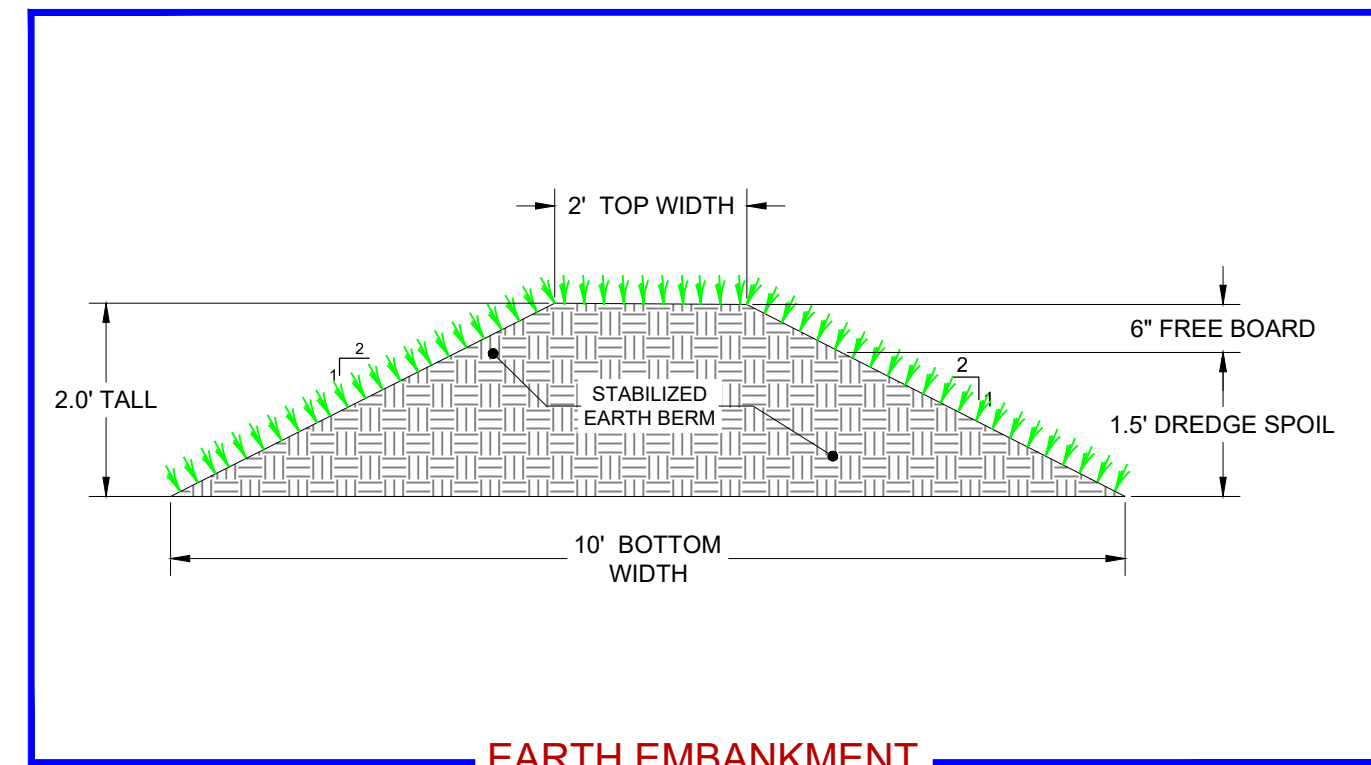
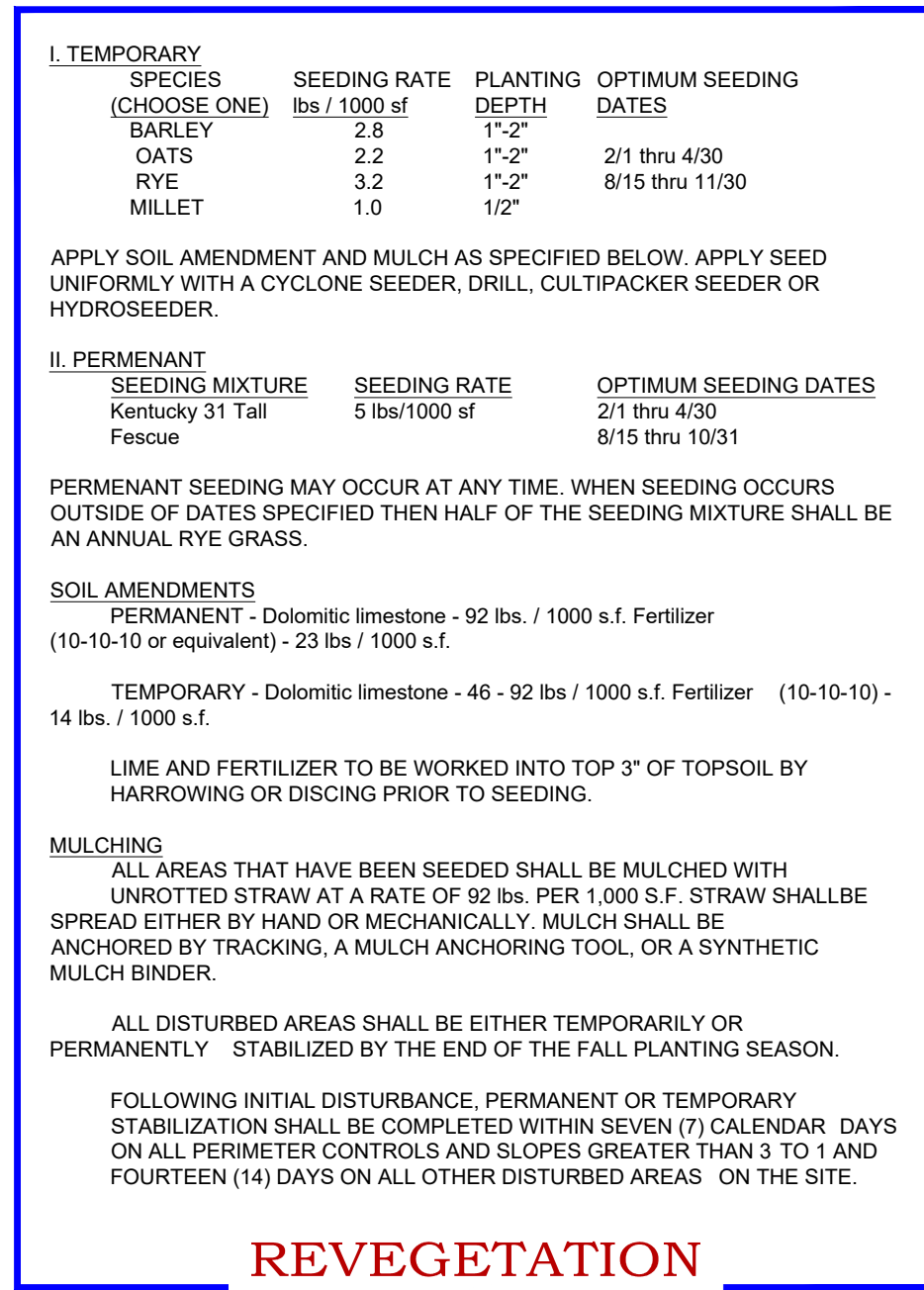
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)	Lime Rate
	Barley	96	2/15-4/30/8/15-11/30	1"	436 lb/ac (10 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)
	Oats	72	2/15-4/30/8/15-11/30	1"		
	Cereal Rye	112	2/15-4/30/8/15-12/15	1"		
	Foxtail Millet	30	5/1-8/14	0.5"		

Permanent Seeding Summary

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P ₂ O ₅	K ₂ O	Lime Rate
	Tall Fescue	100	2/15-4/30/8/15-11/30	1/2 - 1/2 in	45 pounds per acre (1.0 lb/1000 sf)	90 lb/ac (2 lb/1000 sf)	90 lb/ac (2 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)
				1/2 - 1/2 in				
				1/2 - 1/2 in				

CONSTRUCTION SEQUENCE FOR SEDIMENT CONTROL MEASURES

- CONTACT 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 AN IMMEDIATE "STOP WORK" ORDER.**
- INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AS DEEMED NECESSARY BY COUNTY INSPECTOR.
- CONSTRUCT CONTAINMENT BERM AS SHOWN ON PLAN.
- DISPOSE OF UP TO 740 CUBIC YARDS (0.92 ACRE AT 6" DEPTH) OF DEWATERED DREDGE SPOIL IN EACH PHASE AREA.
- UPON COMPLETION OF EACH PHASE, REMOVE ALL E&S CONTROLS.
- STABILIZE ALL AREAS DISTURBED BY REMOVAL OF CONTROLS.
- UPON 95% STABILIZATION OF ALL DISTURBED AREAS CALL FOR FINAL APPROVAL FROM WORCESTER COUNTY AND MDE FOR REMOVE ALL E&S CONTROLS.
- SUBMIT AND AS-BUILTS REQUIRED FOR OBTAINING C/O.



NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state in which the work was completed.

NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



REVISIONS

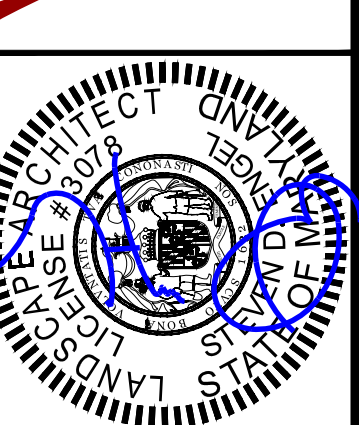
NO.	DATE	DESCRIPTION
01	06/00/00	
02	06/00/00	
03	06/00/00	
04	06/00/00	
05	06/00/00	
06	06/00/00	
07	06/00/00	
08	06/00/00	
09	06/00/00	
10	06/00/00	

PROJECT DATA

Project No.: 201116	File Name: DS (018)24.dwg
Client: KDJ FARMS LLC	Location: 6220 DISHAON RD
County: WORCESTER COUNTY, MD	Date: 3/26/24
Scale: NONE	

**DREDGE SPOILS
EROSION & SEDIMENT
CONTROL PLAN**

**PROPERTY OF
KDJ FARMS LLC
6220 DISHAON RD
WORCESTER COUNTY, MD**



**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, May 13, 2026

There are no items for review on the May agenda; therefore, no meeting will be held.

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: May 7, 2026

PURPOSE: Code Requirement Waiver Requests

DEVELOPMENT: 10702 Assateague Road Minor Site Plan

LOCATION: Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298.

ZONING DESIGNATION: C-1 Neighborhood Commercial

BACKGROUND: The project proposes to construct two buildings in two separate phases. The first phase will be a 640-sf. coffee shop with a drive through, and the second phase will be the 3,100-sf. retail/office building. Parking, landscaping, stormwater management facilities, and other site improvements will also be developed as part of the project.

PLANNING COMMISSION CONSIDERATIONS: The site plan is a Minor Site Plan, and the Technical Review Committee (TRC) is the approving authority. The applicant is requesting waivers from the Planning Commission for the following code requirements:

- 1) §ZS1-319(c)(2) to permit the proposed entrance within 200 feet of the intersection with Assateague Road. The project proposes updating the current entrance on Harrison Road in accordance with Public Works standards, and the new entrance will be slightly closer to Assateague Road, necessitating the need for a waiver. The existing entrance along Assateague Road will be removed as part of the development.
- 2) §ZS1-320(f)(1) to allow the use of compacted clam shells for a portion of the travelway and parking areas.
- 3) §ZS1-322(e)(5)B.1 to waive the requirement for a landscaped buffer adjacent to the RP-zoned property, pursuant to §ZS1-322(e)(8).
- 4) §ZS1-322(b)(7) to allow for a manual irrigation system for the required landscaping.

OWNER: 10702 Assateague, LLC

APPLICANT/DEVELOPER: Vista Design, Inc.

PREPARED BY: Ben Zito, DRP Specialist

**Planning Commission Waiver Request
10702 Assateague Road, Berlin, MD**

Project Description:

The subject property consists of a ±2.18 parcel and is located at the intersection of Maryland Route 376 (Assateague Road) and Harrison Road and is in Worcester County. The site is bounded along its southern and western property lines by Parcel 297. To the west, Parcel 297 is currently used for agricultural purposes while the narrow portion of Parcel 297 to the south features established grass.

The property is zoned C-1 Neighborhood Commercial District and lies within the Atlantic Coastal Bays Critical Area (ACBCA) and is designated Limited Development area (LDA). A Critical Area Map Amendment to change the designation from Resource Conservation Area (RCA) to Limited Development (LDA) was approved by the Critical Area Commission on March 4, 2026.

An existing forested area, consisting of a mix of mature deciduous trees, is located in the southwestern portion of the parcel and encompasses approximately ±8,376 square feet. No disturbance or improvements are proposed within this forested area, and it will remain undisturbed. As the site is located within the ACBCA, it is exempt from Forest Conservation requirements

Existing Conditions

The property is currently developed with an abandoned residential dwelling and a vacant restaurant structure. Associated site improvements include asphalt and gravel parking areas, drive aisles, concrete patios, and sidewalks. Existing vehicular access points are provided from both Assateague Road and Harrison Road.

Proposed Conditions

The proposed redevelopment of the site will include two separate buildings. One building is proposed to be a coffee shop with a drive-through and the other building is will be of mixed use, containing retail & office.

Associated asphalt, drive aisles and parking will be provided by the County requirements.

The proposed improvements will also incorporate the removal of the existing asphalt and entrance off of Assateague Road and update the existing entrance onto Harrison Road to current County Standards.

Waiver Requests

The project, a minor site plan, was submitted to the Technical Review Committee (TRC) on March 13, 2026, and reviewed at the TRC meeting held on April 8, 2026. Based on comments received from Zoning Division staff, the Applicant respectfully requests the following waivers:

1. **Zoning Division Staff, Comment #2 under Parking and Vehicular Travelways, is as follows:**
Please provide the distance from the public road intersection to the site's entrance. If the distance is less than 200' from Assateague Road, a waiver will need to be granted by the Planning Commission. §ZS1-319(c)(2).

The proposed entrance along Harrison Road is located approximately 161.07 feet (centerline to centerline) from its intersection with Assateague Road. The entrance has been designed in accordance with Worcester County Department of Public Works (DPW) standards and is proposed at the same location as the existing entrance, consistent with DPW guidance. The required separation distance cannot be achieved.

Additionally, the existing entrance along Assateague Road will be removed as part of the proposed improvements, in coordination with MDOT SHA.

During the April 8, 2026, TRC meeting, the Applicant requested clarification regarding the need for a waiver given that the entrance location remains unchanged. Zoning staff indicated that the matter would be reviewed internally.

To ensure timely submission to the Planning Commission, the Applicant respectfully requests a waiver from §ZS1-319(c)(2) to permit the proposed entrance within 200 feet of the intersection.

2. **Zoning Division Staff, Comment #3 under Parking and Vehicular Travelways, is as follows:**
The clam shell sections of the proposed parking area will require a waiver from the Planning Commission. Please also clarify the binding agent for the proposed clam shell parking area §ZS1-320(f)(1).

The requested relief applies to a limited portion of the site intended for low-volume vehicular use. Primary access drives and parking areas will be constructed in accordance with standard paving requirements.

The use of compacted clam shells is consistent with the rural and coastal character of the surrounding area, where alternative surface materials such as gravel are common. The proposed surface will be properly graded and maintained to ensure safe and functional operation. Ongoing maintenance, including periodic regrading and material replenishment, will be performed as necessary.



In accordance with §ZS1-320(f)(1), a binding agent is required to stabilize the surface and minimize dust. The Applicant has coordinated with Zoning staff to identify an appropriate binding agent consistent with previously approved applications.

The Applicant respectfully requests a waiver from §ZS1-320(f)(1) to permit the use of compacted clam shells for a portion of the vehicular travel way and parking area.

3. Zoning Division Staff, Comment #2 under Landscaping, is as follows:

Please provide a landscaped 'buffer' on areas that adjoin RP-zoned properties. §ZS1-322(e)(5)(B)(1). The Planning Commission may modify or waive this requirement if it is deemed that strict compliance would cause undue hardship on the applicant. §ZS1-322(e)(8).

The Applicant requests a variance from this requirement based on site-specific conditions. The Critical Area designation for the property was recently amended from RCA to LDA, reflecting its suitability for limited development.

The area south of the proposed improvements, adjacent to the RP-zoned property and Trappe Creek, is characterized by stable, well-established grass cover with no visible signs of erosion such as bank retreat, exposed roots, or sediment transport. Additionally, a 100-foot Critical Area Buffer is maintained from the mean high-water line of Trappe Creek.

The proposed redevelopment will reduce existing impervious coverage, runoff and erosion within both the site and portions of the buffer, thereby improving overall site conditions. Maintaining the existing open grass area also preserves views of Trappe Creek for site users.

Given these factors, strict application of the buffer requirement is not necessary to achieve its intended purpose. The requested variance will not adversely affect adjacent properties or the function of the RP zone.

The Applicant respectfully requests a waiver from §ZS1-322(e)(5)(B)(1).

4. Zoning Division Staff, Comment #7 under Landscaping, is as follows:

Please clarify if the landscape maintenance will have an automatic irrigation system. If an automatic system is not proposed, a waiver will need to be granted by the Planning Commission. §ZS1-322(b)(7).

The Applicant proposes to forego installation of a permanent automatic irrigation system. Instead, hose bibs and/or a spigot will be provided in the vicinity of the on-site well to support landscape maintenance.



This approach will provide sufficient water access to ensure proper establishment and long-term viability of plant materials. Given the scale of the proposed landscaping, an automatic irrigation system is not efficient. The proximity to the water source, manual irrigation is both practical and effective.

This alternative also reduces infrastructure complexity, minimizes long-term maintenance concerns associated with automated systems, and conserves resources while still fulfilling the intent of the landscaping requirements. The requested variance will not negatively impact adjacent properties or the effectiveness of the landscaping plan.

The Applicant respectfully requests a waiver from §ZS1-322(b)(7).

Summary of the Requested Waivers:

1. A waiver from §ZS1-319(c)(2) to permit the proposed entrance within 200 feet of the intersection with Assateague Road.
2. A waiver from §ZS1-320(f)(1) to allow the use of compacted clam shells for a portion of the vehicular travel way and parking area.
3. A variance from §ZS1-322(e)(5)(B)(1) to waive the requirement for a landscaped buffer adjacent to the RP-zoned property.
4. A waiver from §ZS1-322(b)(7) to allow manual irrigation in lieu of a permanent automatic irrigation system.

Thank you,



Brian Zollinger

SITE DATA

SITE INFORMATION

Tax Map 0025
 Parcels 0298
 Deed Book & Page 5261 / 418
 Plat Book Reference SVH 157, Page 32
 Zoning C-1 Neighborhood Commercial District
 Existing Land Use Commercial & Residential
 Site Area ±2.18 AC
 Max Bldg. Height 4 Stories or 45'
 Setbacks
 Front 50' From MD Route 376
 Side 75' From Centerline of Harrison Rd
 Rear 6' (Each)
 N/A

WATER & SEWER PROVIDER

Private Well & Private Septic

DATUM

Horizontal NAD 83 Maryland State Plane Grid
 Vertical NGVD 88

FLOOD ZONE

This property is Located Within following Flood Zones per FIRM Map #24047C0154H Dated July 16, 2015.

Zone X Areas determined to be outside of the 0.2% annual chance flood
 Zone X Areas of 0.2% annual chance flood;
 Zone AE Base flood Elevation Determined to be at Elevation 5.0

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property lies within the Worcester County Atlantic Coastal Bays Critical Area. any and all proposed development activities must meet the requirements of Subtitle NR3.1 Worcester County Critical Area Law of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.

A Critical Area Map Amendment to change the designation from Resource Conservation Area (RCA) to Limited Development Area (LDA) was approved by the Critical Area Commission on March 4, 2026.

FOREST CONSERVATION STATEMENT

This site is within the Atlantic Coastal Bays Critical Area and is therefore exempt from Forest Conservation.

LAND USE

SITE AREA
 Total Site Area ±2.18 Ac
 Limits of Disturbance (LOD) ±1.04 Ac

LOT COVERAGE (Within the LOD)
 Existing Cover ±17,180 SF
 Proposed Cover ±17,110 SF

LOT COVERAGE (Within the 100' CAB)
 Existing Cover ±3,485 SF
 Proposed Cover ±2,755 SF

LOT COVERAGE (Existing & Proposed Buildings)
 Existing GSF ±4,495
 Proposed GSF (Phase 1 & 2) ±3,740

BUILDING A
 Coffee Shop with drive thru ±640 SF

BUILDING B
 1st Floor Retail ±1,600 SF
 2nd Floor Office ±1,500 SF

OFF STREET PARKING REQUIREMENTS

REQUIRED
 Minimum 13 Spaces
 Maximum 21 Spaces

PROPOSED
 Standard Spaces 11
 ADA Spaces 02
 TOTAL SPACES PROVIDED 13

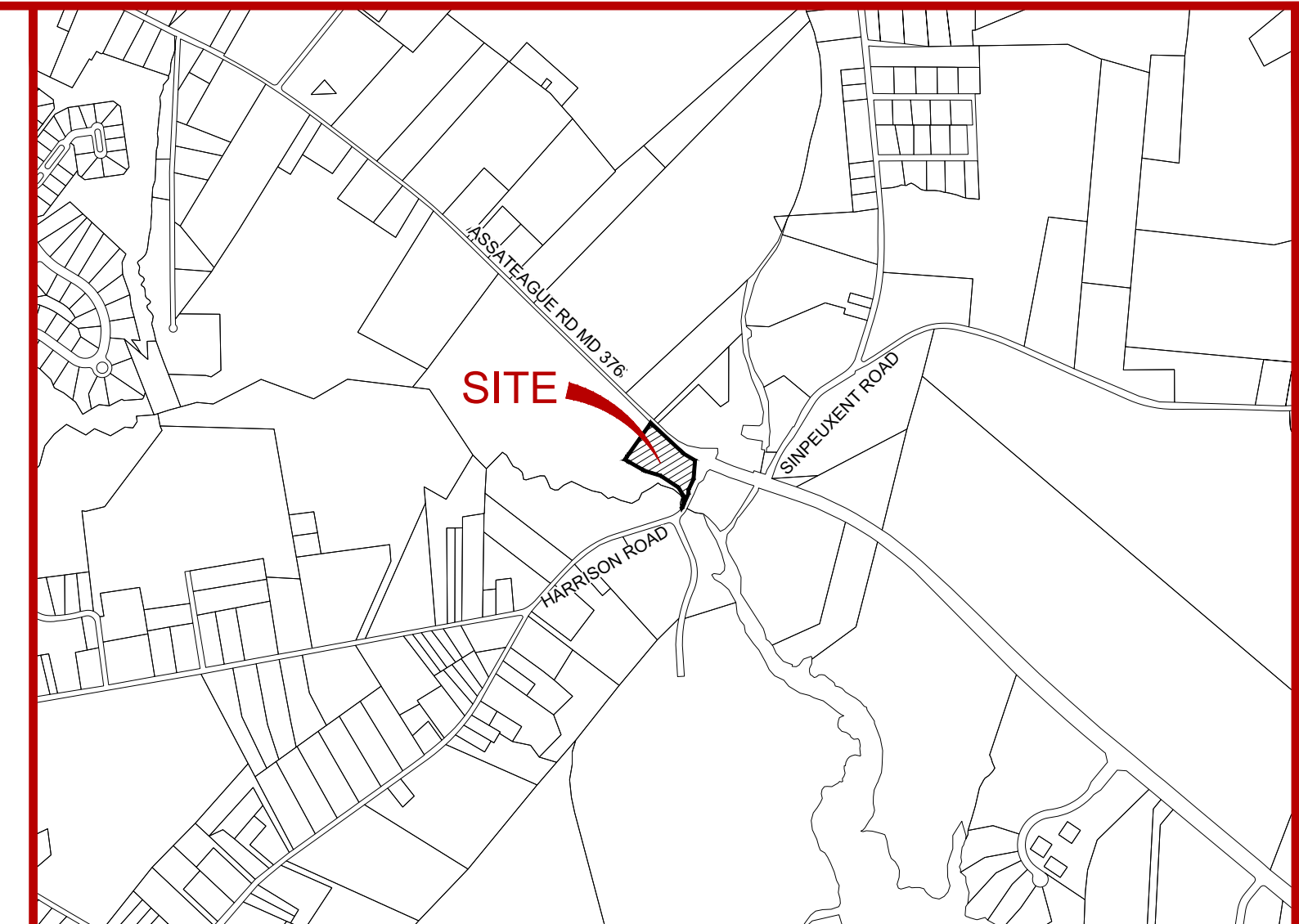
Two (2) Bicycle Racks - to hold min. 5 bikes each with U-Shaped Locks

10702 ASSATEAGUE RD

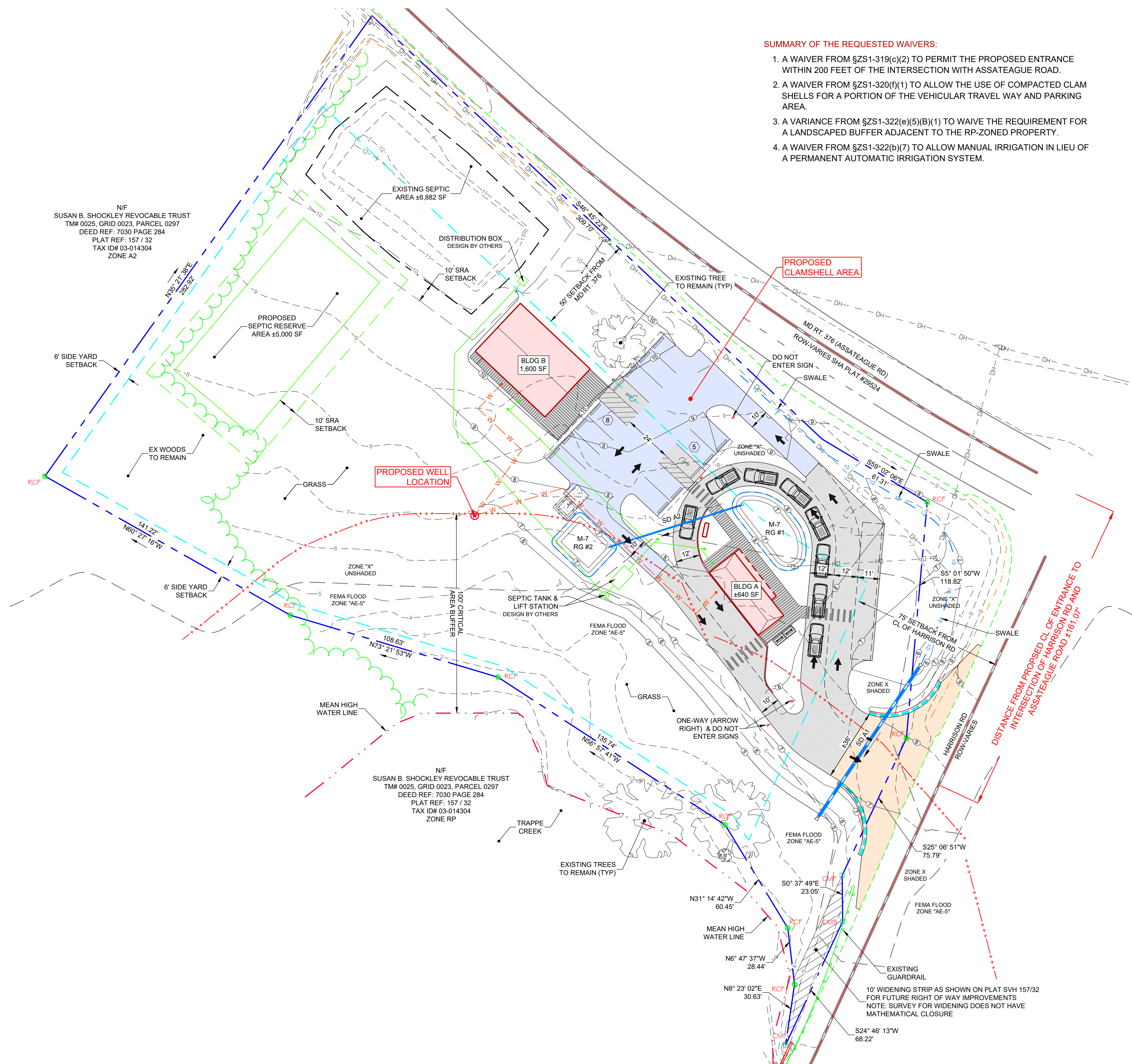
MINOR SITE PLAN
 WORCESTER COUNTY, MARYLAND

SUMMARY OF THE REQUESTED WAIVERS:

1. A WAIVER FROM §ZS1-319(c)(2) TO PERMIT THE PROPOSED ENTRANCE WITHIN 200 FEET OF THE INTERSECTION WITH ASSATEAGUE ROAD.
2. A WAIVER FROM §ZS1-320(f)(1) TO ALLOW THE USE OF COMPACTED CLAM SHELLS FOR A PORTION OF THE VEHICULAR TRAVEL WAY AND PARKING AREA.
3. A VARIANCE FROM §ZS1-322(e)(5)(B)(1) TO WAIVE THE REQUIREMENT FOR A LANDSCAPED BUFFER ADJACENT TO THE RP-ZONED PROPERTY.
4. A WAIVER FROM §ZS1-322(b)(7) TO ALLOW MANUAL IRRIGATION IN LIEU OF A PERMANENT AUTOMATIC IRRIGATION SYSTEM.

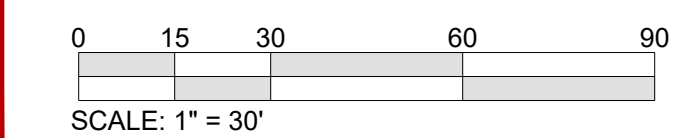


VICINITY MAP
 1" = 1,000'



LEGEND

- Property Line
- Adjacent Property Line
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Existing 1x Contour
- Existing 5x Contour
- Existing Treeline
- Existing Guardrail
- Existing Septic Lift Station
- Existing Utility Pole
- Existing Overhead Wires
- FEMA Flood Zone Boundary
- Mean High Water Line
- 100' Critical Area Buffer
- Proposed Buildings
- Proposed Edge of Pavement
- Proposed Curb & Gutter (CG-2)
- Proposed Concrete Curb & Taper
- Proposed Storm Drain
- Proposed Pavement
- Proposed County Entrance
- Proposed Clam Shells
- Proposed Mill & Overlay
- Pervious Decking/Sidewalks
- Proposed Concrete
- Proposed Well
- Proposed Water
- Proposed Septic Lift Station & Tank
- Proposed Sewer
- Limits of Disturbance (LOD)



NOTE:
 This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assigns without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
 This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

VISTA DESIGN, INC.
 Engineers • Architects • Surveyors • Landscape Architects
 Land Planning Consultants • GIS Services
 11634 Worcester Hwy, Shovel, MD 21862
 Ph. 410-352-3874 • Fax 410-352-3875 • www.vistadesigninc.com

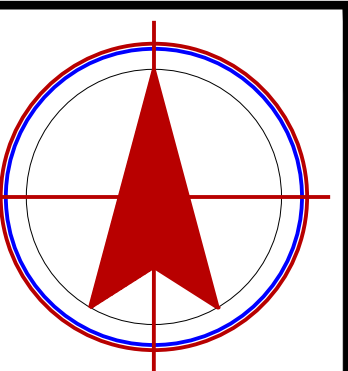
10702 ASSATEAGUE ROAD
 TM 25 PARCEL 298
 WORCESTER COUNTY, MARYLAND

SITE PLAN
 PLANNING COMMISSION
 WAIVER REQUEST

PROJECT DATA

Tax Map: 0025	Parcel: 0298
BERLIN, MARYLAND	
WORCESTER COUNTY	
Drawn By: BZ	Checked By: SDE
Date: 03/13/26	
Scale: 1" = 30'	

REVISIONS



Project No: **24-III**
 File Name: **SP_PC 040826.dwg**
 Sheet No: **I of I**

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: May 7, 2026

PURPOSE: Major Site Plan Review

DEVELOPMENT: George Island Solar

PROJECT: Proposed construction of a Major Solar Energy System.

LOCATION: Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134.

ZONING DESIGNATION: A-2 Agricultural District

BACKGROUND: The project is proposing a 2 MW AC community solar energy system. Approximately 13.68 acres of the site will be comprised of solar arrays, as well as a 26' wide landscape buffer surrounding the entire property.

The project is adhering to the siting standards as required by the Renewable Energy Certainty Act (RECA) adopted by the County in 2025. A decommissioning plan and bond have also been submitted in accordance with the County code and will need to be approved prior to signature site plan approval.

SIGNS: Any signage shall be reviewed at permitting stage for compliance.

PARKING: No parking spaces are required or provided, as the site is not intended for the public.

TRAFFIC CIRCULATION: The site is proposing to be accessed from George Island Landing Road and will need approval from the Maryland State Highway Administration prior to signature site plan approval.

LANDSCAPING: A 26' wide landscaped buffer is proposed along all adjacent properties. Existing vegetation in the rear of the property will be retained to supplement the 26' wide buffer.

The applicants are proposing to use water trucks to manually irrigate the landscaping. The Planning Commission will need to grant a waiver to this in accordance with §ZS1-322(b)(7) of the code.

FOREST CONSERVATION LAW: The project is exempt from the Worcester County Forest Conservation Law.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project has obtained Stormwater Site Development Plan approval.

CRITICAL AREA LAW: This property is located outside of the Atlantic Coastal Bays Critical Area (ACBCA) program boundary.

WATER SUPPLY AND WASTEWATER SERVICES: This project is proposed to be served by private water and sewer. Written confirmation will be required from Environmental Programs that their requirements have been met prior to signature site plan approval.

PROPERTY OWNER: Horace & Elwath, LLC

APPLICANT/ENGINEER: Kimley-Horn and Associates, Inc.

PREPARED BY: Ben Zito, DRP Specialist

PLANNING COMMISSION CONSIDERATIONS – SITE PLAN WAIVERS

The applicant is requesting waivers to the following code requirement:

- 1) §ZS1-322(b)(7): All landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors.



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
BOARD OF LICENSE
COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

April 21, 2026

Kimley-Horn and Associates, Inc.
c/o Chris Martin, PE
3904 Boston Street, Suite 202
Baltimore, MD 21224

Re: 6025 George Island Solar Major Site Plan Review

Dear Mr. Martin:

This is to advise you that the Department has completed a review of the site plan and decommissioning plan dated April 9, 2026, associated with the above-referenced project. The plans have been reviewed in accordance with the pertinent sections of the Worcester County *Zoning and Subdivision Control Article*. The following revisions will be needed prior to signature site plan approval:

Decommissioning Plan:

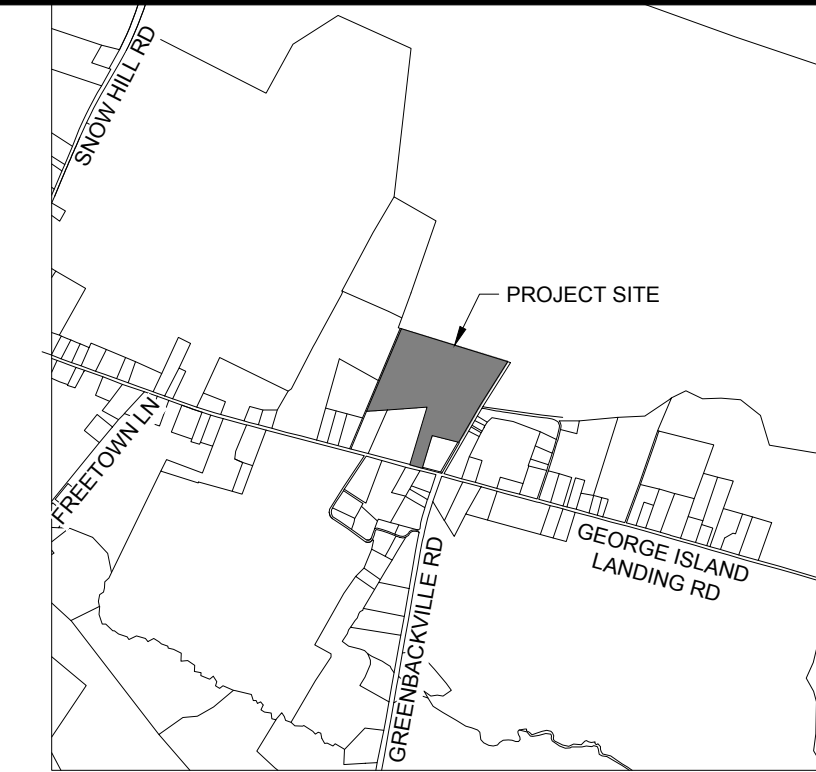
1. Page 4, Section 1: Please remove the statement that the Project owner or operator shall be able to request an extension of an additional twelve (12) months if the site is being decommissioned in good faith and is delayed due to a force majeure event. §ZS 1-344(d)(7)(A)(1).
2. Page 5, Section 2: Please remove the exception that allows the project to not be decommissioned if it is being repaired and/or restored due to a force majeure event.

A copy of the Staff Report associated with this project is attached for your reference. Please do not with any questions or comments you may have.

Sincerely

Ben Zito
DRP Specialist III

GEORGE ISLAND SOLAR MAJOR SITE PLAN 6025 GEORGE ISLAND LANDING ROAD STOCKTON, MD 21864 WORCESTER COUNTY



VICINITY MAP
SCALE: 1" = 2000'

OVERALL SITE SUMMARY

PROPERTY
OVERALL PROPERTY AREA (TM, 94, GR. 5, P. 134) = 23.02 AC± PER SURVEY
EXISTING ZONING: A2
EXISTING LAND USES: AGRICULTURE
PROPOSED ZONING: A2
PROPOSED LAND USES: ≤2MWac COMMUNITY ENERGY GENERATING SYSTEM (CSEGS) - SOLAR ENERGY SYSTEM, LARGE

PROJECT AREA
LIMITS OF DISTURBANCE (INCLUDING BUFFER AREA) = 22.25 AC±
VOLUME OF DISTURBANCE = 32.38 CY CUT, 82.12 CY FILL, 49.83 NET FILL
SOLAR ARRAY (AREA W/IN FENCE) = 13.68 AC±
AREA WITHIN CRITICAL AREA = 0.00 AC±
AREA WITHIN 100-YR FLOODPLAIN = 0.00 AC±

EXISTING IMPERVIOUS AREA = 0.00 AC±
EXISTING IMPERVIOUS AREA TO BE REMOVED = 0.00 AC±
PROPOSED IMPERVIOUS AREA = 0.43 AC±
ROAD ENTRANCES, ACCESS/DRIVES = 0.42 AC±
EQUIPMENT & PADS (INVERTERS/TRANSFORMERS) = 0.01 AC±
TOTAL IMPERVIOUS AREA = 0.43 AC±
ARRAY INFORMATION:
NUMBER OF PANELS = 4,644
CAPACITY = 2 MW AC / 2.93 MW DC

SITE NOTES

- FOR DEED REFERENCE TO SUBJECT PROPERTY: (TAX MAP - 94, PARCEL - 134) SEE DEED 06504/00339. TAX ACCOUNT NUMBER 08007829.
- SITE IS NOT LOCATED WITHIN THE CRITICAL AREA.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AREA OF MINIMAL FLOODING WITHIN THE FEMA FLOOD HAZARDS MAP.
- SOILS SHOWN HEREON WERE TAKEN FROM U.S. DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY FOR WORCESTER COUNTY, MARYLAND. THE FOLLOWING SOILS EXIST ON SITE: GaB, GALESTOWN LOAMY SAND, 2 TO 5 PERCENT SLOPES, HbA, HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES, HmAd, HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA, RoB, ROSEDALE LOAMY SAND, 2 TO 5 PERCENT SLOPES, RuB, RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES.
- BASED ON THE MARYLAND HISTORIC TRUST MEDUSA MAP, THERE ARE NO HISTORICAL RESOURCES ON THE SITE.
- THERE ARE NO WETLANDS, STREAMS, OR FORESTS ON SITE PER THE FOREST STAND DELINEATION BY ARM GROUP, DATED 10/28/2021. THERE WILL BE NO IMPACTS TO WETLANDS, STREAMS, FORESTS, OR THEIR ASSOCIATED BUFFERS.
- SITE BULK REGULATIONS REQUIREMENTS (BASED ON SB0931/HB1036, ALSO KNOWN AS THE RENEWABLE ENERGY CERTAINTY ACT (RECA), EFFECTIVE 07/01/2025):

BULK REQUIREMENTS	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	15 FT	<15 FT
MIN. FRONT YARD ¹	100 FT	>100 FT
MIN. SIDE YARD	100 FT ¹	>100 FT
MIN. REAR YARD	100 FT ¹	>100 FT

- PROPERTY BOUNDARY SETBACK BASED ON RENEWABLE ENERGY CERTAINTY ACT (SB931/HB1036)
*PER SB0931/HB1036, SOLAR ENERGY SYSTEM MAY NOT BE LOCATED LESS THAN 150 FT FROM THE NEAREST RESIDENTIAL BUILDING WALL. IN INSTANCES WHERE THE RESIDENTIAL SETBACK EXCEEDS THE 100 FT PROPERTY SETBACK, THE SOLAR ENERGY GENERATING SYSTEM COMPLIES WITH THE MORE STRINGENT REQUIREMENT.
- SOLAR ENERGY GENERATING SYSTEM, AND ANY ACCESSORY STRUCTURE ASSOCIATED WITH THE SYSTEM MUST HAVE AN AVERAGE HEIGHT OF NOT MORE THAN 15-FT
- STORMWATER QUANTITY AND QUALITY CONTROL REQUIREMENTS ARE PROVIDED IN ACCORDANCE WITH THE COUNTY STORMWATER MANAGEMENT ORDINANCE AND THE MDE STORMWATER DESIGN GUIDANCE FOR SOLAR PANEL INSTALLATIONS. QUALITY CONTROL IS TO BE PROVIDED THROUGH THE IMPLEMENTATION OF NON-ROOFTOP DISCONNECT (N-2). DISCONNECT OF NON-ROOFTOP RUNOFF (N-2) IS USED TO ADDRESS RUNOFF FROM THE GRAVEL ACCESS DRIVES, EQUIPMENT PADS, AND SOLAR PANELS.
- THE PROJECT IS LOCATED WITHIN A PRIORITY FUNDING AREA.
- THE PROJECT IS LOCATED WITHIN A PRIORITY PRESERVATION AREA.
- THE OWNER OR THEIR REPRESENTATIVE MUST CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT OR:
 - PRIOR TO THE START OF EARTH DISTURBANCE;
 - UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
 - PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES
- A MARYLAND DEPARTMENT OF THE ENVIRONMENT NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.
- AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.

SURVEY NOTES:

- OUTLINE COURSES AND DISTANCES, SITE FEATURES, AND TOPOGRAPHICAL CONTOURS ARE TAKEN FROM SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., TITLED "ALTA/NSPS LAND TITLE SURVEY APN: 08-0070829 6035 GEORGE ISLAND LANDING ROAD STOCKTON, WORCESTER COUNTY STATE OF MARYLAND" DATED 1/16/2026, SUPERIMPOSED WITH WORCESTER COUNTY GIS.
- ENVIRONMENTAL FEATURES SHOWN BASED ON SURVEY PROVIDED BY CONTROL POINT DATED 1/16/2026 AND SUPPLEMENTED WITH SITE WALK PERFORMED BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT IN JULY 2021. THERE ARE NO WETLANDS, STREAMS, OR FORESTS ON SITE. REFER TO SEPARATE FOREST STAND DELINEATION.
- NORTH, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM (NAD83/2011); ELEVATIONS SHOWN HEREON REFER TO THE NAVD88 DATUM; AND BOTH ARE BASED ON THE FOLLOWING CONTROL STATIONS:

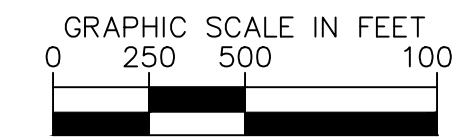
STATION	NORTH	EAST	ELEVATION
IRON BAR W/ CAP	143,367.84	1,775,336.03	17.75
IRON BAR W/ CAP	143,403.08	1,775,203.22	17.22
IRON BAR W/ CAP	143,995.18	1,775,382.05	17.34
IRON BAR W/ CAP	143,976.57	1,774,969.62	18.72
IRON BAR W/ CAP	143,950.00	1,774,745.57	18.50
IRON BAR W/ CAP	144,808.96	1,775,123.54	20.63
IRON BAR W/ CAP	144,473.03	1,776,208.05	19.12
IRON BAR W/ CAP	143,626.43	1,775,720.64	15.49
IRON BAR W/ CAP	143,699.45	1,775,436.15	16.97

HORIZONTAL DATUM REFERS TO NAD83.GPS OBSERVATIONS REFERENCED TO THE KEYNET VRS NETWORK AND THE NGS CORS NETWORK TO ESTABLISH THE SITE DATUM.

PRIOR TO CONSTRUCTION IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION



LOCATION PLAN
SCALE: 1" = 500'



FOREST CONSERVATION EXEMPTION NOTE:

THIS PROJECT IS EXEMPT FROM THE WORCESTER COUNTY FOREST CONSERVATION LAW. IN ACCORDANCE WITH HOUSE BILL 723, AS OF JULY 1, 2024, SOLAR PHOTOVOLTAIC FACILITIES ARE EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW PROVIDED THERE IS NO CUTTING OR CLEARING OF FOREST, AND PROVIDED THAT ALL FORESTED AREA CUT OR CLEARED IS REPLACED AT A RATIO OF ONE ACRE PLANTED FOR EACH ONE ACRE REMOVED, OR IS REPLACED AT A RATIO OF ONE HALF ACRE PLATED FOR EACH ONE ACRE REMOVED IN A PRIORITY FUNDING AREA. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. ADDITIONALLY, THE OWNER OR DEVELOPER SHALL CERTIFY RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE APPROPRIATE ENFORCEMENT AUTHORITY AND/OR MDE.

DATE 2/25/26 APPLICANT SIGNATURE

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS PLAN
C-200	OVERALL SITE PLAN
C-201	ENLARGED SITE PLAN
C-202	ENLARGED SITE PLAN
C-210	SITE DETAILS
C-250	LANDSCAPE DETAILS
C-500	OVERALL STORMWATER MANAGEMENT PLAN
C-510	PRE-DEVELOPMENT DRAINAGE AREA MAP
C-520	POST-DEVELOPMENT DRAINAGE AREA MAP
C-550	STORMWATER MANAGEMENT DETAILS
C-600	OVERALL EROSION & SEDIMENT CONTROL PLAN
C-601	ENLARGED EROSION & SEDIMENT CONTROL PLAN
C-602	ENLARGED EROSION & SEDIMENT CONTROL PLAN
C-650	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-651	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-652	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-653	EROSION & SEDIMENT CONTROL NOTES & DETAILS
FCP-1	FOREST CONSERVATION PLAN

NOTES:

- REFER TO ELECTRICAL IFC DRAWINGS AND CALCULATIONS FOR FINAL LOCATION, DIMENSIONS, AND SPECIFICATIONS OF ALL PROPOSED ELECTRICAL EQUIPMENT.
- REFER TO RACKING IFC DRAWINGS AND CALCULATIONS FOR FINAL LOCATION, DIMENSIONS, AND SPECIFICATIONS OF ALL PROPOSED RACKING EQUIPMENT.

ENGINEER'S DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01, AND 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULARITY PERMITS.

ENGINEER SIGNATURE: CHRIS MARTIN, PE
P.E. NO.: 59646
DATE: 04/09/2026

- ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE 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 (NCCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE DEPARTMENT, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

DATE 2/25/26 APPLICANT SIGNATURE

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM



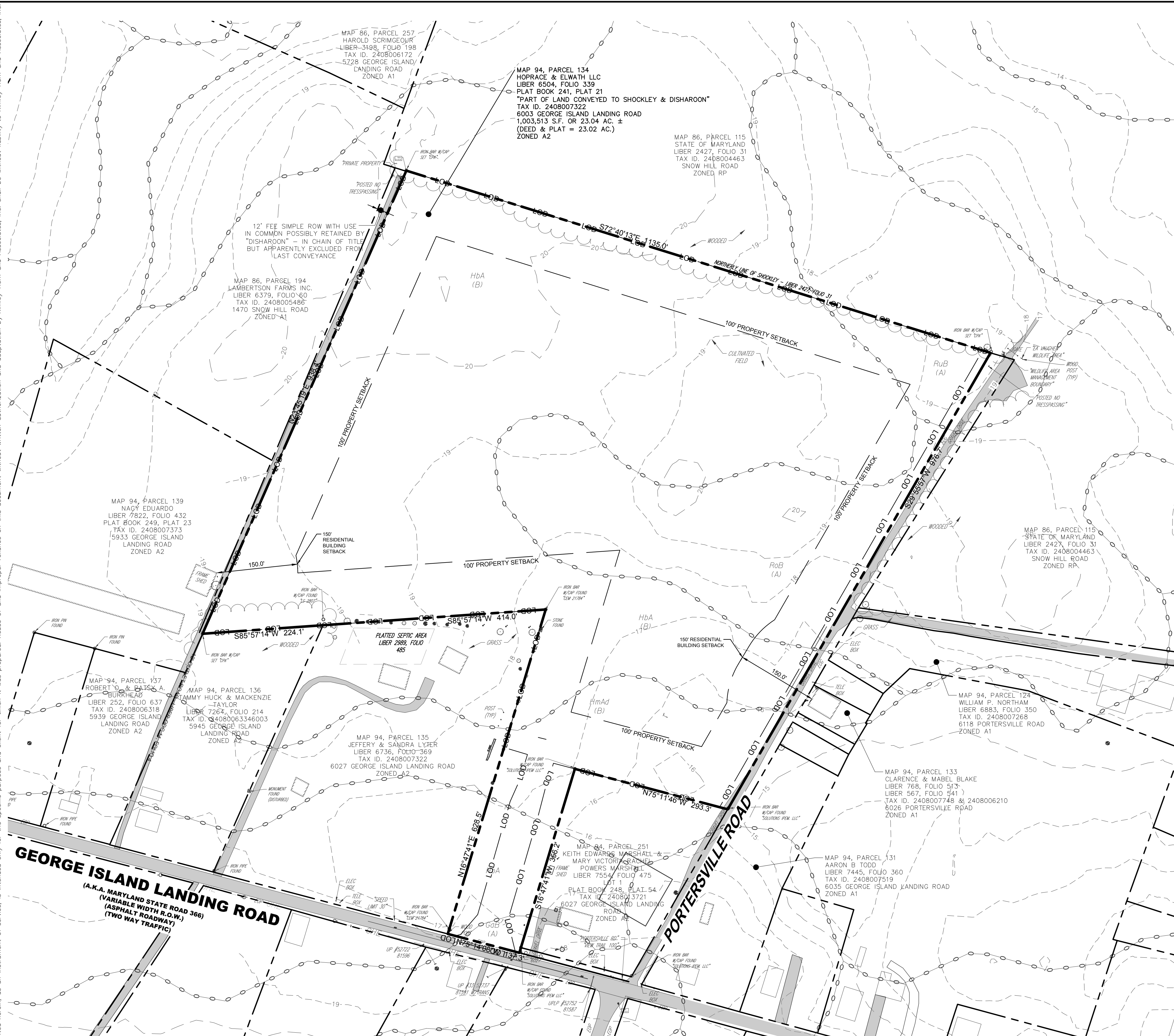
KHA PROJECT	114191020
DATE	04/09/2026
SCALE	AS SHOWN
DESIGNED BY	CT
DRAWN BY	CT
CHECKED BY	CHN

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
EXPIRATION DATE: 07/15/2028

GEORGE ISLAND SOLAR
PREPARED FOR
GEORGE ISLAND SOLAR, LLC
WORCESTER COUNTY, MD

SHEET NUMBER
C-000

Plotted By: Miller, Charley. Sheet: Set: GEORGE ISLAND SOLAR. Layout: C-100. April 09, 2026. 03:30:57pm. K:\BAL-CIV\114191-Nexamp-George Island\114191020-Nexamp-George Island\114191020-Overall Existing Conditions Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

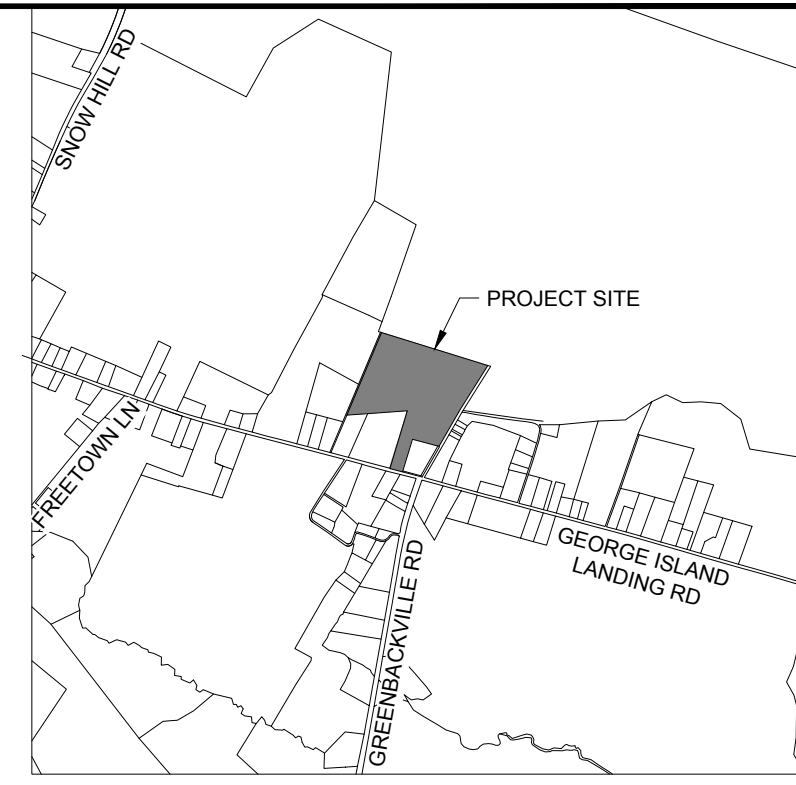


OVERALL EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

OVERALL EXISTING CONDITIONS PLAN LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - EX. EDGE OF PAVEMENT
- - - EX. FENCE
- X SOIL CLASSIFICATION
- XXX HYDROLOGIC SOIL GROUP
- SOIL TYPE BOUNDARY
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. TREE LINE
- EX. BUILDING
- EX. ROAD
- EX. GAS WELL
- EX. TREE



VICINITY MAP
SCALE: 1" = 2000'

EXISTING GROUND COVER

COVER TYPE	ACREAGE (±)	% OF PROPERTY (±)
AGRICULTURE	22.59	98.1
WOODED	0.43	1.9

SOIL TYPES

MAP UNIT SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP	% OF OVERALL PROPERTY AREA
GaB	GALESTOWN LOAMY SAND, 2 TO 5 PERCENT SLOPES	A	0.40%
HbA	HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES	B	69.20%
HmAd	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B	8.40%
RoB	ROSDALE LOAMY SAND, 2 TO 5 PERCENT SLOPES	A	18.60%
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A	3.40%

PROPERTY OWNER INFORMATION

- ADJOINING LANDOWNERS**
- MAP 86 PARCEL 115 - STATE OF MARYLAND - 7141/212 - ZONED: RP - CURRENT USE: OPEN SPACE
 - MAP 94 PARCEL 251 - KEITH EDWARDS MARSHALL JR & MARY VICTORIA RACHEL POWERS MARSHALL - 7554/475 - ZONED: A2 - CURRENT USE: AGRICULTURAL
 - MAP 94 PARCEL 135 - JEFFERY & HENRIETTA CLARA LYTER - 6736/369 - ZONED: A2 - CURRENT USE: AGRICULTURAL
 - MAP 94 PARCEL 136 - HAUCK TAMMY & TAYLOR MACKENZIE LYNN - 7264/214 - ZONED: A2 - CURRENT USE: AGRICULTURAL
 - MAP 94 PARCEL 139 - EDUARDO NAGY - 17822/432 - ZONED: A2 - CURRENT USE: AGRICULTURAL
 - MAP 86 PARCEL 194 - LAMBERSTON FARMS INC - 6379/60 - ZONED: A1 - CURRENT USE: AGRICULTURAL

NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
 PHONE: 443-743-3470
 WWW.KIMLEY-HORN.COM



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN ACTIVELY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.	59846
EXPIRATION DATE	01/12/2028

OVERALL EXISTING CONDITIONS PLAN

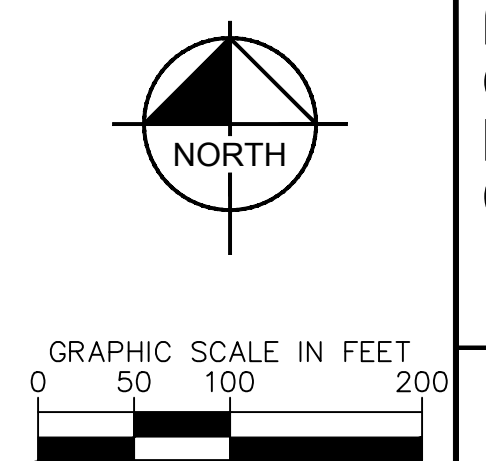
GEORGE ISLAND SOLAR
 PREPARED FOR
GEORGE ISLAND SOLAR, LLC
 WORCESTER COUNTY, MD

SHEET NUMBER
C-100

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.



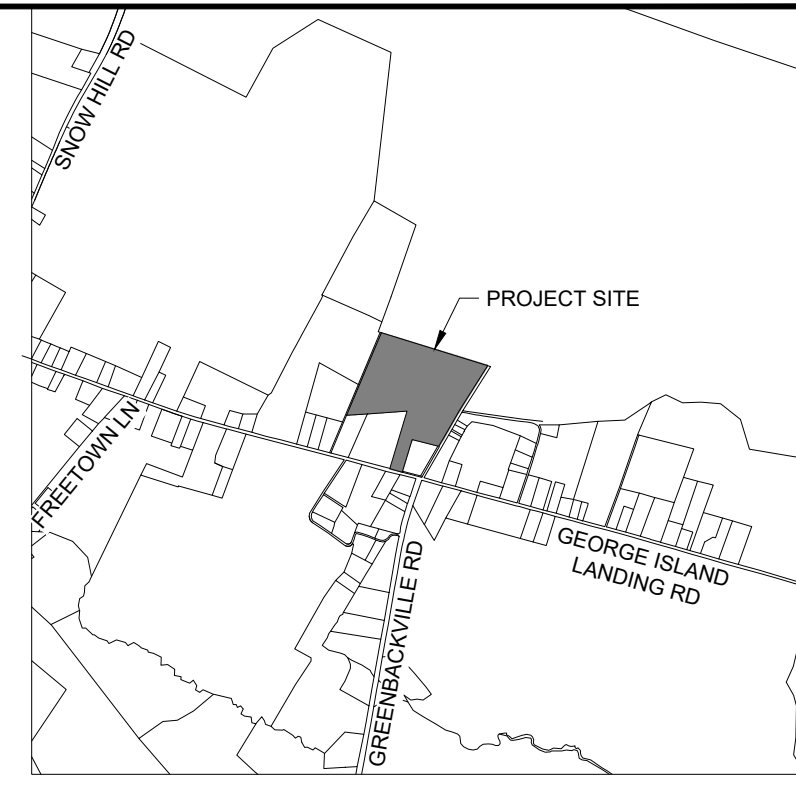
Plotted By: Martin, Christopher - Sheet: Set: GEORGE ISLAND SOLAR - Layout: C-200 - April 09, 2026 - 05:25:59pm - K:\BAL-DVA\114191-Nexamp\114191020-Nexamp_George_Island_CAD\PlanSheets\C-200-OVERALL_SITE_PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



OVERALL SITE PLAN
 SCALE: 1" = 100'

OVERALL SITE PLAN LEGEND

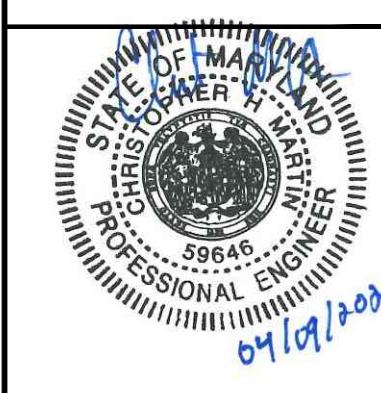
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- LIMITS OF DISTURBANCE (LOD)
- FENCE
- OVERHEAD ELECTRIC
- MEDIUM VOLTAGE LINE
- 26-FT LANDSCAPE BUFFER
- GRAVEL ACCESS DRIVE
- SNOW GATE/ PEDESTRIAN AND PERSONNEL GATE
- SOLAR PANEL
- ELECTRICAL POLE
- GUY WIRE
- EQUIPMENT PAD



VICINITY MAP
 SCALE: 1" = 2000'

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
 PHONE: 443-743-3470
 WWW.KIMLEY-HORN.COM

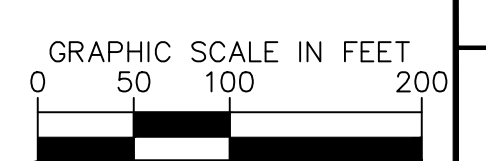
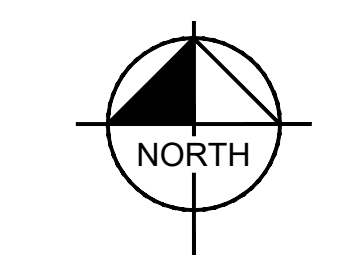


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN OBTAINING PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

PROFESSIONAL LICENSE NO.	59646
EXPIRATION DATE	01/09/2026

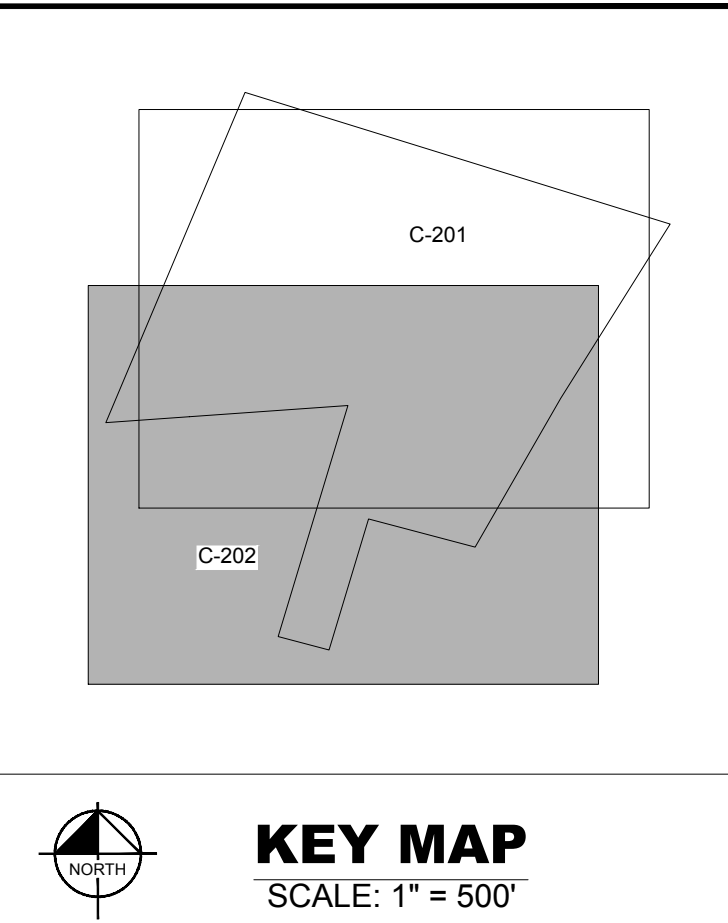
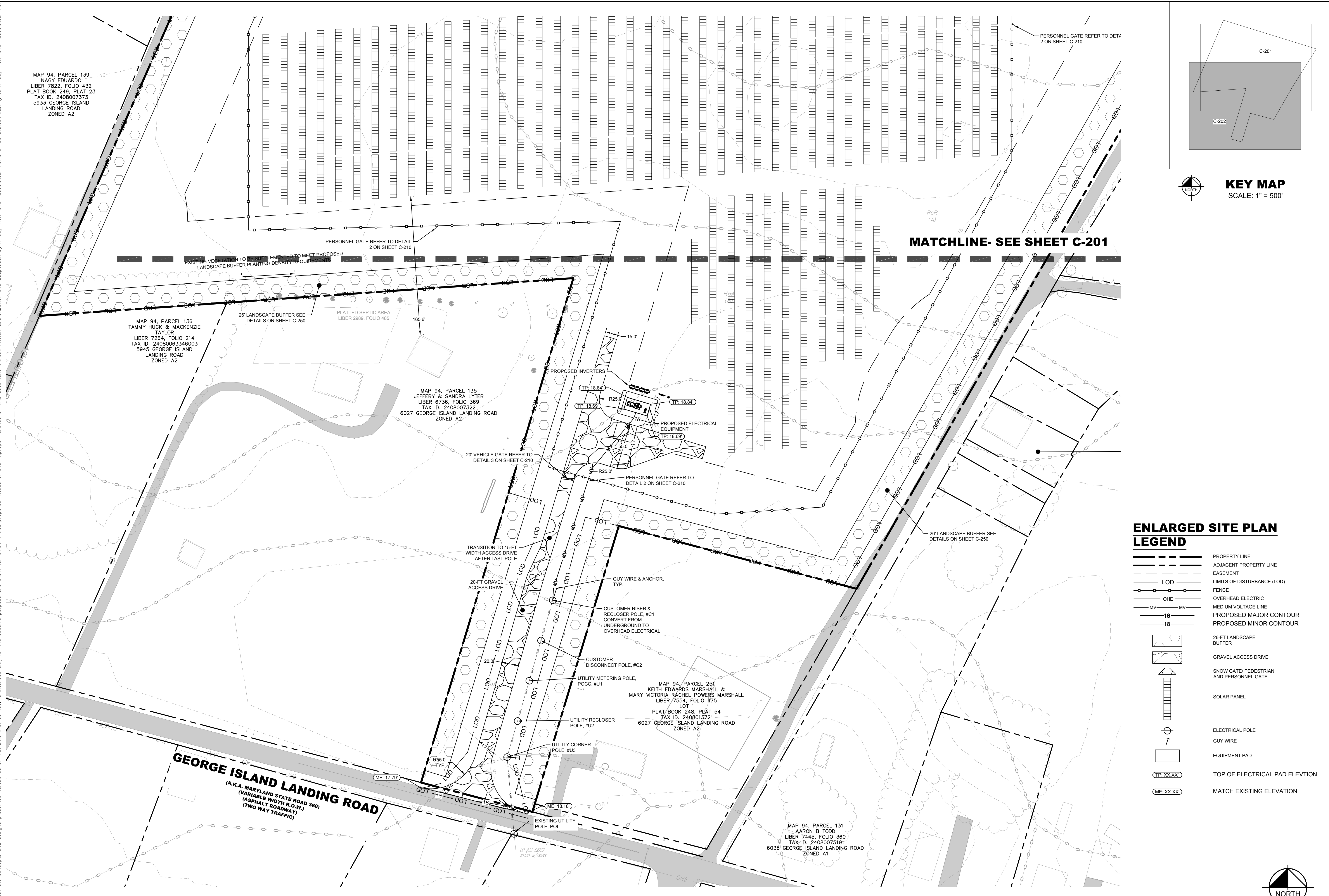
KHA PROJECT	114191020
DATE	04/09/2026
SCALE	AS SHOWN
DESIGNED BY	CT
DRAWN BY	CT
CHECKED BY	CHM

OVERALL SITE PLAN
 PREPARED FOR
GEORGE ISLAND SOLAR, LLC
 WORCESTER COUNTY, MD



CALL 48 HOURS BEFORE YOU DIG
811
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.

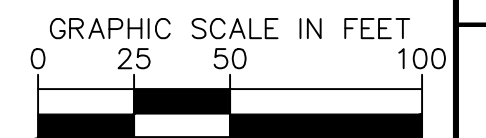
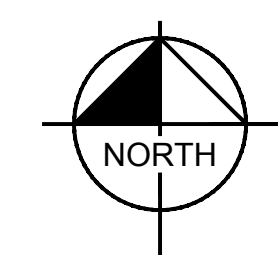
Plotted By: Miller, Charley. Sheet: Set: GEORGE ISLAND SOLAR. Layout: C-202. April 09, 2026. 03:31:42pm. K:\BAL_OVA\114191020-Nexamp_George_Island_VCAD_PlanSheets\C-201_ENLARGED_SITE_PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MATCHLINE- SEE SHEET C-201

ENLARGED SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- LIMITS OF DISTURBANCE (LOD)
- FENCE
- OVERHEAD ELECTRIC
- MEDIUM VOLTAGE LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 26-FT LANDSCAPE BUFFER
- GRAVEL ACCESS DRIVE
- SNOW GATE/ PEDESTRIAN AND PERSONNEL GATE
- SOLAR PANEL
- ELECTRICAL POLE
- GUY WIRE
- EQUIPMENT PAD
- TOP OF ELECTRICAL PAD ELEVATION (TP:XXXX)
- MATCH EXISTING ELEVATION (ME:XXXX)



ENLARGED SITE PLAN
SCALE: 1" = 50'

CALL 48 HOURS BEFORE YOU DIG

811

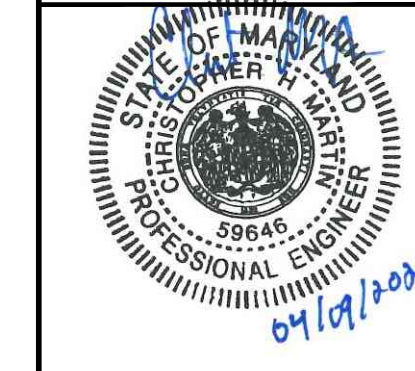
IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley-Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
 PHONE: 443-743-4470
 WWW.KIMLEY-HORN.COM



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

KHA PROJECT	114191020
DATE	04/09/2026
SCALE	AS SHOWN
DESIGNED BY	CT
DRAWN BY	CT
CHECKED BY	CHM

ENLARGED SITE PLAN

GEORGE ISLAND SOLAR
 PREPARED FOR
 GEORGE ISLAND SOLAR, LLC
 WORCESTER COUNTY, MD

SHEET NUMBER
C-202



KNOX PADLOCKS™

EXTERIOR PADLOCK FEATURES AND BENEFITS

Knox exterior padlocks utilize the same master key used with the Knox Rapid Access System. The exterior, heavy-duty Knox Padlocks (Models #3761, #3762, #3783) are built with a stainless-steel shackle designed for securing storage areas, temporary construction sites, gated communities, etc. The shrouded all-weather padlock (Model #3784) provides additional security against pry and cut attacks. The lock cylinder is UL 437 listed which demonstrates it has met the rigorous standard. Performance is tested with a battery of endurance and attack tests.

FEATURES

- ✓ All-weather rust-free stainless-steel Grade 6 shackle
- ✓ Weather resistant body with durable weather cover includes: cylinder protection, sealed shackle holes, and drainage system
- ✓ Available in 4", 3" and 2" shackle lengths
- ✓ Attack resistant
- ✓ Key retaining (when open)
- ✓ Precision pin cylinder
- ✓ High-security shroud version available (for all Knox lock cores)
- ✓ Authorized agency identification labels available: Fire (red); EMG (white); Police (blue); Sheriff (gold); Security (white)

BENEFITS

- ✓ New Shackle lengths support additional applications
- ✓ Improved attack resistance provides longer service life
- ✓ Key retention prevents dropped/lost keys
- ✓ Utilizes the Knox master key solution

INTERIOR PADLOCK FEATURES AND BENEFITS

Knox interior padlocks utilize the same master key used with the Knox Rapid Access System. The interior Knox Padlock (Models #3771 and #3774) are designed to secure fire sprinkler control systems, hazardous chemical supplies, restricted utility areas, equipment lockers, and cases. The lock cylinder is UL listed which demonstrates it has met the rigorous standard. Performance is tested with a battery of endurance and attack tests.

FEATURES

- ✓ Stainless steel shackle; 5/16" diameter available in 2-3/8" and 1-1/8" shackle options
- ✓ Heavy-duty lock design and solid brass body resists pull attacks
- ✓ Precision pin cylinder
- ✓ Key retaining (when open)
- ✓ Authorized agency identification labels available: Fire (red); Police (blue); Sheriff (gold); Security (white)

BENEFITS

- ✓ Two shackle lengths support additional applications
- ✓ Key retention prevents dropped/lost keys
- ✓ Utilizes Knox master key solution



EXTERIOR USE Model #3761 EXTERIOR USE Model #3762

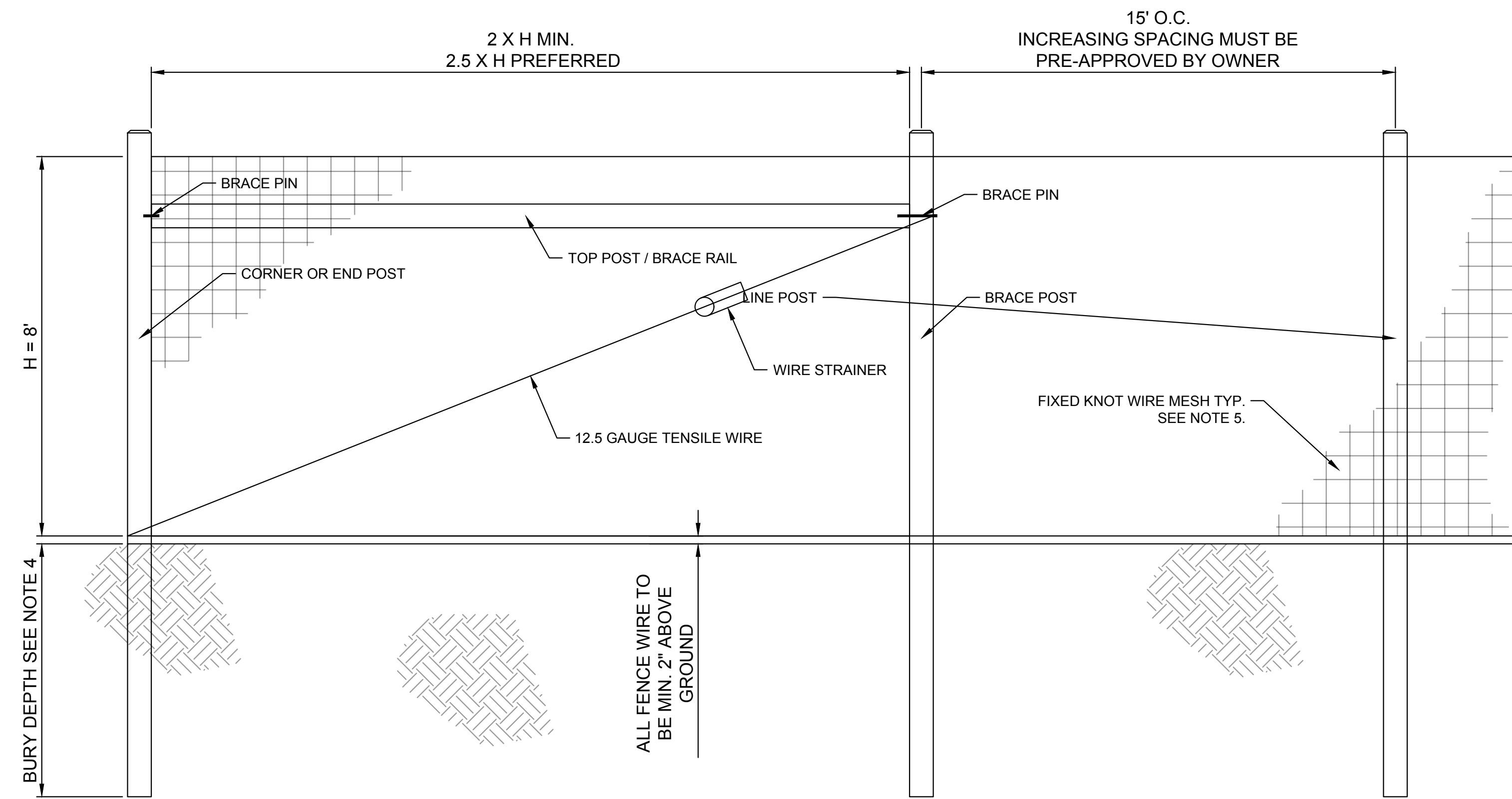


EXTERIOR USE Model #3763 EXTERIOR USE Model #3764



INTERIOR USE Model #3771 INTERIOR USE Model #3774

1601 W. DEER VALLEY ROAD, PHOENIX, AZ 85027 | T. 800-552-5669 | F. 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM
© Knox Company. All rights reserved. MK1 K85FIC-0028 E

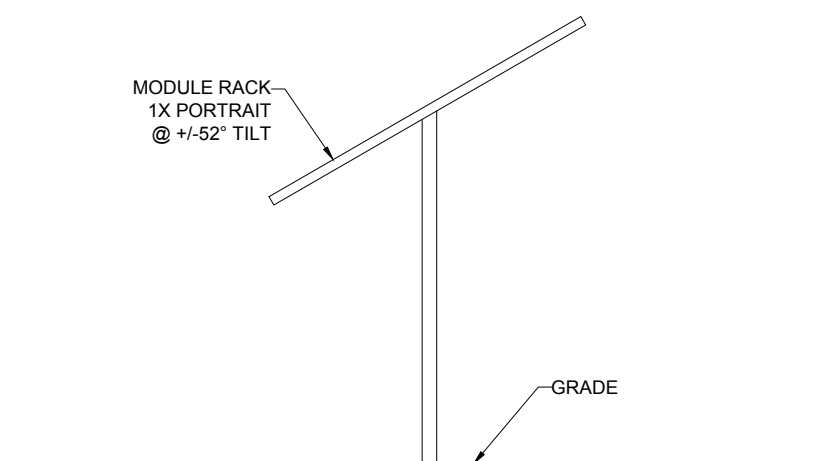


1. FIXED KNOT FARM FENCE

NOT TO SCALE

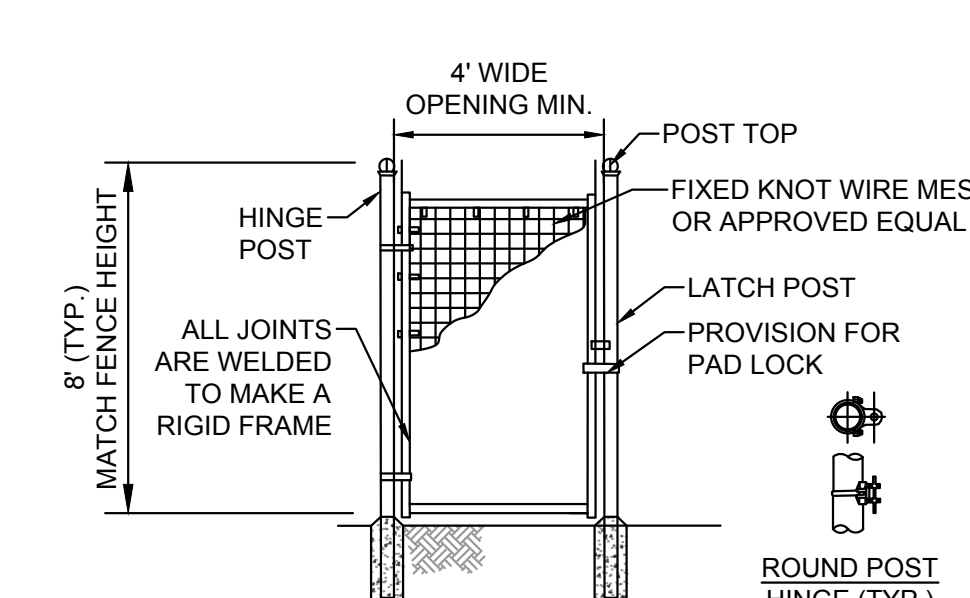
NOTES

1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. PREFER POSTS TO HAVE A CHAMFERED TOP.
4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTED.
5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
6. BRACING IS REQUIRED AT ALL CORNER, END, AND GATE POSTS. DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN, CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.



SOLAR ARRAY RACK DETAIL

NOT TO SCALE

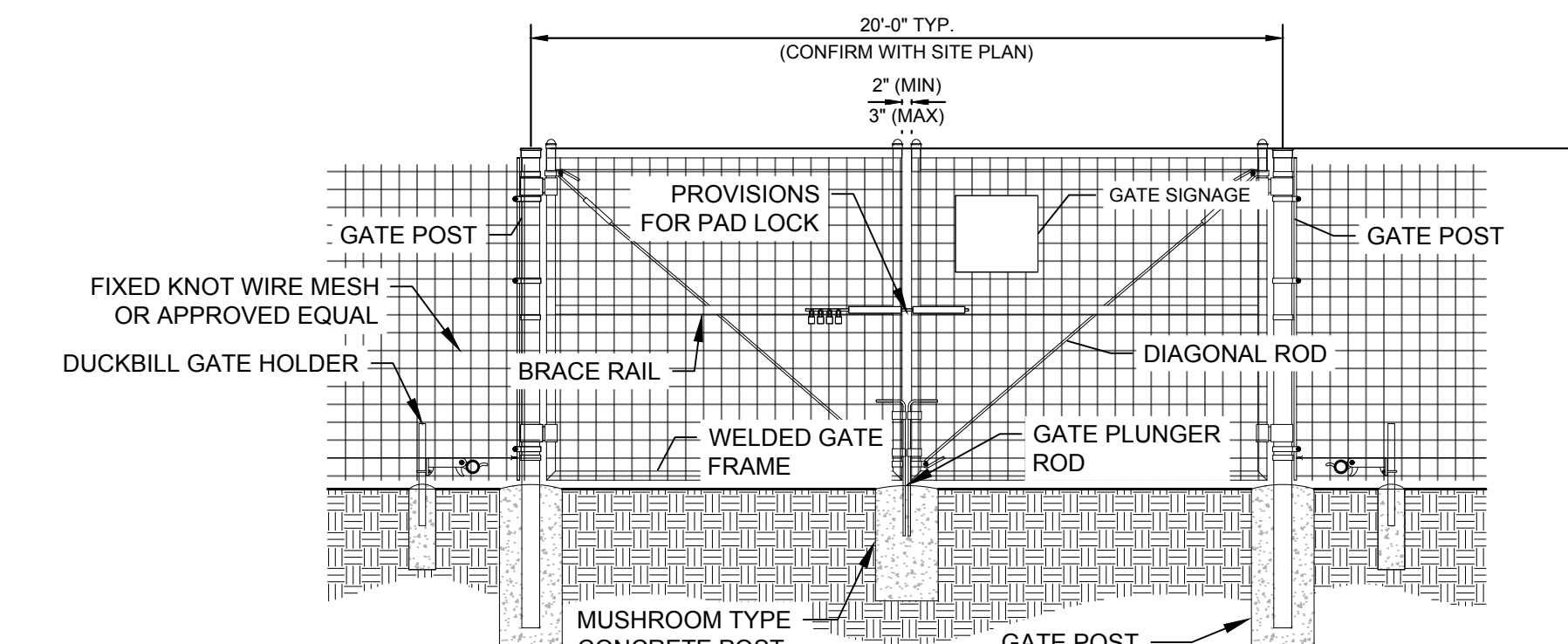


NOTES

1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
7. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS
8. FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER

2. FIXED KNOT FARM FENCE - PERSONNEL GATE

NOT TO SCALE

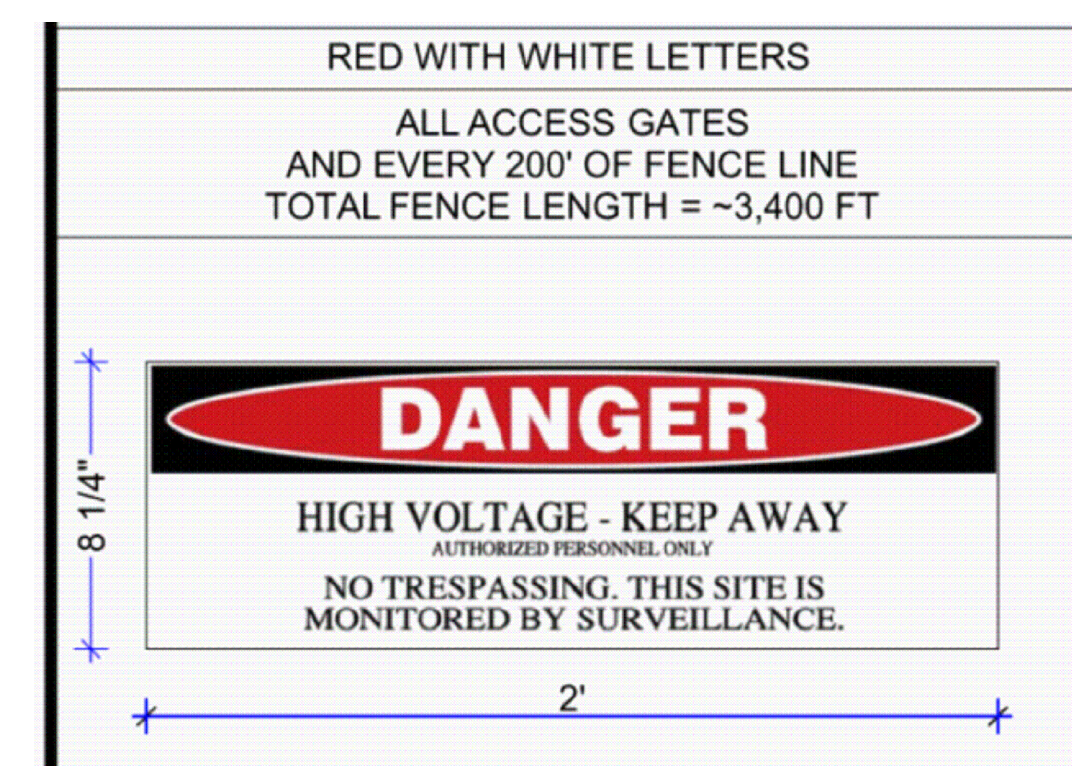


NOTES

1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
7. BRACE RAIL SHOWN FOR REFERENCE. ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS
8. FOOTINGS TO BE DESIGNED BY A STRUCTURAL ENGINEER.

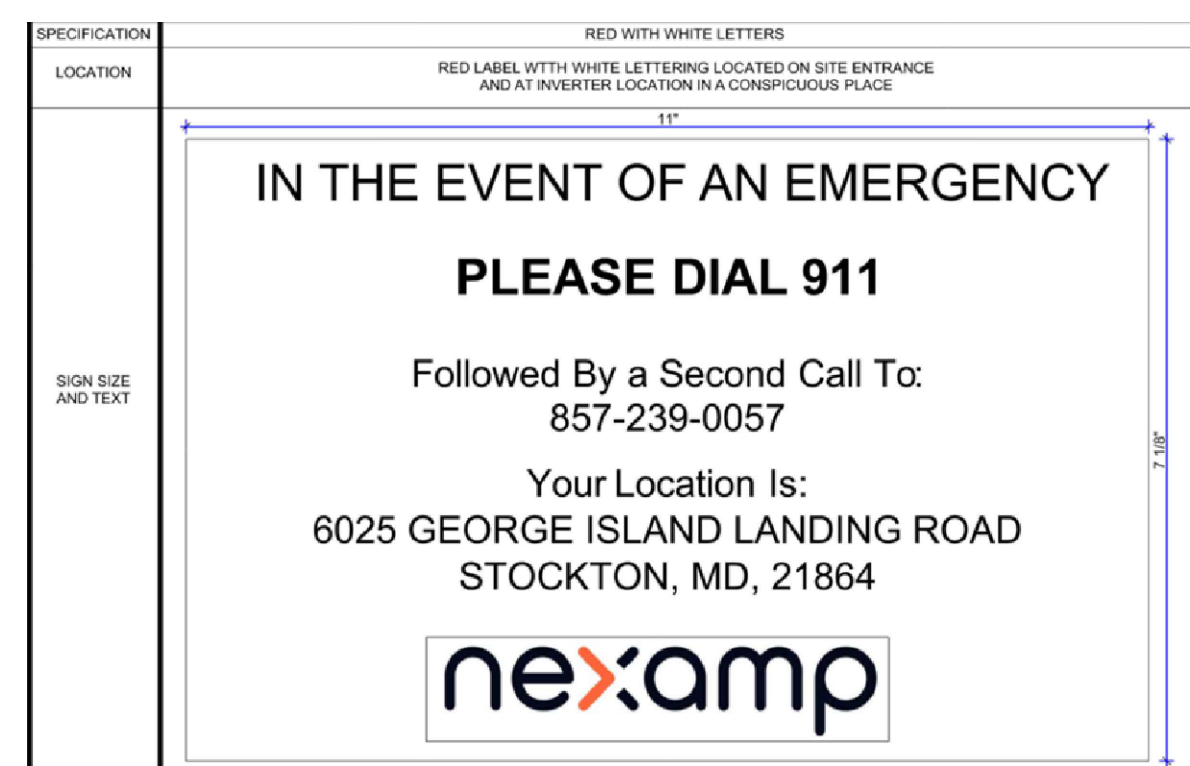
3. FIXED KNOT FARM FENCE - VEHICLE GATE

NOT TO SCALE



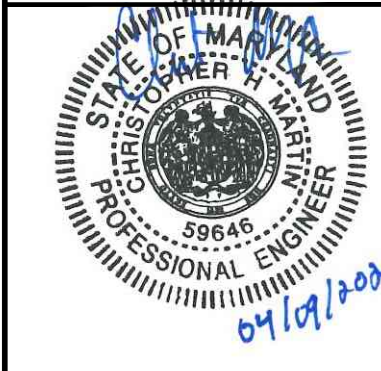
SIGNAGE DETAILS

NOT TO SCALE



NO.	REVISIONS	DATE

Kimley»Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
 PHONE: 443-743-4470
 WWW.KIMLEY-HORN.COM



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

KHA PROJECT	114191020
DATE	04/09/2026
SCALE	AS SHOWN
DESIGNED BY	CT
DRAWN BY	CT
CHECKED BY	CHM

SITE DETAILS

GEORGE ISLAND SOLAR
 PREPARED FOR
 GEORGE ISLAND SOLAR, LLC
 WORCESTER COUNTY, MD

Plotted By: Miller, Charley. Sheet: Set: GEORGE ISLAND SOLAR. Layout: C-210. April 09, 2026. 03:33:24pm. K:\BAL_OVA\114191-Nexamp\114191020-Nexamp_George_Island\CADD\PlanSheets\C-210_SITE_DETAILS.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

Plotted By: jank, Allison - Sheet Set: GEORGE ISLAND SOLAR - Layout: C-250 LANDSCAPE DETAILS - April 09, 2026 12:14:04pm - K:\BAU_CIVIL\14191020-Nexamp_George_Island\CAD\Planting\GEORGE ISLAND SOLAR - C-250 LANDSCAPE DETAILS.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANTING NOTES

Plant Identification - All plants shall be properly marked for identification and checking.
List of Plant Material - The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the landscape architect. The Contractor shall furnish, and plant, all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of Kimley-Horn and the owner. This contract will be based on the bidder having verified prior to bidding the availability of the required plant materials as specified on the Plant Materials List.

Plant Quality - All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been pruned regularly, and shall be vigorous, healthy and of good color. All plants shall be sound, free of plant disease, infestation, or insect eggs and shall have a healthy, normal root system. Plants shall be freshly dug and not heeled-in stock, nor stock from cold storage. All plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall, in general, conform to its natural growth proportions unless otherwise specified. All plants, including container grown, shall conform to the branching, caliper and height specifications of the American Association of Nurserymen's Publication entitled American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition, and shall have a well-shaped, heavy-branched structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. Plants of a given size shall not measure less than the minimum size as set forth in the American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition.

Plant Tagging - The contractor shall prepare a list of nurseries supplying the specified plant material for the owner and Kimley-Horn to inspect, at their option, and tag prior to digging.

Plant Spacing - Plant spacing is to scale on plan.

Soil Mix - Soil mix will be 2/3 existing topsoil, 1/3 leafmold or pine fines thoroughly mixed and homogenized. Other organic material may be substituted upon written approval by Kimley-Horn.

Rootball Size - The ball size shall conform to the American Association of Nurserymen's Publication entitled American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition.

Excavation - Holes for all trees shall be 2 times the size of root ball or container and shall have vertical sides. Holes for shrubs shall be 12" wider than the root ball. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. Organic material (leafmold) will be incorporated into plant beds by tilling again to a depth of 8". Proportions of soil to organic material will be two parts existing soil to one-part organic material. Reforestation plantings shall be planted per the details specified on the drawings.

Planting - Backfilling shall be done with soil mix previously described, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage, chemical residues or inconsistencies between plans and actual site conditions, they should be called to the attention of Kimley-Horn and the owner for adjustment before planting. Plants shall be set plumb and straight and trees shall be guyed or staked, as needed, at the time of planting. Backfill shall be well worked about the roots and seated by watering. Plants will be planted higher than surrounding grade. Shrubs and trees will be set at a depth to place 1/8th of the rootball above finish grade. Remove rope from round tree trunks and lay back burlap and wire baskets from top 1/3 of all B&B material. Nylon, plastic, or vinyl rope and/or burlap will be completely removed from all plant material prior to planting. Reforestation plantings shall be planted per the details specified on the drawings.

Cultivation - All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 2" minimum and 3" maximum with well-aged, fine-shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6" greater diameter than that of the hole. Reforestation plantings shall be planted per the details specified on the drawings.

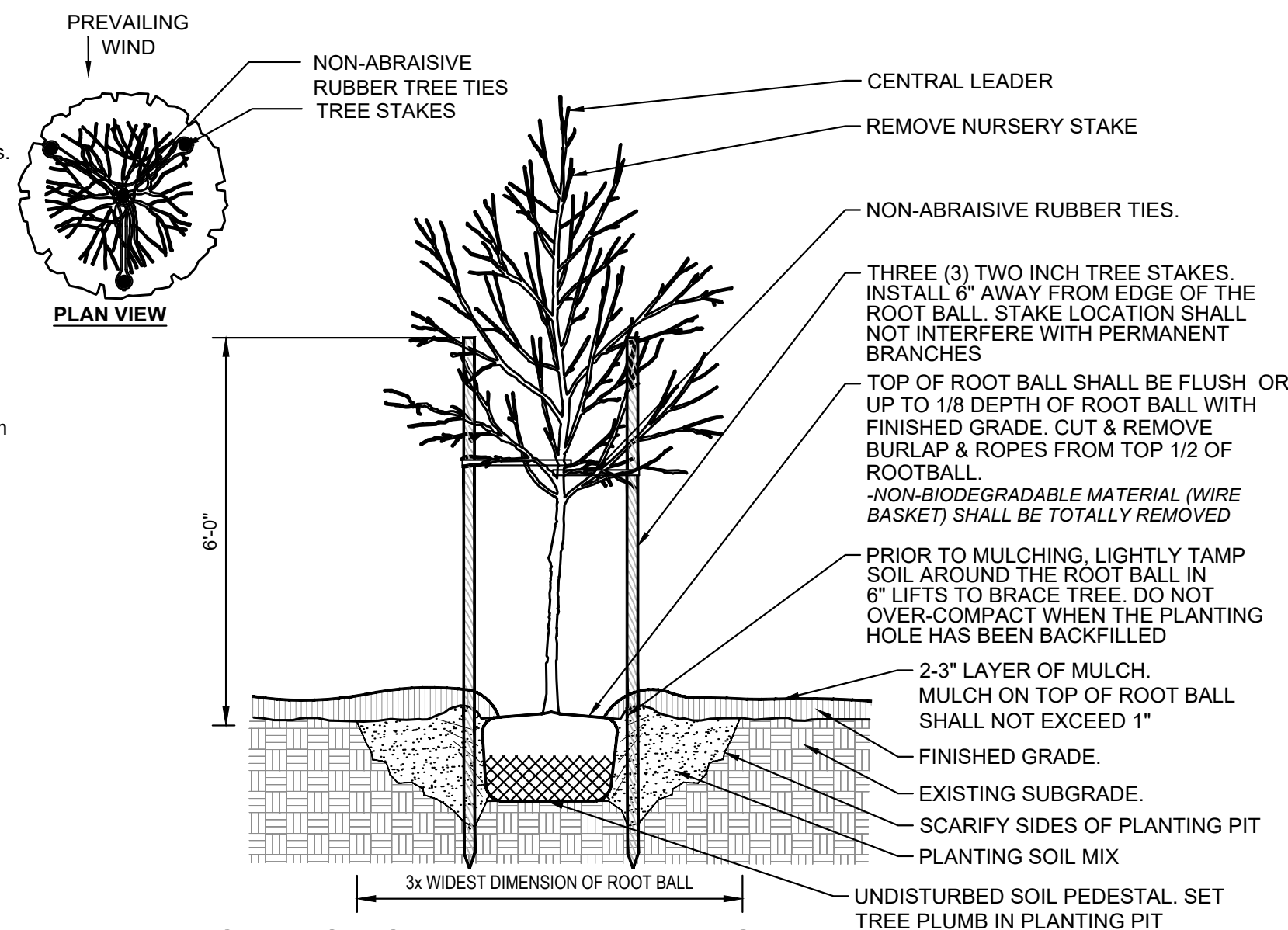
Fertilizer & Inoculation - All fertilizer shall be granular, with 35 to 80 percent of the total nitrogen in a slowly available form. For trees, shrubs, and groundcover; fertilizer shall be a complete fertilizer with a minimum analysis of 10 percent nitrogen, 6 percent phosphorus and 4 percent potassium. For perennials, annuals, and bulbs; fertilizer shall be a time-released, high-phosphate fertilizer; i.e., osmacote. For bulbs, fertilizer shall be bone meal (commercial, raw and finely-round), with an analysis of 4 percent nitrogen and 20 percent phosphoric acid.

Fertilizer shall be added depending on the size of the plant and the manufacturer's recommendation using the following application rates:
 1. Trees: Use 2 lb. of 10-6-4 fertilizer per inch of trunk diameter.
 2. Shrubs: Use 1/4 lb. of 10-6-4 fertilizer per foot of height or spread per plant, or 3-5lbs of 10-6-4 fertilizer per 100 square feet of bed area.
 3. Groundcover: Use 3 lbs. of 10-6-4 fertilizer per 100 square feet of bed area.
 4. Perennials, Annuals, Bulbs: Use 3 lbs. of time-release, high-phosphate fertilizer (5-10-5) per 100 square feet of bed area.

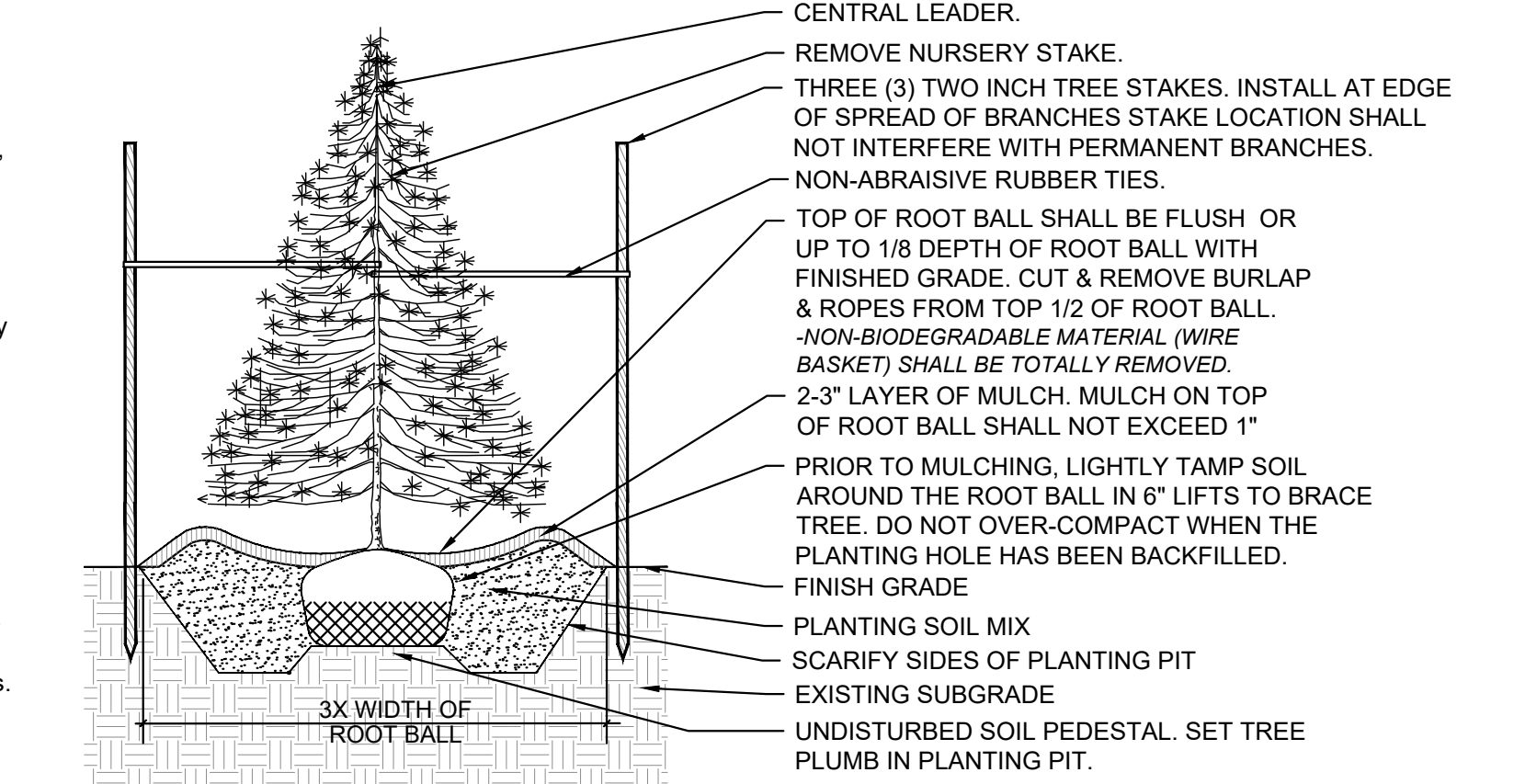
Planting pits shall be backfilled with a mixture containing 80% existing topsoil, 20% organic material such as leaf mold, peat moss or composed sewage sludge. Incorporate endo and ectomycorrhizal fungi transplant amendment per manufacturer's recommendations (manufacturer - Horticultural Alliance, Inc. phone 1-800-628-6373).

After a plant has been determined to be dead, dying or damaged from handling or installation, it will be replaced during the next growing season. For example, if a plant is found dead during the summer months, it will be replaced during the fall planting season. The guarantee will end for all plant material two years after acceptance. During the guarantee period, the Contractor will not be responsible for mechanical injury or vandalism caused by other parties.

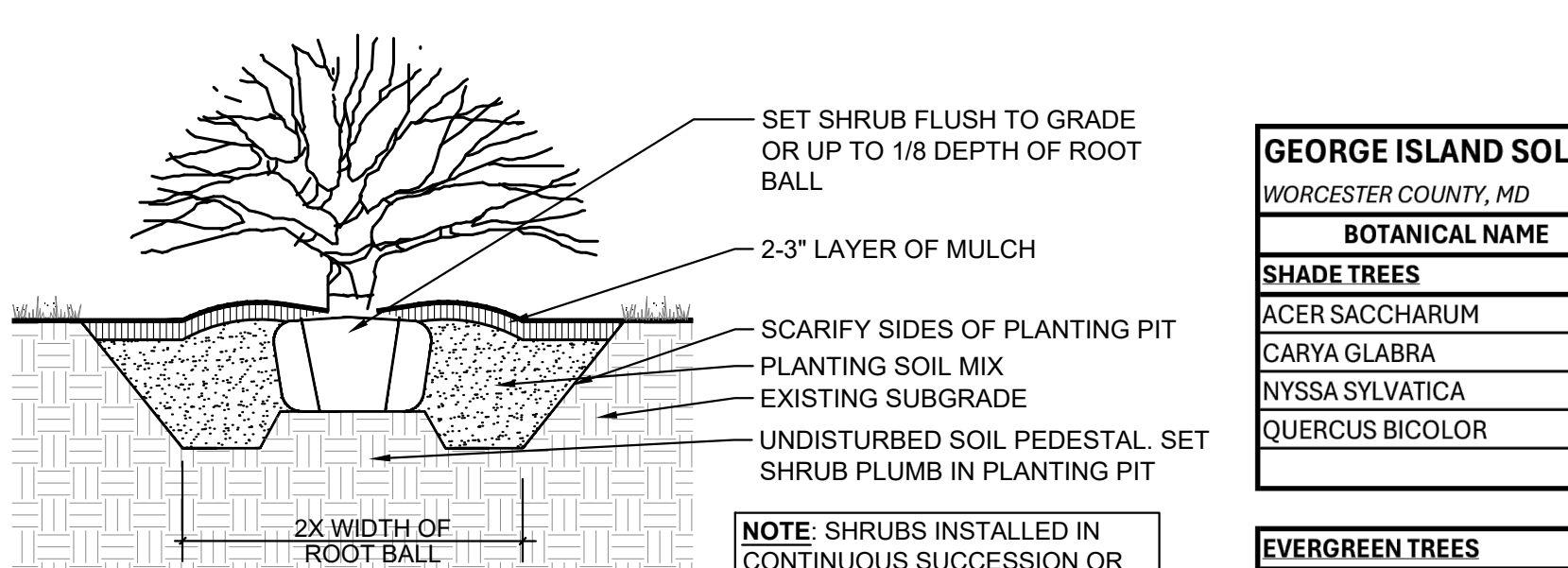
Material Inspection - Owner and/or Kimley-Horn shall, at their discretion, inspect plant material before and during delivery and installation. Plant material will be properly delivered in covered trucks, and promptly uncovered when delivered to prevent damage. Material will be unloaded and properly handled in such a way as not to damage plants. Plants will be inspected and may be rejected upon delivery and/or installation by the owner for mechanical damage, and damage that will subsequently cause misshapen or deformed material. Owner will have authority to observe site preparation and planting installations, and have the right to reject any work if the specifications and construction documents are not followed. All plant material shall be of the quality specified and installed as described above, and unless these minimum standards are satisfied, the plants will be rejected.



A DECIDUOUS TREE PLANTING
NOT TO SCALE

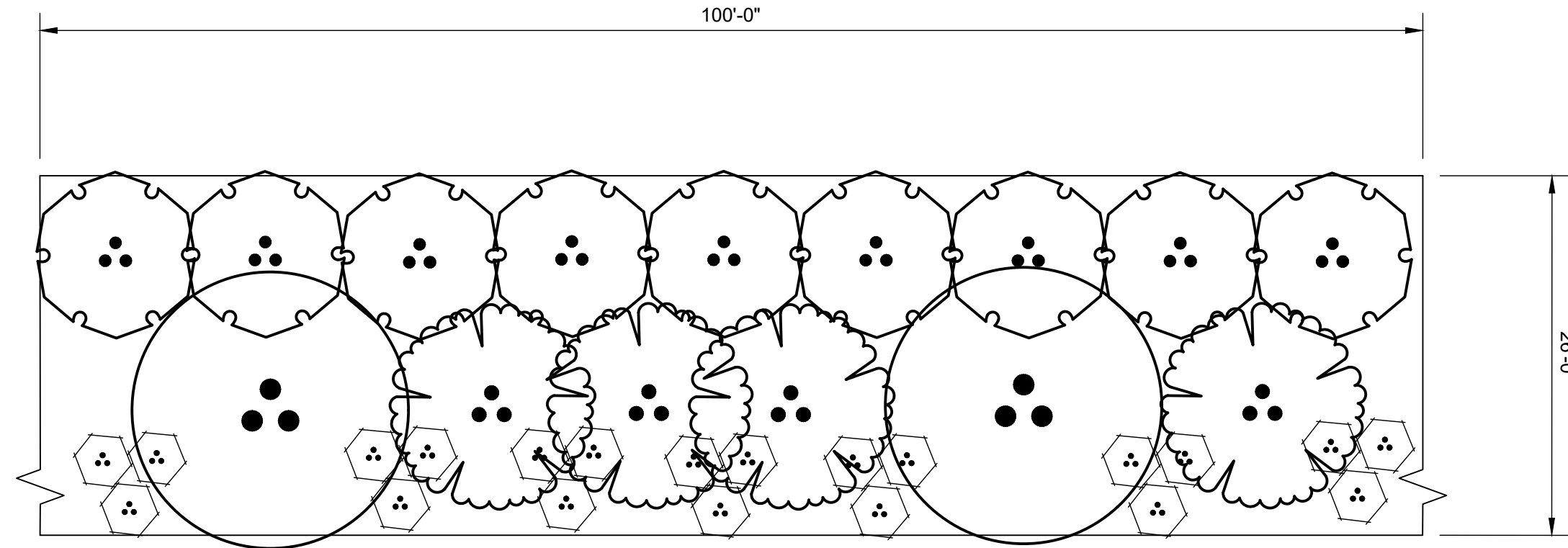


B EVERGREEN TREE PLANTING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE

NOTE: SHRUBS INSTALLED IN CONTINUOUS SUCCESSION OR LARGE BED SHALL BE PLACED IN ONE CONTINUOUS DEPTH BED



1 LANDSCAPE BUFFER - TYP.
NTS

PLANT SCHEDULE PER 100 LF

Symbol	Plant Type	Quantity	Height	Medium
●	SHADE TREES	QTY: 82	HEIGHT	HEIGHT
●	Acer saccharum / Sugar Maple	25%	60-75 FT	MEDIUM
●	Carya glabra / Pignut Hickory	25%	50-70 FT	SLOW
●	Nyssa sylvatica / Tupelo	25%	30-50 FT	SLOW
●	Quercus bicolor / Swamp White Oak	25%	50-60 FT	MEDIUM
●	EVERGREEN TREE	9		
●	EVERGREEN TREES	QTY: 367		
●	Juniperus virginiana / Eastern Redcedar	33%	40-50 FT	MEDIUM
●	Pinus echinata / Short Leaf Pine	33%	50-80 FT	MEDIUM
●	Tsuga canadensis / Eastern Hemlock	33%	40-70 FT	SLOW
●	ORNAMENTAL TREE	4		
●	UNDERSTORY TREES	QTY: 163		
●	Amelanchier arborea / Downy Serviceberry	25%	15-25 FT	MEDIUM
●	Cercis canadensis / Eastern Redbud	25%	20-30 FT	MEDIUM
●	Cornus florida / Flowering Dogwood	25%	20-30 FT	SLOW
●	Hamamelis virginiana / Common Witch Hazel	25%	15-25 FT	SLOW
●	CANOPY TREE	2		
●	SHRUBS	QTY: 856		
●	Cornus sericea / Red Twig Dogwood	20%		
●	Ilex glabra / Inkberry Holly	20%		
●	Ilex verticillata / Winterberry	20%		
●	Myrica pensylvanica / Northern Bayberry	20%		
●	Rhododendron maximum / Rosebay Rhododendron	20%		

BUFFER NOTES

- FOR SECTIONS OF THE LANDSCAPE BUFFER UTILIZING ONLY EXISTING TREES, THE BUFFER SHALL MAINTAIN A MINIMUM WIDTH OF 50 FEET.
- WHERE THE EXISTING TREES TO REMAIN MAKE UP 20 FEET OR MORE OF THE PROPOSED BUFFER, A LINE OF EVERGREEN PLANTINGS TO BE PROVIDED.
- WHERE THE EXISTING TREES TO REMAIN MAKE UP 10-20 FEET OF THE PROPOSED 35 FOOT BUFFER, A ROW OF EVERGREEN TREES AND A ROW OF CANOPY TREES TO BE PROVIDED.

PLANTING NOTES

- ALL PLANTINGS TO BE A MINIMUM OF 4FT IN HEIGHT AT INSTALLATION PER SENATE BILL 931.
- ALL PLANT SPECIES SUBJECT TO CHANGE DURING LIFETIME OF PROJECT WITH APPROVAL FROM WORCESTER COUNTY.
- LANDSCAPE BUFFER MATERIALS MAY NOT BE TRIMMED TO STUNT UPWARD OR OUTWARD GROWTH OR TO OTHERWISE LIMIT THE EFFECTIVENESS OF THE VISUAL SCREEN.
- THE LANDSCAPE BUFFER SHALL BE INSTALLED AS EARLY IN THE CONSTRUCTION PROCESS AS PRACTICABLE AND BEFORE THE ACTIVATION OF THE PROPOSED SOLAR ENERGY GENERATION STATION.
- ANY CHANGES AND SUBSTITUTIONS TO THE LANDSCAPING PLAN SHALL BE APPROVED BY WORCESTER COUNTY.

LANDSCAPE MAINTENANCE AND WATERING NOTES:

- CONTRACTOR SHALL PROVIDE NECESSARY WATERING IMMEDIATELY AFTER PLANTING, AND SHALL CONTINUE UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED. LANDSCAPING SHALL BE WATERED VIA A WATERING TRUCK UNTIL ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
 - WATERING SCHEDULE:
 - 1-2 WEEKS AFTER PLANTING: WATER DAILY AFTER CHECKING SOIL MOISTURE DAILY
 - 3-12 WEEKS AFTER PLANTING: WATER EVERY 2 TO 3 DAYS.
 - AFTER 12 WEEKS: WATER WEEKLY UNTIL ROOTS ARE ESTABLISHED
 - WATER APPLICATION
 - NEWLY PLANTED TREES: APPLY 1-1.5 GALLONS PER TREE TRUNK CALIPER INCH AT EACH WATERING.
 - NEWLY PLANTED SHRUBS: APPLY A VOLUME OF WATER THAT IS 1/2 TO 3/4 THE VOLUME OF THE CONTAINER THE SHRUB WAS PURCHASED IN. WATER DEEPLY IF THE TOP 6 INCHES OF SOIL FEELS DRY TO TOUCH
 - FOLLOW LATEST LANDSCAPE PLANT WATERING GUIDELINES PER UNIVERSITY OF MARYLAND EXTENSION. (HTTPS://EXTENSION.UMD.EDU/RESOURCE/WATERING-TREES-AND-SHRUBS/)

GEORGE ISLAND SOLAR						
WORCESTER COUNTY, MD						
BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT/CALIPER/SIZE @ PLANTING	HEIGHT/CALIPER/SIZE @ MATURITY	NATIVE?	CODE
SHADE TREES						
ACER SACCHARUM	SUGAR MAPLE	20	2.5" CALIPER MIN.	60-80' HT.	NO	
CARYA GLABRA	PIGNUT HICKORY	21	2.5" CALIPER MIN.	60-60' HT.	YES	
NYSSA SYLVATICA	TUPELO	20	2.5" CALIPER MIN.	40-60' HT.	YES	
QUERCUS BICOLOR	SWAMP WHITE OAK	21	2.5" CALIPER MIN.	50-70' HT.	YES	
TOTAL		82		TOTAL NATIVE %	76%	
EVERGREEN TREES						
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	122	6' HT. MIN.	30-50' HT.	YES	
PINUS ECHINATA	SHORT LEAF PINE	122	6' HT. MIN.	50-60' HT.	YES	
TSUGA CANADENSIS	EASTERN HEMLOCK	123	6' HT. MIN.	40-60' HT.	NO	
TOTAL		367		TOTAL NATIVE %	66%	
UNDERSTORY TREES						
AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	41	2" CALIPER/8' HT. MIN.	20-30' HT.	YES	
CERCIS CANADENSIS	EASTERN REDBUD	41	2" CALIPER/8' HT. MIN.	20-30' HT.	YES	
CORNUS FLORIDA	FLOWERING DOGWOOD	41	2" CALIPER/8' HT. MIN.	20-30' HT.	YES	
HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	40	2" CALIPER/8' HT. MIN.	20-30' HT.	YES	
TOTAL		163		TOTAL NATIVE %	100%	
SHRUBS						
CORNUS SERICEA	RED TWIG DOGWOOD	171	24" HT.	6-8' HT.	YES	
ILEX GLABRA	INKBERRY HOLLY	171	24" HT.	5-8' HT.	YES	
ILEX VERTICILLATA	WINTERBERRY	172	24" HT.	6-8' HT.	YES	
MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	171	24" HT.	8-10' HT.	YES	
RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	171	18-24" HT.	10-15' HT.	NO	
TOTAL		856		TOTAL NATIVE %	80%	
OVERALL PLANTS		1468		OVERALL PLANTS NATIVE %	79%	

8ZS1-322(d)(5)

&

8ZS1-322(b)(7)

NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
 PHONE: 443-743-4470
 WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
 W. B. EVANS
 LANDSCAPE ARCHITECT
 4389
 04/09/2026

KHA PROJECT	114191020	DATE	02/23/2026	SCALE	AS SHOWN	DESIGNED BY	AAP	DRAWN BY	AAP	CHECKED BY	ME
-------------	-----------	------	------------	-------	----------	-------------	-----	----------	-----	------------	----

LANDSCAPE DETAILS

GEORGE ISLAND SOLAR
 PREPARED FOR
 GEORGE ISLAND SOLAR, LLC
 WORCESTER COUNTY, MD

CALL 48 HOURS BEFORE YOU DIG
811
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: May 7, 2026

PURPOSE: Major Site Plan Review

DEVELOPMENT: Sunset Marine Park – Buildings 1 and 2

PROJECT: Proposed construction of one (1) heavy equipment retail/service building and one (1) boat sales and service building.

LOCATION: Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264.

ZONING DESIGNATION: C-2 General Commercial District

BACKGROUND: The original site plan completed by George, Miles, and Buhr, LLC (GMB) was approved by the Planning Commission on 12/5/2024 and received signature site plan approval on 4/24/25. The site plan proposed a 23,775-sf. watercraft service building, as well as associated parking spaces, landscaping, stormwater management facilities, and other site improvements. The site plan was also designed to accommodate future buildings on the property.

The proposed site plan from Vista Design, Inc. seeks to build out the areas that were planned for future development. Building 1 is proposed to be a heavy equipment service building while Building 2 will be a boat service building. There will also be a 21,000-sf. gravel storage area behind Building 1, where the heavy equipment will be stored. Travelways, parking, and sidewalks will also be constructed as part of the development.

SIGNS: Any signage shall meet the requirements of §ZS 1-324 and Section 14 of the *Design Guidelines and Standards for Commercial Uses* and shall be reviewed at permitting stage for compliance.

PARKING: Per §ZS 1-320, a minimum of thirteen (13) spaces are required for Building 1, and thirteen (13) are provided, meeting the minimum requirements. Building 2 is required to have fourteen (14) spaces, and sixteen (16) are provided. The two (2) additional spaces will need to be constructed with a pervious paver system. Parking spaces shall be demarcated with painted stripes and parking bumpers where shown. Handicap accessible parking spaces have been provided as required under the Maryland Accessibility Code. All handicap accessible signs shall be posted a minimum of 84” from grade to the bottom of the sign.

LOADING SPACES: One (1) loading space has been provided for each of the proposed buildings.

TRAFFIC CIRCULATION: The site will be accessed from two (2) separate entrances from Sunset Avenue and Old Bridge Road that were approved in the GMB site plan.

PEDESTRIAN AND BICYCLE CONNECTIVITY: A 5' sidewalk is proposed along Sunset Avenue and near the proposed buildings, and two (2) bicycle racks are proposed.

REFUSE REMOVAL: A dumpster and enclosure are proposed near each building.

LANDSCAPING: The previously approved GMB plan includes landscaping along Sunset Avenue and along the building facades. Landscaping will also be provided near the stormwater management facility next to the 21,000-sf. outdoor gravel storage area to meet required landscape buffering for adjacent properties.

The site plan provided by Vista Design, Inc. provides landscaping within the parking areas for Buildings 1 and 2 to meet the code requirements. Landscape buffering from adjoining properties is required for the proposed outdoor temporary boat/vehicle storage areas near Building 2 per §ZS1-210(b)(4)(B) of the code, and the applicants are requesting a waiver from the Planning Commission for this requirement pursuant to §ZS1-322(e)(8).

FOREST CONSERVATION LAW: The property is exempt from the Forest Conservation Act.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project has obtained Stormwater Final Plan approval.

CRITICAL AREA LAW: This property is located within the Atlantic Coastal Bays Critical Area (ACBCA) program boundary.

WATER SUPPLY AND WASTEWATER SERVICES: This project is proposed to be served by public water and sewer. Written confirmation will be required from Environmental Programs and Public Works that their requirements have been met prior to signature site plan approval.

ARCHITECTURAL JUSTIFICATION: The building elevations have been designed and reviewed under the *Design Guidelines and Standards for Commercial Uses*. This development is located within the Seaside tradition.

The items requiring a waiver from the Planning Commission have been itemized below under "Planning Commission Considerations." The applicant is required to justify their waiver request

based upon the criteria outlined in Section 2(b) of the *Design Guidelines and Standards*.

PROPERTY OWNER: Old Bridge Sunset Holdings, LLC

APPLICANT/ENGINEER: Vista Design, Inc.

PREPARED BY: Ben Zito, DRP Specialist

PLANNING COMMISSION CONSIDERATIONS – SITE PLAN WAIVERS

The applicant is requesting waivers to the following code requirements:

- 1) §ZS 1-320(f)(1): All parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution, such as asphalt or tar and chip. The applicants are proposing a 21,000-sf. gravel storage area behind Building 1.
- 2) §ZS1-322(b)(7): All landscaped areas are required to be readily accessible to a water supply and to have an automatic irrigation system with rain sensors. The applicants are proposing to utilize manual irrigation via hose bibs.
- 3) §ZS1-210(b)(4)(B) and §ZS1-322(e)(2): Landscape buffering from adjoining properties is required for the proposed outdoor temporary boat/vehicle storage areas near Building 2. The applicants are requesting a waiver from the Planning Commission for this requirement pursuant to §ZS1-322(e)(8). This waiver does not include the 21,000-sf. gravel storage area behind Building 1, as landscape buffering will be provided as shown on the previously approved plans.

PLANNING COMMISSION CONSIDERATIONS – DESIGN GUIDELINES

Design Guidelines and Standards for Commercial Uses: Site Plan

Section 18(b)(8) requires nighttime lighting for pedestrian walkways and areas near crosswalks. This requirement was satisfied in the previously approved site plan through bollard lighting along the proposed sidewalk on Sunset Avenue. Section 19(b)(1) requires an 800-square-foot community space as part of the development, which was also included in the previously approved site plan.

The applicants are now requesting waivers from these two previously approved requirements for the proposed development.

Section 18(b)(8): Night lighting must be provided for all pedestrian walkways and where stairs, curbs, ramps, and crosswalks occur. Pedestrian lighting may be accomplished by bollard style or other appropriate fixtures.

Section 19(b)(1): Each commercial structure shall contribute to the improvement of public spaces by providing a community space that is centrally located, connected to the pedestrian walkway and placed in areas with the highest pedestrian traffic. It should be constructed of materials that are similar to the principal materials of the building and landscaped compatibly. This community space shall provide seating and at least one of the following:

- A. Patio.
- B. Pedestrian plaza.
- C. Transportation center.
- D. Window shopping walkway.
- E. Outdoor playground area.
- F. Kiosk area.
- G. Water feature.
- H. Clock tower.
- I. Other such deliberately shaped area or focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces.

Design Guidelines and Standards for Commercial Uses: Building 1

The building elevations have been designed and reviewed under the *Design Guidelines and Standards for Commercial Uses*. This development is located within the Seaside tradition.

The items requiring a waiver from the Planning Commission have been itemized below under “Planning Commission Considerations.” The applicant is required to justify their waiver request based upon the criteria outlined in Section 2(b) of the *Design Guidelines and Standards*.

Section 8	Roofs
Section 9	Materials
Section 10	Facades
Section 13	Details

Section 8(b)(2): Roofs shall have two (2) or more of the following features:

- A. Sloped roofs that do not exceed the average height of the supporting walls, with an average slope of six in twelve or higher up to a twelve in twelve pitch. (See Figure 11.)
- B. Overhanging eaves, extending past the supporting walls no less than sixteen inches for buildings two stories or less and twenty-four inches for buildings greater than two stories.
- C. Dormers.
- D. Three or more roof slope planes.

Section 9(b)(2): Appropriate materials for exterior walls and trim shall cover at least seventy-five percent of the surface area (excluding windows, doors, etc.) and shall include the following:

- A. Wood and hardy plank clapboard or shingles.
- B. Brick.
- C. Tinted and textured concrete masonry units.
- D. Vinyl and metal siding replicating the look of wood.
- E. Detailed stucco and Exterior Insulation and Finish System (EIFS) 6.

Section 10(a)(3): Symmetry shall be used to attain visual balance in the building's composition by creating order within the elements of that composition.

Section 10(b)(1)(A): Elements within each segment of the facade shall be symmetrical. Facade elements and openings shall be repeated in the same positions on either side of an imaginary central vertical line of that segment. Minor variations to a symmetrical condition can be absorbed while maintaining an overall sense of the balance.

Section 10(b)(1)(C): Facades greater than sixty feet in width shall be provided with wall plane projections or recesses that:

- 1. Have a depth of at least two feet or three percent of the facade width, whichever is greater; and
- 2. Extend at least twelve feet or twenty percent of the facade width, whichever is greater.

Section 10(b)(1)(E): Facades shall include at least two continuous details of twelve inches or less in height within the first ten feet of the building wall, measured vertically at street or sidewalk level.

Section 10(b)(1)(H): Facades shall incorporate transparent features such as windows and doors over a minimum of twenty-five percent of the surface area of facades but shall not exceed forty percent.

Section 10(b)(1)(K): Exterior materials that are generally featureless such as stucco or panels are inappropriate. Detailing shall be used to mitigate the monotony of such materials.

Section 13(b)(1): Building facades must include a repeating pattern that shall include at least two of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at least every thirty feet, either horizontally or vertically.

- A. Color change.
- B. Texture change.
- C. Material change.
- D. An architectural or structural bay with a change in plane of at least twelve inches in width, such as an offset, reveal or pilaster.

Design Guidelines and Standards for Commercial Uses: Building 2

The building elevations have been designed and reviewed under the *Design Guidelines and Standards for Commercial Uses*. This development is located within the Seaside tradition. The items requiring a waiver from the Planning Commission have been itemized below under “Planning Commission Considerations.” The applicant is required to justify their waiver request based upon the criteria outlined in Section 2(b) of the *Design Guidelines and Standards*.

Section 8	Roofs
Section 9	Materials
Section 10	Facades
Section 13	Details

Section 8(b)(2): Roofs shall have two (2) or more of the following features:

- A. Sloped roofs that do not exceed the average height of the supporting walls, with an average slope of six in twelve or higher up to a twelve in twelve pitch. (See Figure 11.)
- B. Overhanging eaves, extending past the supporting walls no less than sixteen inches for buildings two stories or less and twenty-four inches for buildings greater than two stories.
- C. Dormers.
- D. Three or more roof slope planes.

Section 9(b)(2): Appropriate materials for exterior walls and trim shall cover at least seventy-five percent of the surface area (excluding windows, doors, etc.) and shall include the following:

- A. Wood and hardy plank clapboard or shingles.
- B. Brick.
- C. Tinted and textured concrete masonry units.
- D. Vinyl and metal siding replicating the look of wood.
- E. Detailed stucco and Exterior Insulation and Finish System (EIFS) 6.

Section 10(a)(3): Symmetry shall be used to attain visual balance in the building's composition by creating order within the elements of that composition.

Section 10(b)(1)(A): Elements within each segment of the facade shall be symmetrical. Facade elements and openings shall be repeated in the same positions on either side of an imaginary central vertical line of that segment. Minor variations to a symmetrical condition can be absorbed while maintaining an overall sense of the balance.

Section 10(b)(1)(C): Facades greater than sixty feet in width shall be provided with wall plane projections or recesses that:

1. Have a depth of at least two feet or three percent of the facade width, whichever is greater; and
2. Extend at least twelve feet or twenty percent of the facade width, whichever is greater.

Section 10(b)(1)(E): Facades shall include at least two continuous details of twelve inches or less in height within the first ten feet of the building wall, measured vertically at street or sidewalk level.

Section 10(b)(1)(H): Facades shall incorporate transparent features such as windows and doors over a minimum of twenty-five percent of the surface area of facades but shall not exceed forty percent.

Section 10(b)(1)(K): Exterior materials that are generally featureless such as stucco or panels are inappropriate. Detailing shall be used to mitigate the monotony of such materials.

Section 13(b)(1): Building facades must include a repeating pattern that shall include at least two of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at least every thirty feet, either horizontally or vertically.

- A. Color change.
- B. Texture change.
- C. Material change.
- D. An architectural or structural bay with a change in plane of at least twelve inches in width, such as an offset, reveal or pilaster.



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
BOARD OF LICENSE
COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

April 27, 2026

Vista Design, Inc.
c/o Bruce Howe
11634 Worcester Highway
Showell, MD 21862

Re: Sunset Marine Park Major Site Plan Review

Dear Mr. Howe:

This is to advise you that the Department has completed a review of the site plan dated April 10, 2026, associated with the above-referenced project. The plans have been reviewed in accordance with the pertinent sections of the Worcester County *Zoning and Subdivision Control Article*. The following revisions will be needed prior to signature site plan approval:

1. Sheet C101: Please extend the sidewalk in front of Building 1 an additional two (2) feet to the end of the discharge isle.

A copy of the Staff Report associated with this project is attached for your reference. Please do not with any questions or comments you may have.

Sincerely

Ben Zito
DRP Specialist III

SITE DATA:

Design Consultant

VISTA DESIGN, INC.
11634 WORCESTER HWY.
SHOWELL, MD 21862
PH. 410-352-3874

Tax Map

TAX MAP 0027 GRID 0007 PARCEL 00264 & 00632
DEED BOOK: 8242, PAGE: 219
PLAT BOOK: 239, PAGE: 3
PLAT BOOK: 133, PAGE: 22
TAX ACCOUNT ID: PARCEL 264 #10-013615
PARCEL 632 #10-251745

Site Area

SITE AREA PARCEL 264 ±8.03 ACRES
TOTAL CRITICAL AREA (IDA) ±4.23 ACRES
TOTAL WETLANDS AREA: ±0.35 ACRES
TOTAL DISTURBED AREA BUILDINGS 1 & 2: 2.04 ACRES

Zoning Information

EXISTING ZONING: R3-C2 - MULTI-FAMILY RESIDENTIAL DISTRICT
LAND USE: COMMERCIAL
SETBACKS:
FRONT: 25 FT
SIDE: 6 FT
REAR: 20 FT

Critical Areas

THIS SITE IS LOCATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA, 1,000' BUFFER.

Flood Zone

THIS SITE IS LOCATED WITHIN FLOOD ZONE UNSHADED "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP # 24047C0190H EFFECTIVE DATE JULY 16, 2015

Sewer Provider

WORCESTER COUNTY - WEST OCEAN CITY

Water Provider

MYSTIC HARBOUR SANITARY SERVICE AREA

Horizontal Datum

NAD 83 MARYLAND STATE PLANE GRID

STORMWATER MANAGEMENT TREATMENT NARRATIVE

This pad site plan has been designed to remain consistent with the grading, drainage patterns, and total impervious area previously approved under the plans titled "Sunset Marine Park Sediment & Stormwater Management Plans" prepared by GMB and approved by Worcester County Environmental Programs on August 20, 2025.

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.

FOREST CONSERVATION STATEMENT

This site is not required to comply with the Worcester County Forest Conservation Law. This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act.

EDU REQUIREMENTS

CATEGORY	ALLOCATION RATE	QUANTITY (SF)	GALLONS PER DAY	REQUIRED EDU'S
Warehouse	Gross Sq. ft x 0.03 = gpd	5,342 sf	160	1
Warehouse	Gross Sq. ft x 0.03 = gpd	7,325sf	220	1

OFF STREET PARKING REQUIREMENTS

PROPOSED USE	REQUIREMENT	QUANTITY (UNITS/SF)	REQUIRED PARKING	PROPOSED PARKING
Building-1 Auto/Boat/Heavy equipment service	10 plus 1 per service bay (3)	5,342 sf w/ (3) service bays	13	13
Building-2 Watercraft service	10 plus 1 per service bay (4)	7,325 sf w (4) service bays	14	16

REFERENCE TO PREVIOUSLY APPROVED OVERALL SITE PLAN

THIS SITE PLAN IS PREPARED AS A COMPONENT OF THE PREVIOUSLY APPROVED OVERALL SITE PLAN FOR THE DEVELOPMENT TITLED, "SUNSET MARINE PARK ENGINEERING PLANS" PREPARED BY GMB (GMB FILE NO. 210225) DATED NOVEMBER 2024 AND APPROVED BY WORCESTER COUNTY 4/23/25. THE OVERALL SITE PLAN, INCLUDING BUT NOT LIMITED TO SITE GRADING, STORMWATER MANAGEMENT DESIGN AND CALCULATIONS, LANDSCAPING REQUIREMENTS, EXISTING CONDITIONS, AND GENERAL SITE DETAILS.

THE DESIGN SHOWN HEREIN IS LIMITED TO THE PAD SITE IMPROVEMENTS AND ASSOCIATED GRADING TO TIE INTO APPROVED SITE PLAN. ALL OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED OVERALL SITE PLAN AND SUPPORTING DOCUMENTS.

SUNSET MARINE PARK ENGINEERING PLANS
WEST OCEAN CITY, MARYLAND
GMB FILE NO. 210225
GEORGE, MYLES & BUHR, LLC

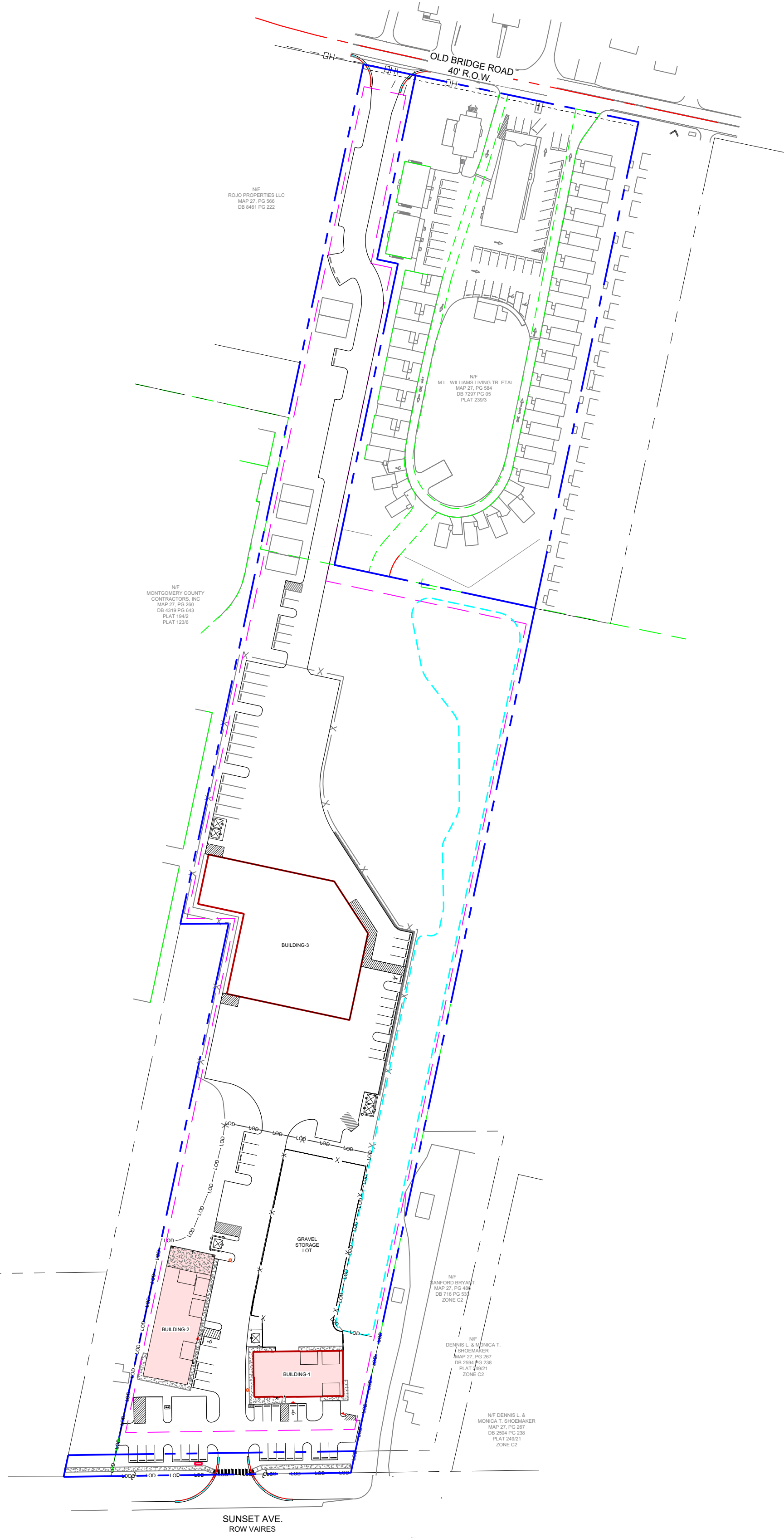
APPROVED BY WORCESTER COUNTY PLANNING COMMISSION: 12/5/24
APPROVED BY WORCESTER COUNTY ZONING: 4/23/25



SCALE: 1" = 100'

SUNSET MARINE PARK

BUILDING-1 AND BUILDING-2
OLD BRIDGE ROAD
WEST OCEAN CITY, MD 21842



CIVIL SHEET INDEX

- SHEET G 001 COVER SHEET
- SHEET C 100 SITE PLAN REVIEW AREAS
- SHEET C 101 SITE PLAN
- SHEET C 102 SITE GRADING PLAN
- SHEET C 103 SITE PLAN DETAILS

ARCHITECTURAL PLANS BUILDING-1

- A111-1 FIRST LEVEL FLOOR PLAN
- A112-1 MEZZANINE LEVEL FLOOR PLAN & ROOF PLAN
- A201-1 ELEVATIONS
- A202-1 PERSPECTIVE ELEVATIONS

ARCHITECTURAL PLANS BUILDING-2

- A111-2 FIRST LEVEL FLOOR PLAN
- A112-2 MEZZANINE LEVEL FLOOR PLAN & ROOF PLAN
- A201-2 ELEVATIONS
- A203-2 PERSPECTIVE ELEVATIONS

APPROVED GMB SHEET INDEX

- SHEET G 1.0 ENGINEERIN PLAN COVER SHEET
- SHEET G1.2 SITE PLAN
- SHEET C1.1A SITE, E&S, AND STORMWATER PLAN



VICINITY MAP

SCALE: 1" = 2,000'

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 or 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:

Tim Kamas	301-434-3854
Miss Utility	1-800-282-8555
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 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 (NOCC), 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.

Tim Kamas- Old Bridge Sunset Holdings, LLC _____ DATE _____
Chairperson - Worcester County Planning & Zoning _____ DATE _____

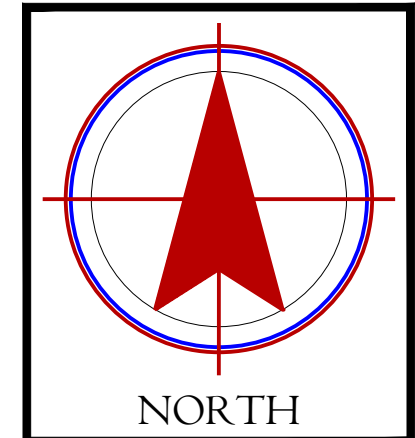
SIGNATURE PANEL

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.

Tim Kamas- Old Bridge Sunset Holdings, LLC _____ DATE _____
Chairperson - Worcester County Planning & Zoning _____ DATE _____

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto apparent.



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT DATA

Project No.:	25-100
File Name:	SP (06/26).dwg
Client:	WEST OCEAN CITY
Location:	WORCESTER COUNTY, MARYLAND
Date:	04/09/26
Scale:	1" = 100'

**PRELIMINARY
SITE
PLAN**

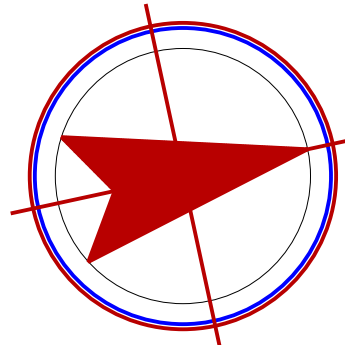
**SUNSET
MARINE
PARK**

**VISTA
DESIGN, INC.**
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
PH: 410-352-3874 • Fax: 410-352-3875 • www.vistadesign.com

Sheet No. **G 001**

SUNSET MARINE PARK

BUILDING-1 AND BUILDING-2
 OLD BRIDGE ROAD
 WEST OCEAN CITY, MD 21842



NORTH

REVISIONS

PROJECT DATA

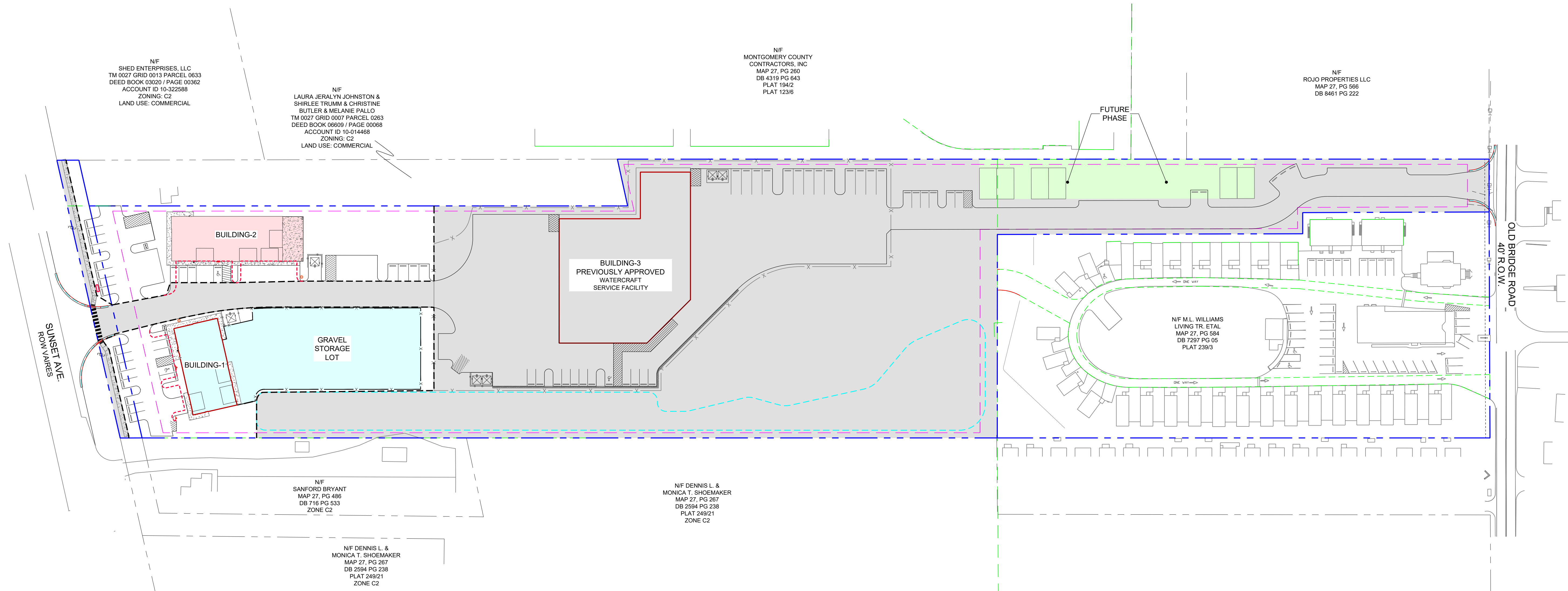
Project No.: 25-100
 File Name: SP (06/26).dwg
 WEST OCEAN CITY
 WORCESTER COUNTY, MARYLAND
 Date: 04/09/26
 Scale: 1" = 60'

PRELIMINARY
 SITE PLAN
 PERMITTING PHASES

SUNSET
 MARINE
 PARK
 BUILDINGS 1 & 2

VISTA
 DESIGN, INC.
 Engineers • Architects • Surveyors • Landscape Architects
 Land Planning Consultants • GIS Services
 11000 Worcester Hwy, Shovel, MD 21862
 Ph: 410-352-3874 • Fax: 410-352-3875 • www.vistadesign.com

Sheet No.:
C 100



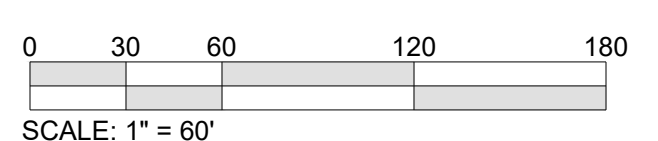
REFERENCE TO PREVIOUSLY APPROVED OVERALL SITE PLAN
 THIS SITE PLAN IS PREPARED AS A COMPONENT OF THE PREVIOUSLY APPROVED OVERALL SITE PLAN FOR THE DEVELOPMENT TITLED, "SUNSET MARINE PARK ENGINEERING PLANS" PREPARED BY GMB (GMB FILE NO. 210225) DATED NOVEMBER 2024 AND APPROVED BY WORCESTER COUNTY 4/23/25. THE OVERALL SITE PLAN, INCLUDING BUT NOT LIMITED TO SITE GRADING, STORMWATER MANAGEMENT DESIGN AND CALCULATIONS, LANDSCAPING REQUIREMENTS, EXISTING CONDITIONS, AND GENERAL SITE DETAILS.

THE DESIGN SHOWN HEREIN IS LIMITED TO THE PAD SITE IMPROVEMENTS AND ASSOCIATED GRADING TO TIE INTO APPROVED SITE PLAN. ALL OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED OVERALL SITE PLAN AND SUPPORTING DOCUMENTS.

SUNSET MARINE PARK ENGINEERING PLANS
 WEST OCEAN CITY, MARYLAND
 GMB FILE NO. 210225
 GEORGE MYLES & BUHR, LLC

APPROVED BY WORCESTER COUNTY PLANNING COMMISSION: 12/5/24
 APPROVED BY WORCESTER COUNTY ZONING: 4/23/25

- PERMITTING AREAS**
- SITE PLAN PREPARED AND APPROVED BY GMB DATED NOVEMBER 2024 AND APPROVED BY WORCESTER COUNTY 4/23/25.
 - PROPOSED BUILDING 1 IMPROVEMENTS
 - PROPOSED BUILDING 2 IMPROVEMENTS
 - FUTURE PHASE TO BE PROVIDED UNDER AT A FUTURE DATE
 - EDGE OF PAVEMENT / PARKING PER GMB APPROVED PLANS. THESE AREAS HAVE BEEN ADJUSTED AND UPDATED FOR PROPOSED BUILDING 1 AND PROPOSED BUILDING 2





SCALE: 1" = 60'

NOTE:
 This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

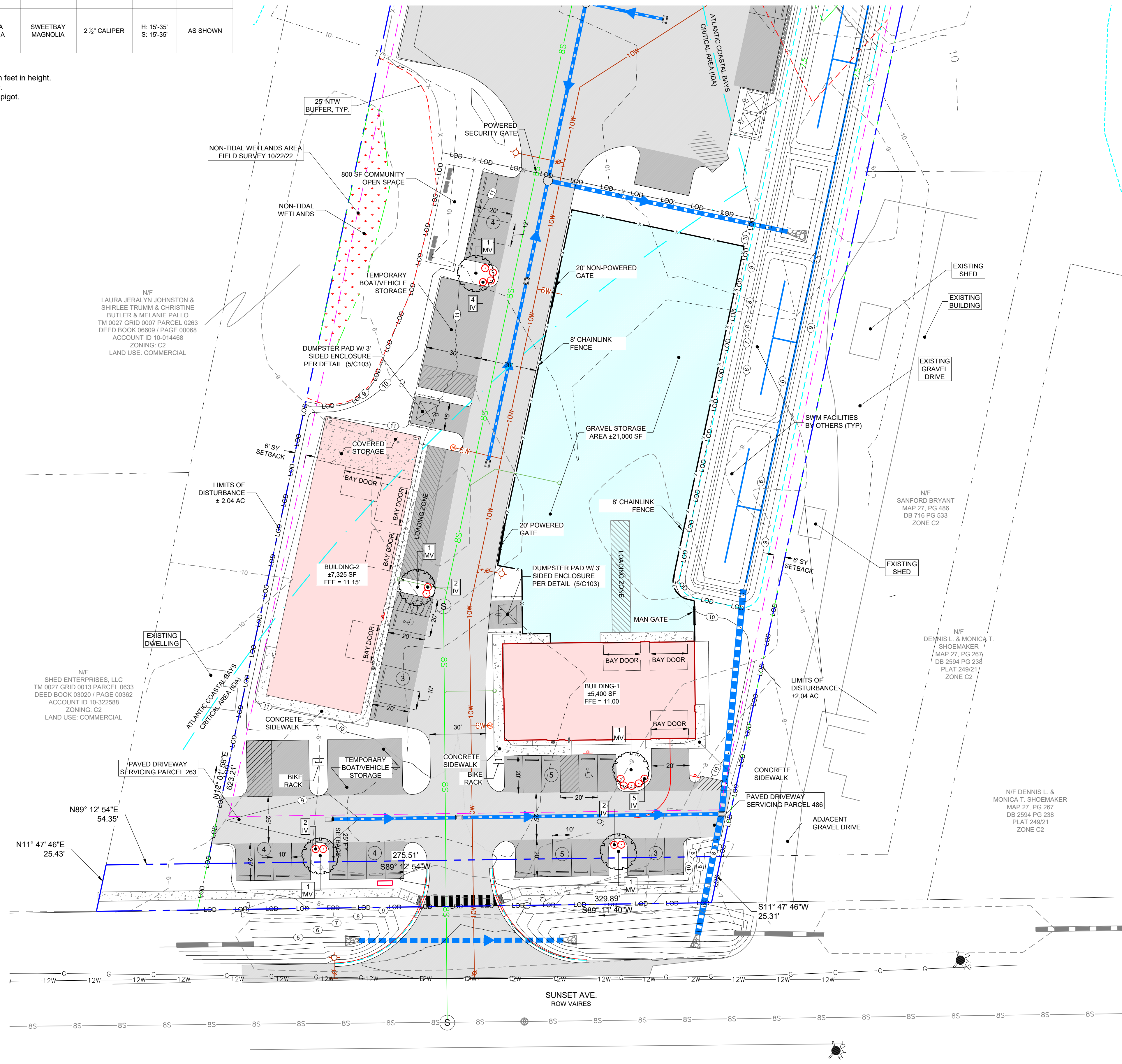
NOTE:
 This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

PLANTING SCHEDULE

	IV	15	ITEA VIRGINICA	VIRGINIA SWEET SPIRE	3 GAL. CONT.	H: 3'-5" S: 3'-5"	4' O.C.
	MV	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2 1/2" CALIPER	H: 15'-35" S: 15'-35"	AS SHOWN

Notes:

- Trees internal to the parking areas shall be at least ten feet in height.
- All proposed plantings are native to Worcester County.
- Landscaping to be maintained by hose bibs and/or a spigot.



REFERENCE TO PREVIOUSLY APPROVED OVERALL SITE PLAN
 THIS PAD SITE PLAN IS PREPARED AS A COMPONENT OF THE PREVIOUSLY APPROVED OVERALL SITE PLAN FOR THE DEVELOPMENT TITLED, "SUNSET MARINE PARK ENGINEERING PLANS" PREPARED BY GMB (GMB FILE NO. 210225) DATED NOVEMBER 2024 AND APPROVED BY WORCESTER COUNTY 4/23/25. THE OVERALL SITE PLAN, INCLUDING BUT NOT LIMITED TO SITE GRADING, STORMWATER MANAGEMENT DESIGN AND CALCULATIONS, LANDSCAPING REQUIREMENTS, EXISTING CONDITIONS, AND GENERAL SITE DETAILS

THE DESIGN SHOWN HEREIN IS LIMITED TO THE PAD SITE IMPROVEMENTS AND ASSOCIATED GRADING TO THE INTO APPROVED SITE PLAN. ALL OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED OVERALL SITE PLAN AND SUPPORTING DOCUMENTS.

SUNSET MARINE PARK ENGINEERING PLANS
 WEST OCEAN CITY, MARYLAND
 GMB FILE NO. 210225
 GEORGE, MYLES & BUHR, LLC

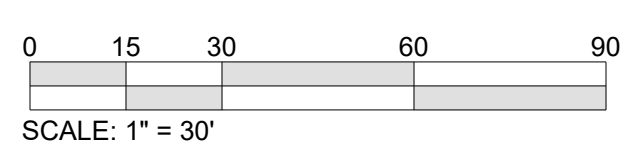
APPROVED BY WORCESTER COUNTY PLANNING COMMISSION: 12/5/24
 APPROVED BY WORCESTER COUNTY ZONING: 4/23/25

NOTE:

- THE GRAVEL STORAGE LOT WILL BE USED FOR EQUIPMENT STORAGE
- PARKING SPACES ARE TO BE DELINEATED WITH PAINTED LINES MEETING THE MANUAL OF UNIFORM OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

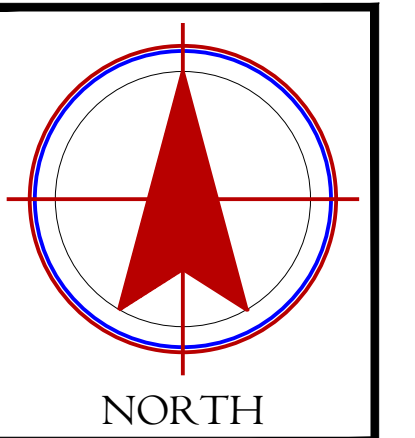
LEGEND

- Property Line
- Adjacent Property Line
- MDOT SHA Right of Way
- Building Restriction Line
- Existing Structures
- Existing Edge of Pavement
- Non-Tidal Wetlands
- 25' Non-Tidal Buffer
- 1000' Critical Area Boundary
- 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 Building
- Proposed Edge of Pavement
- Proposed Entrance Curb
- Proposed Sidewalks
- Proposed Heavy Duty Asphalt
- Proposed Light Duty Asphalt
- Proposed Gravel Lot
- Proposed 1x Contour
- Propose 5x Contour



NOTE:
 This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
 This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto apparent.



REVISIONS

PROJECT DATA

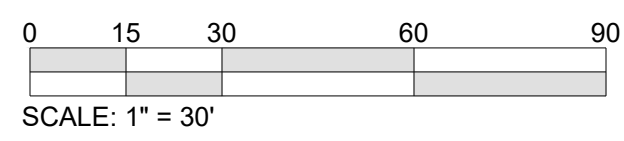
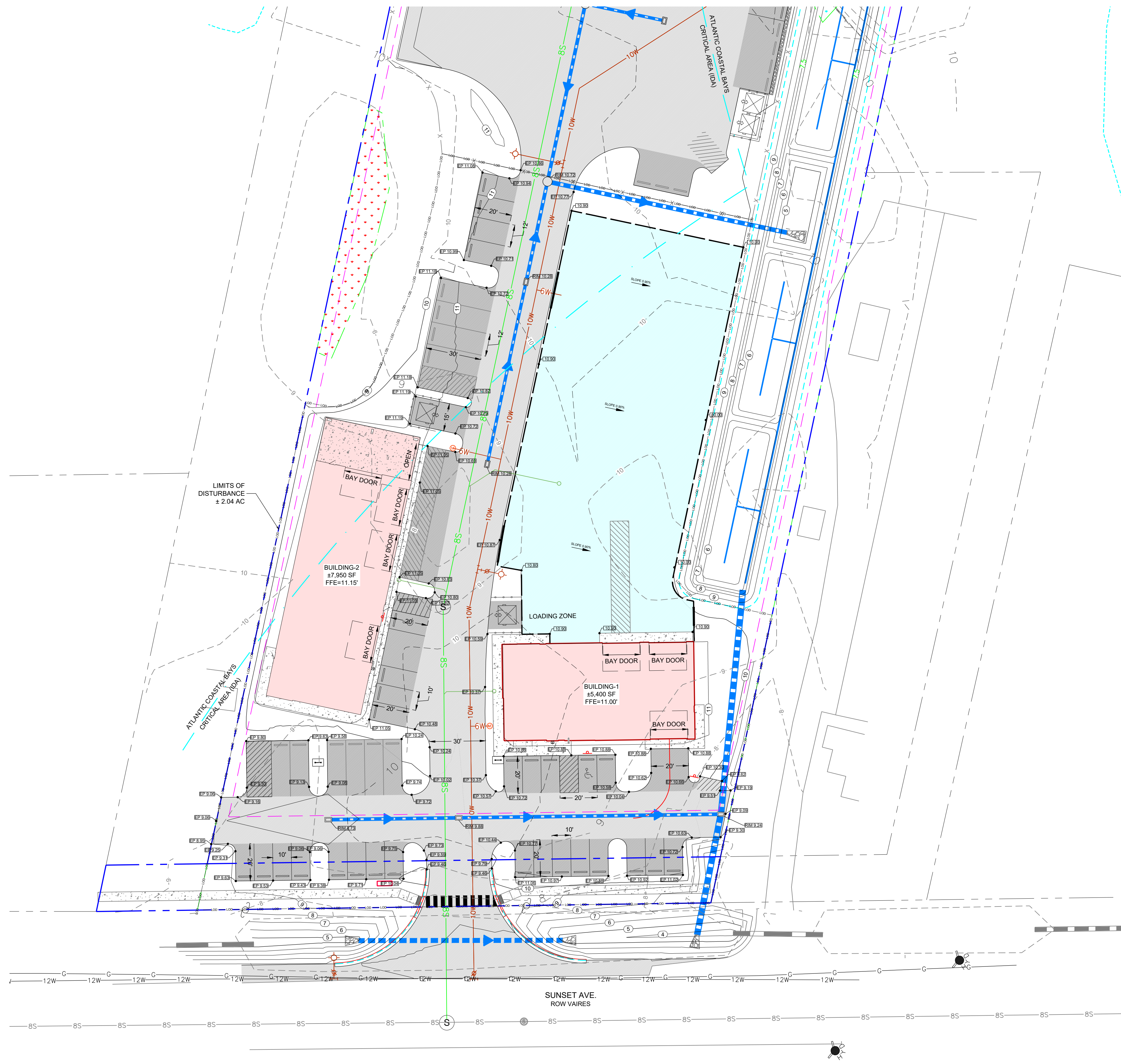
Project No.:	25-100
File Name:	SP (06/24).dwg
Location:	WEST OCEAN CITY, MARYLAND
Date:	04/09/25
Scale:	1" = 30'

PRELIMINARY SITE PLAN

SUNSET MARINE PARK

VISTA DESIGN, INC.
 Engineers • Architects • Surveyors • Landscape Architects
 Land Planning Consultants • GIS Services
 11624 Worcester Hwy, Shovel, MD 21862
 PH: 410-352-3874 • Fax: 410-352-3875 • www.vistadesign.com

Sheet No.: **C 101**

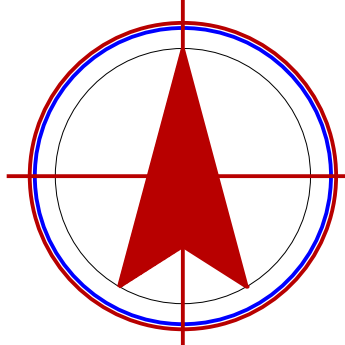


LEGEND

Property Line	— — — — —
Adjacent Property Line	— · — · — · —
MDOT SHA Right of Way	— — — — —
Building Restriction Line	— — — — —
Existing Structures	— — — — —
Existing Edge of Pavement	— — — — —
Non-Tidal Wetlands	— · — · — · —
25' Non-Tidal Buffer	— · — · — · —
1000' Critical Area Boundary	— · — · — · —
Existing 1x Contour	— — — — —
Existing 5x Contour	— — — — —
Existing Treeline	— — — — —
Existing Water	— W — W —
Existing Force Main	— 6FM — 6FM —
Existing Gas	— GAS —
Existing Telephone (Underground)	— TEL —
Existing Electric (Underground)	— E —
Soils Boundary	— — — — —
Existing Storm Drain	— — — — —
Existing Access Easement	— — — — —
Existing Utility Easement	— — — — —
Existing Drainage & Landscape Easement	— — — — —
Proposed Treeline	— — — — —
Proposed Sanitary Sewer	— — — — —
Proposed Water Service	— 6W — 6W —
Proposed Storm Drain	— — — — —
Proposed Building	— — — — —
Proposed Edge of Pavement	— — — — —
Proposed Entrance Curb	— — — — —
Proposed Sidewalks	— — — — —
Proposed Heavy Duty Asphalt	— — — — —
Proposed Light Duty Asphalt	— — — — —
Proposed Gravel Lot	— — — — —
Proposed 1x Contour	— — — — —
Propose 5x Contour	— — — — —

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



NORTH

REVISIONS

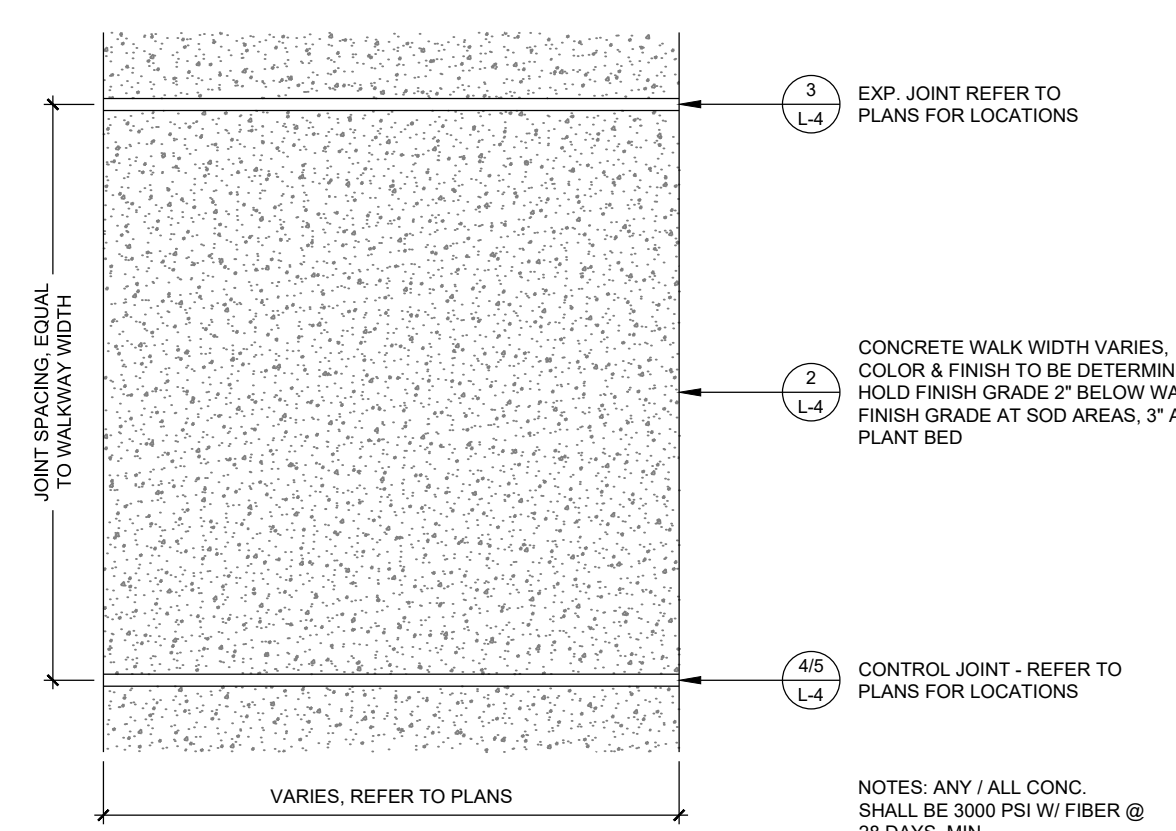
PROJECT DATA

Project No.: 25-100
 File Name: GK 03026.dwg
 WEST OCEAN CITY
 WORCESTER COUNTY, MARYLAND
 Date: 04/09/26
 Scale: 1" = 30'

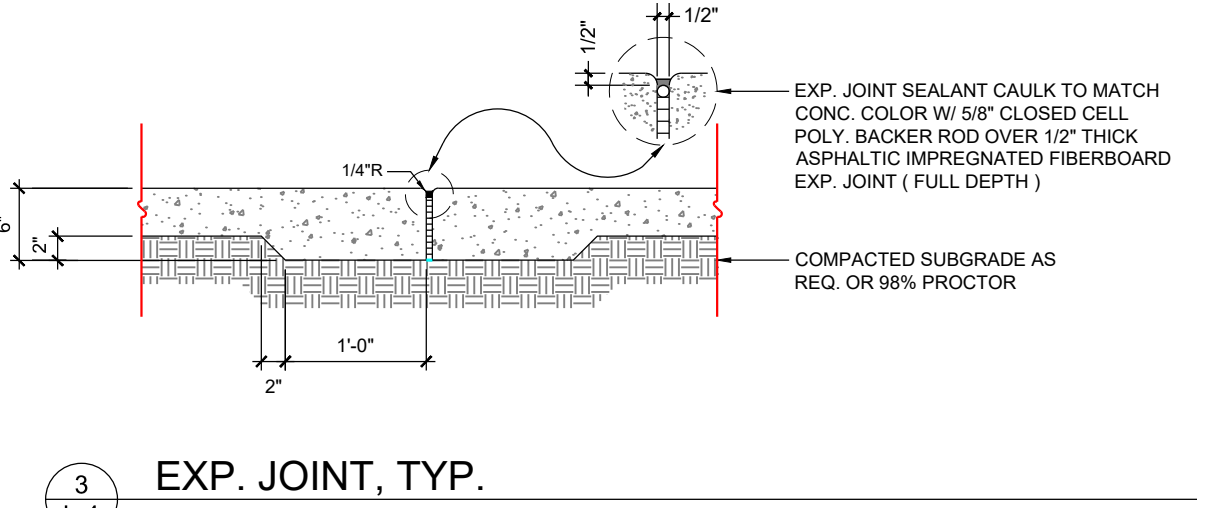
SITE GRADING PLAN

SUNSET MARINE PARK

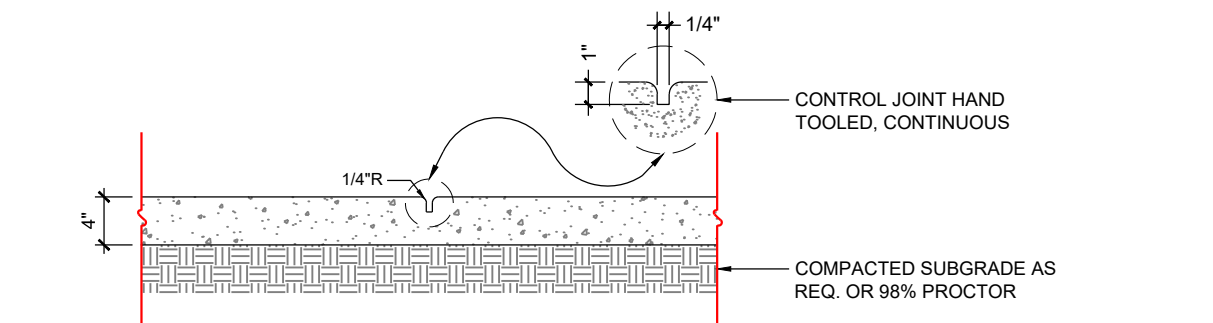
VISTA DESIGN, INC.
 Engineers • Architects • Surveyors • Landscape Architects
 Land Planning Consultants • GIS Services
 11634 Worcester Hwy, Shovel, MD 21862
 Ph: 410-352-3874 • Fax: 410-352-3875 • www.vistadesign.com



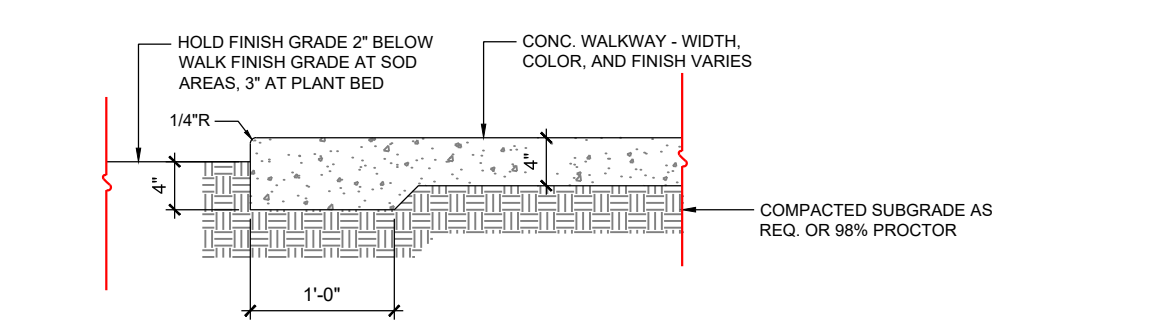
1 CONC. WALKWAY PLAN, TYP.



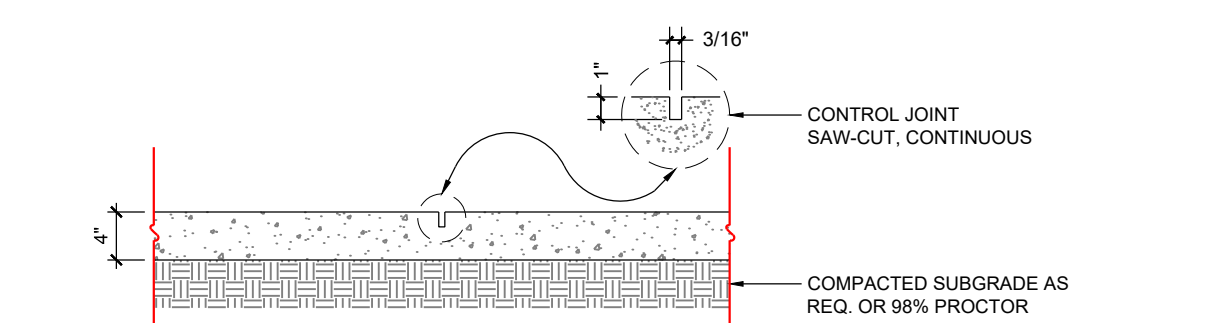
3 EXP. JOINT, TYP.



4 CONTROL JOINT (HAND TOOLED) TYP.



2 CONC. WALKWAY EDGE SECTION, TYP.

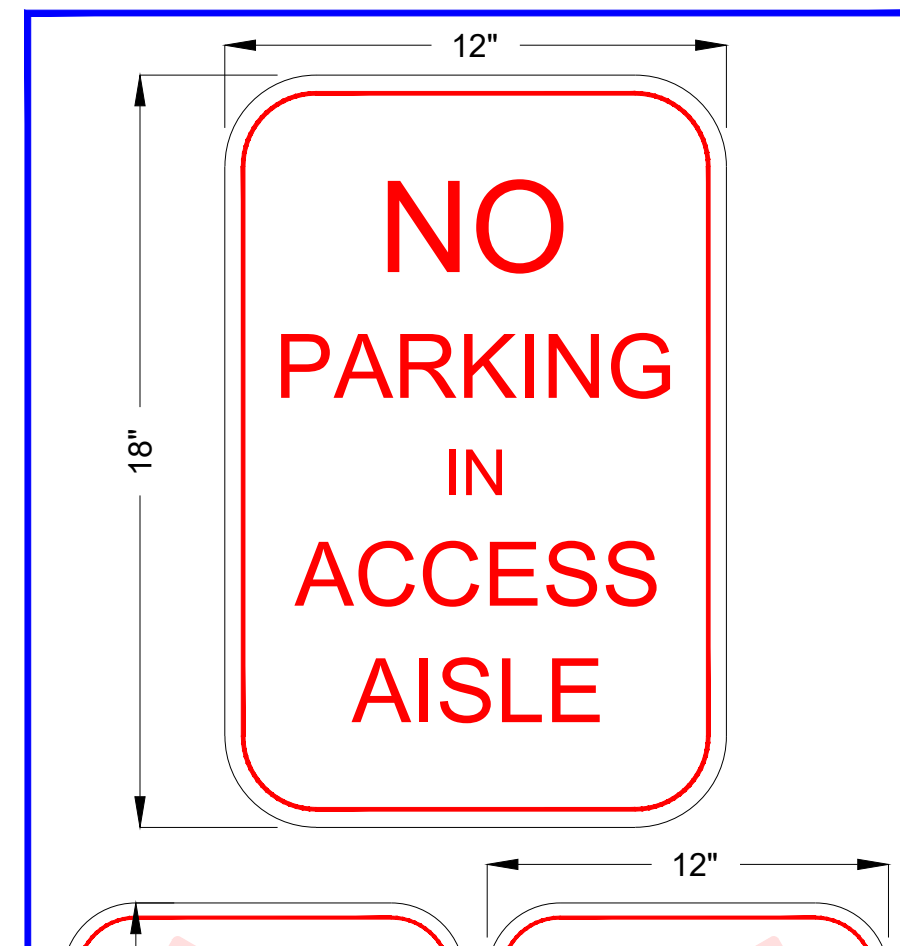


5 CONTROL JOINT (SAW-CUT), TYP.

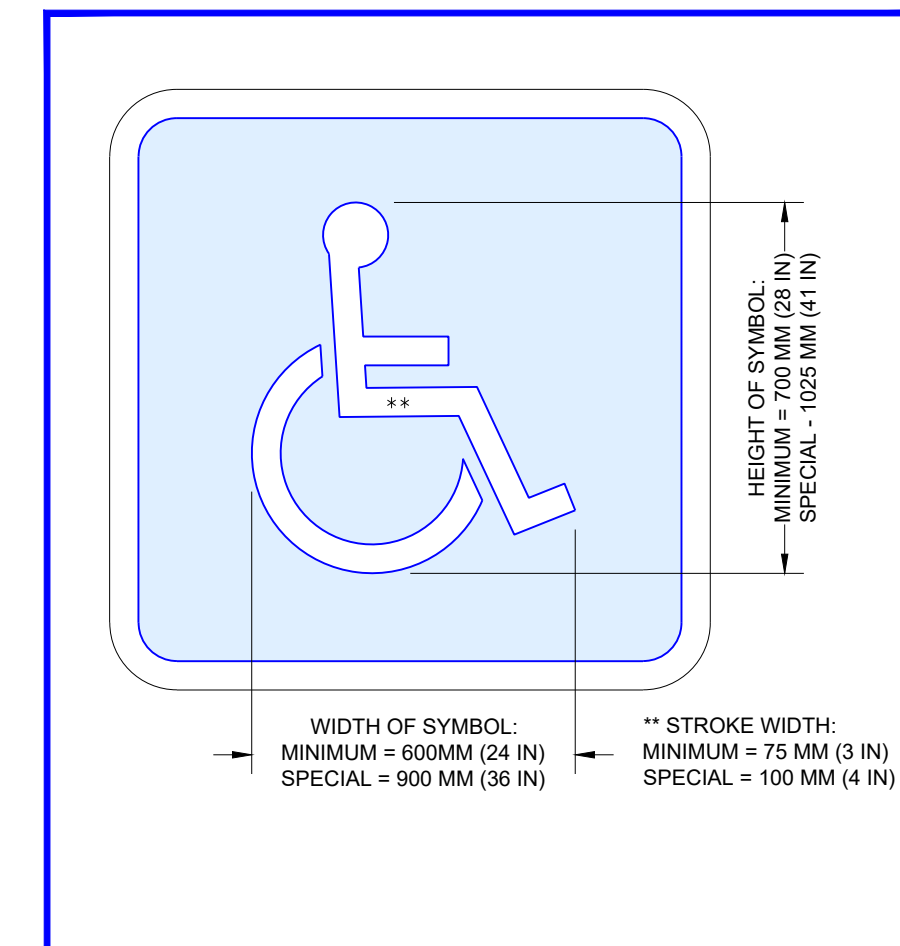
1 C 103 SIDEWALK DETAILS



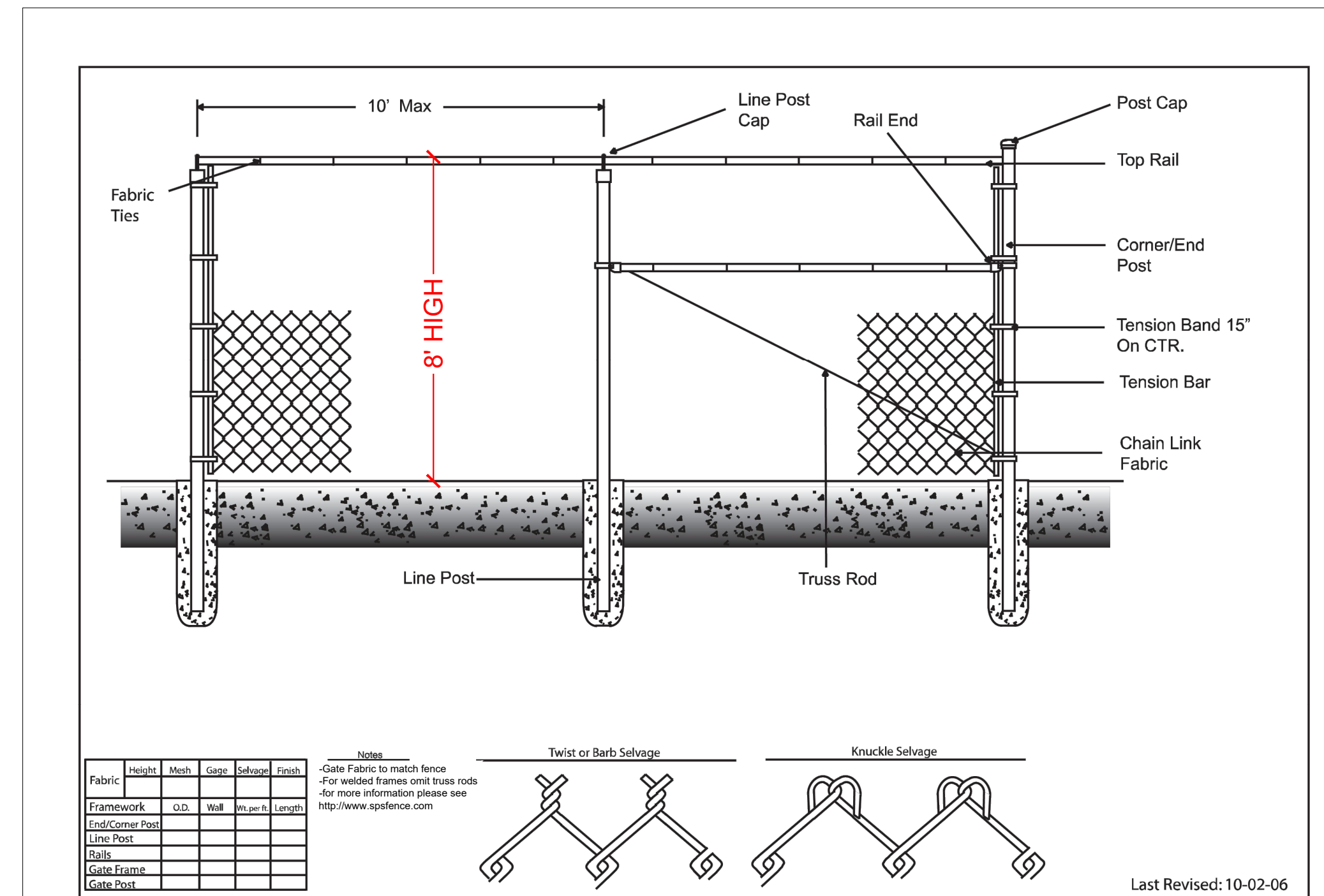
2 RESERVED PARKING R7-8
C 103



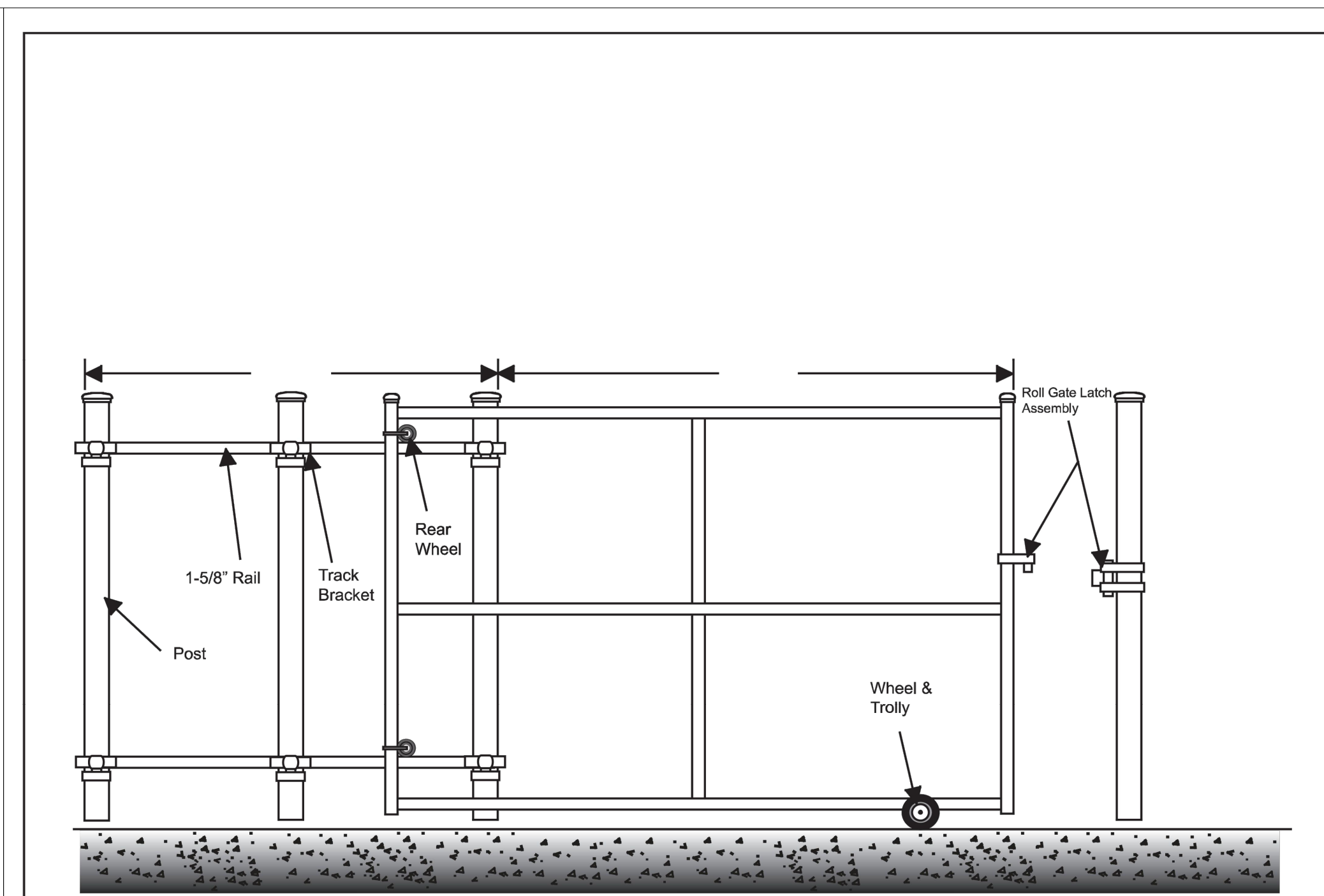
3 NO PARKING IN AISLE
C 103



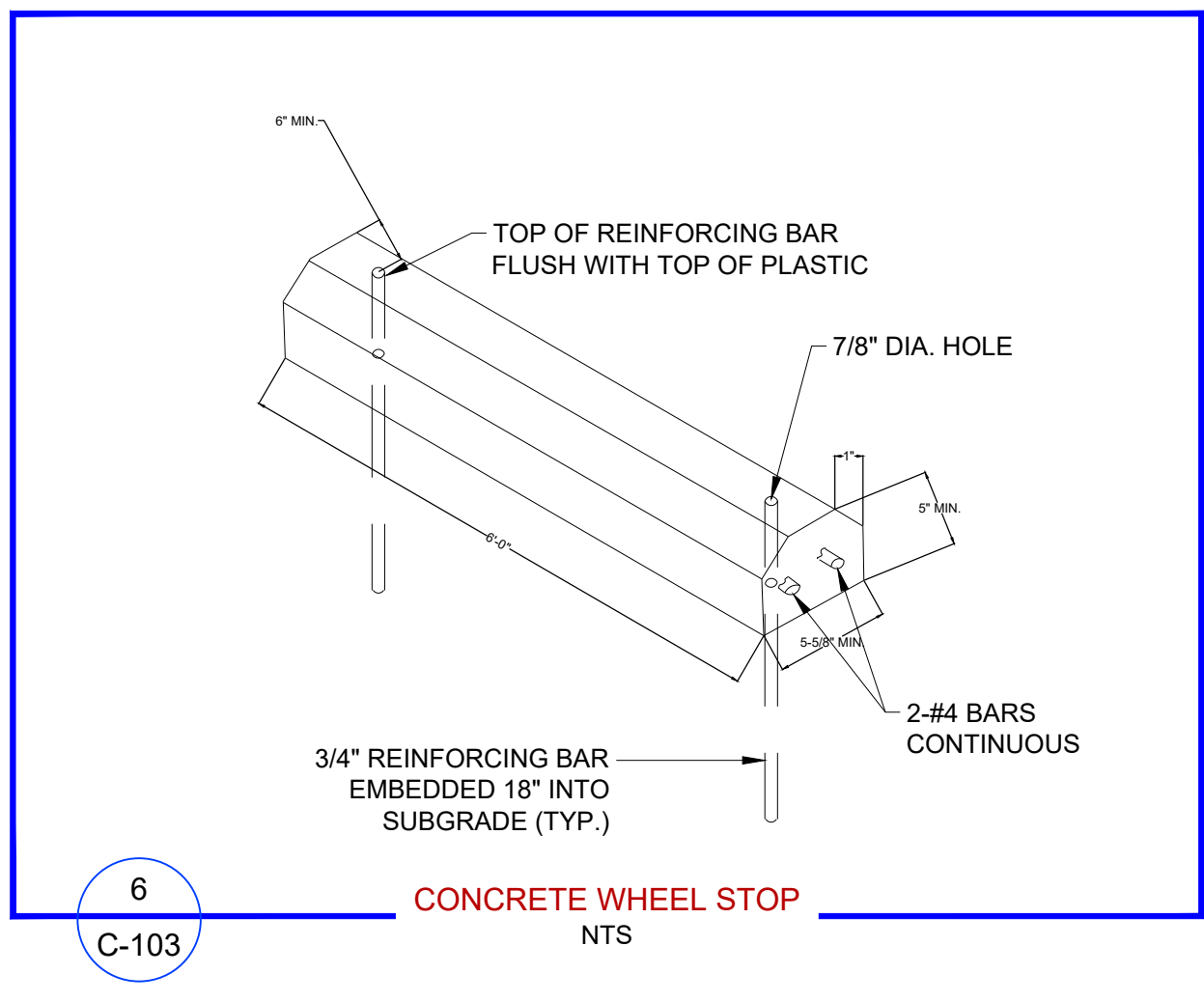
4 ADA PARKING SPACE MARKING
C 103



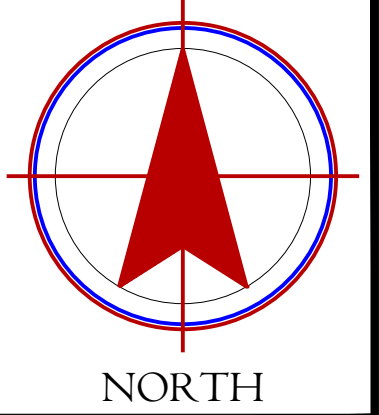
5 Standard Chain Link Fence W/Top Rail & Brace Assembly
SPS-CL-06R2



SPS Standard Chainlink Systems
Typical Roll Gate
RL-G-



6 CONCRETE WHEEL STOP
C-103



REVISIONS

PROJECT DATA

Project No.:	25-100
File Name:	SP (06/26).dwg
Location:	WEST OCEAN CITY, WORCESTER COUNTY, MARYLAND
Date:	04/09/26
Scale:	NTS

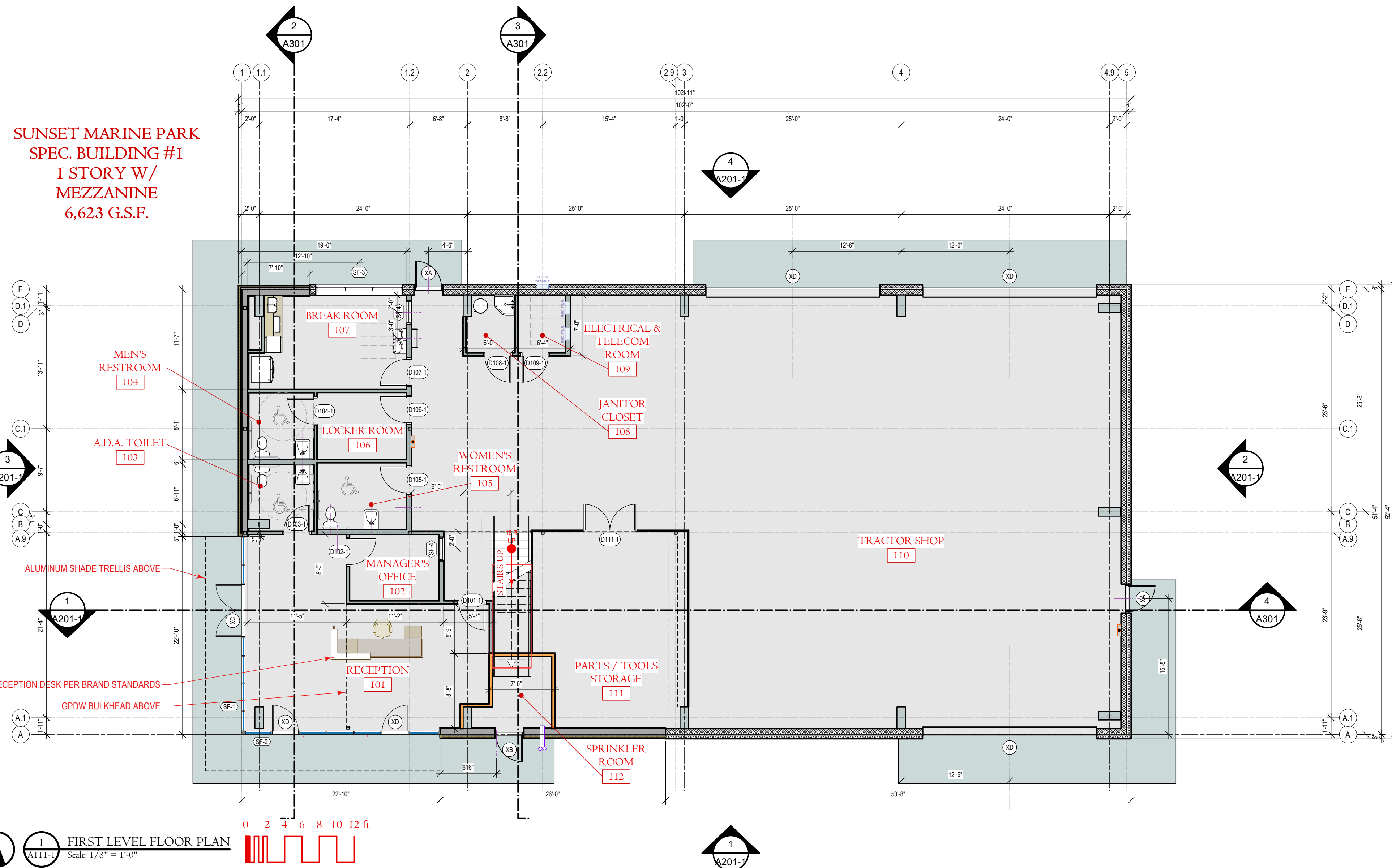
PRELIMINARY SITE DETAILS

SUNSET MARINE PARK
BUILDINGS 1 AND 2

VISTA DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11604 Worcester Hwy, Shovel, MD 21862
Ph: 410-352-3874 • Fax: 410-352-3875 • www.vistadesign.com

NOTE: This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

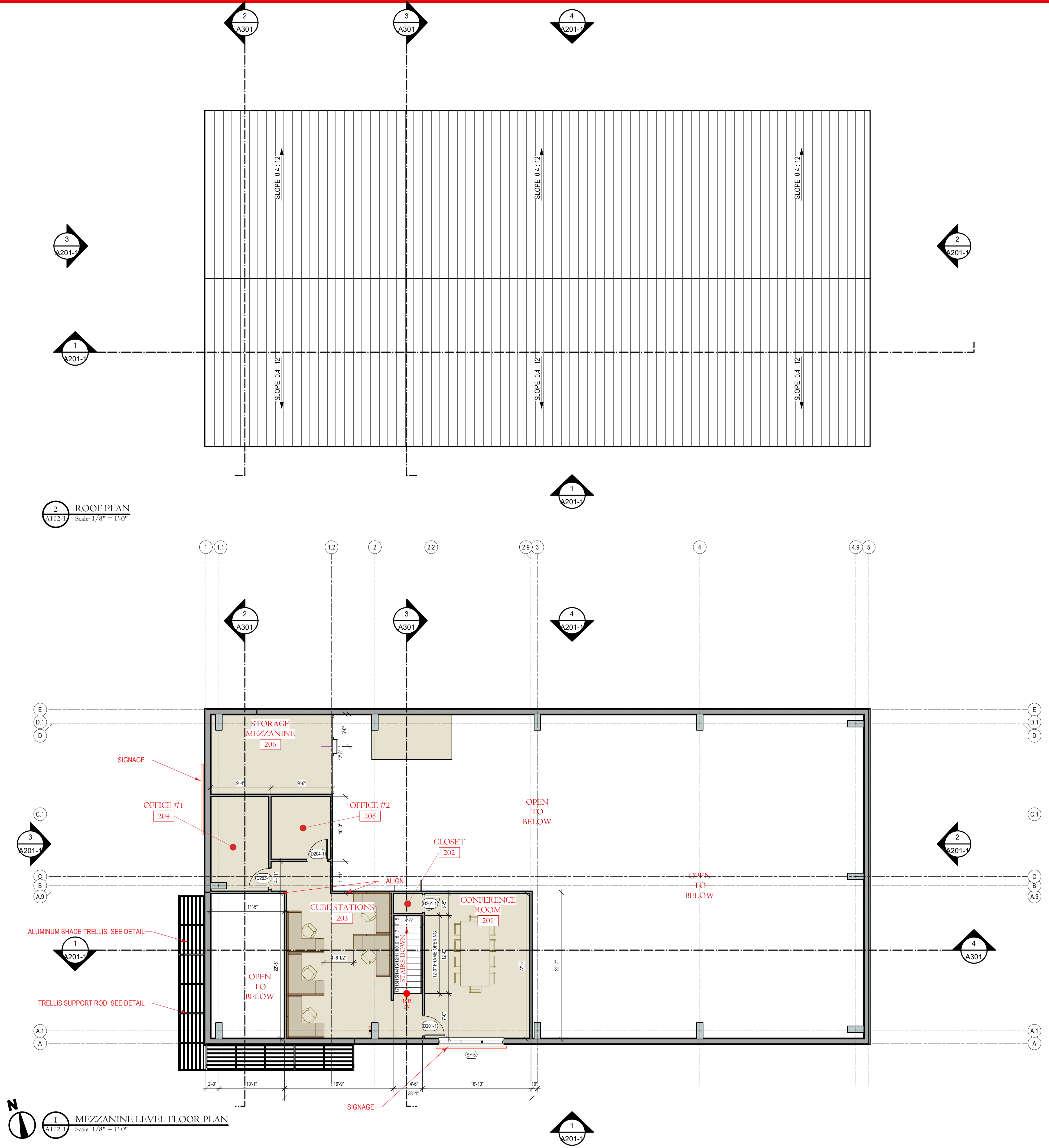
NOTE: This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



PLANNING COMM. - 4/10/2026

PROJECT DATA: Project Number: 25-100 File: SunsetMarinePark_Bldg_1_S04.rvt Project Date: 10/20/2023 Plot Date: 4/10/2026 Sheet Date: 4/10/2026 Sheet Scale: 1/8" = 1'-0"		Submission Notes: # Date:
BUILDING #1 - FIRST LEVEL FLOOR PLAN		Sheet Title:
Project Title: SUNSET MARINE PARK SPEC BUILDING #1 NEW CONSTRUCTION	Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842	Professional Certificate: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026
VISTA DESIGN, INC. <small>Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants</small> <small>11634 Western Highway Showell, Maryland 21862</small> <small>Phone: (410) 525-5851 email: info@vistadesigninc.com</small>		Sheet No.: A111-1

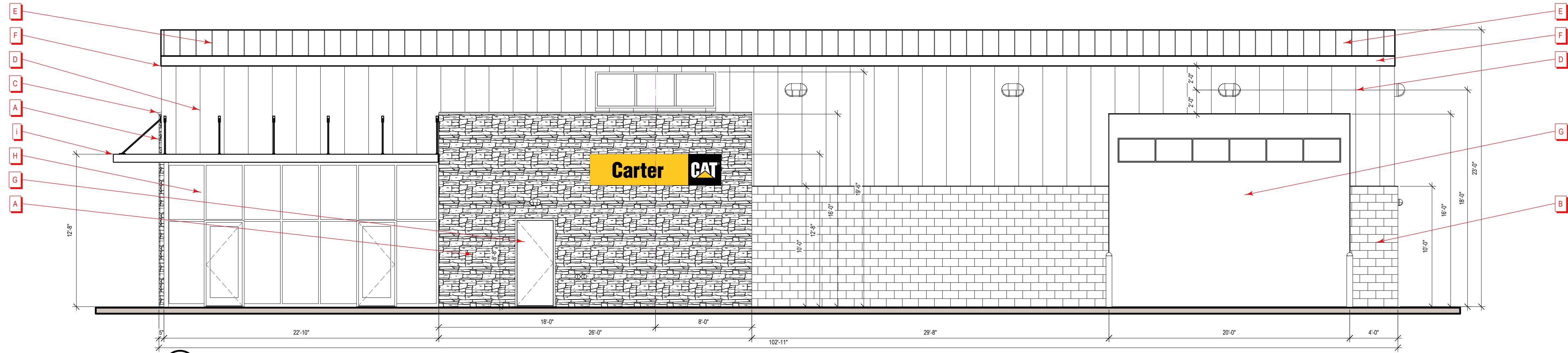
* COPY RIGHT: THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES ARE THE SOLE PROPERTY OF VISTA DESIGN, INC. AND SHALL NOT BE COPIED, ALTERED OR REUSED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM VISTA DESIGN, INC. AND CHRISTOPHER S. FERGER, AIA NCARB. **



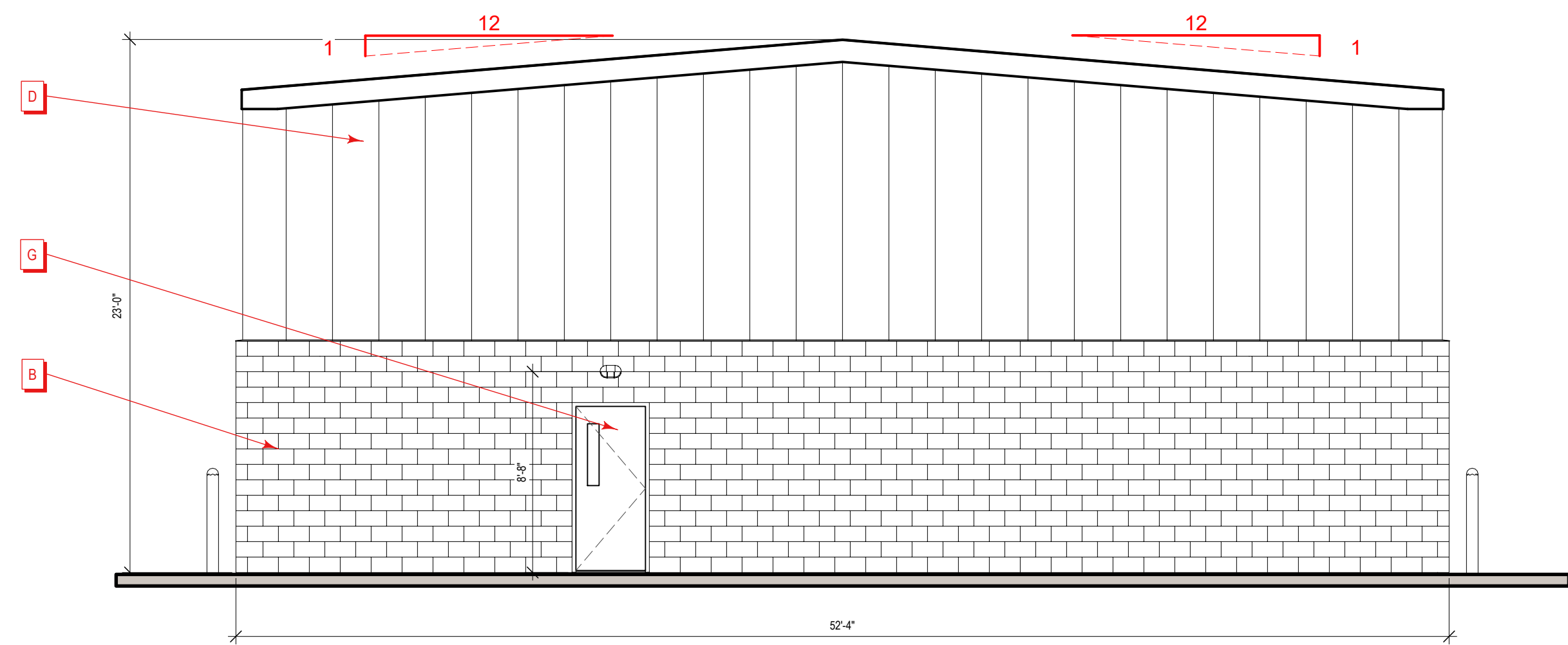
PLANNING COMM. - 4/10/2026

PROFESSIONAL CERTIFICATE I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026	
PROJECT DATA: Project Number: 25-100 File: Sunset Marine Park_Bldg_L_SDA.rvt Project Date: 10/20/2023 Plot Date: 4/10/2026 Sheet Date: 4/10/2026 Sheet Scale: 1/8" = 1'-0"	Submission Notes: # Date:
SUNSET MARINE PARK SPEC BUILDING #1 NEW CONSTRUCTION Project Title:	BUILDING #1 - MEZZANINE LEVEL FLOOR PLAN & ROOF PLAN Sheet Title:
SUNSET AVENUE OCEAN CITY, MARYLAND 21842 Project Address:	
VISTA DESIGN, INC. Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants 11634 Westover Highway, Shovel, Maryland 21862 Phone: (410) 525-2834 • email: info@vistadesigninc.com	
A112-1	

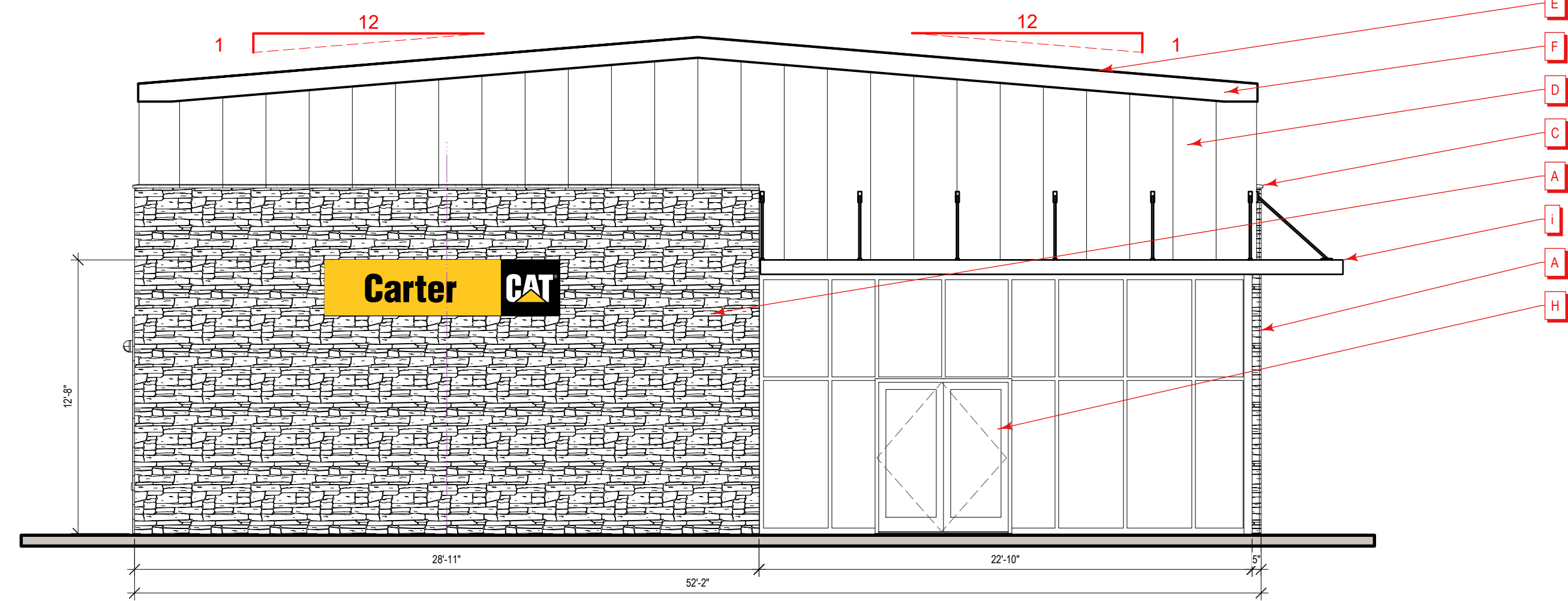
* COPY RIGHT: THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES ARE THE SOLE PROPERTY OF VISTA DESIGN, INC. AND SHALL NOT BE COPIED, ALTERED OR REUSED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM VISTA DESIGN, INC. AND CHRISTOPHER S. FERGER, AIA NCARB. *



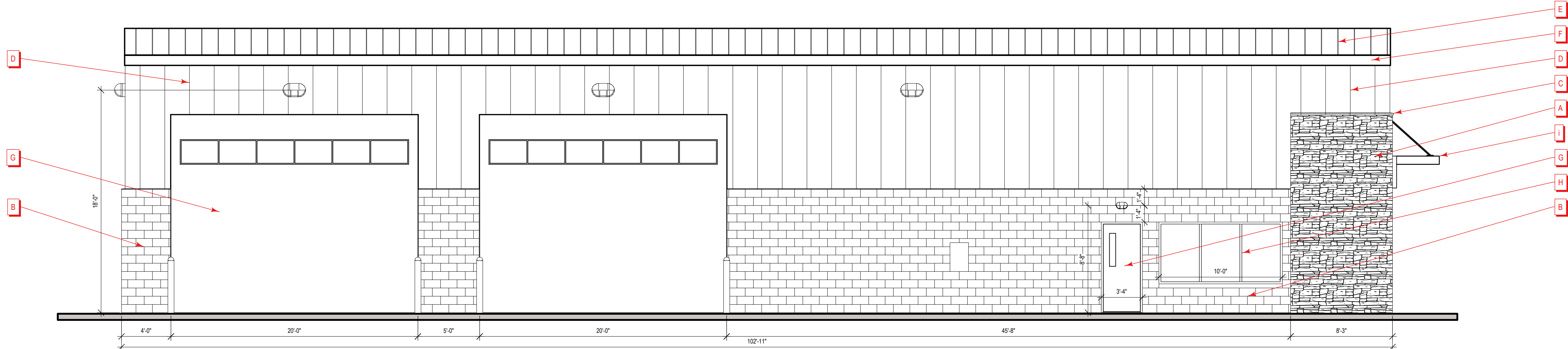
1 SOUTH - SUNSET AVE - FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 EAST - SIDE ELEVATION
Scale: 3/16" = 1'-0"



3 WEST - SIDE ELEVATION
Scale: 3/16" = 1'-0"

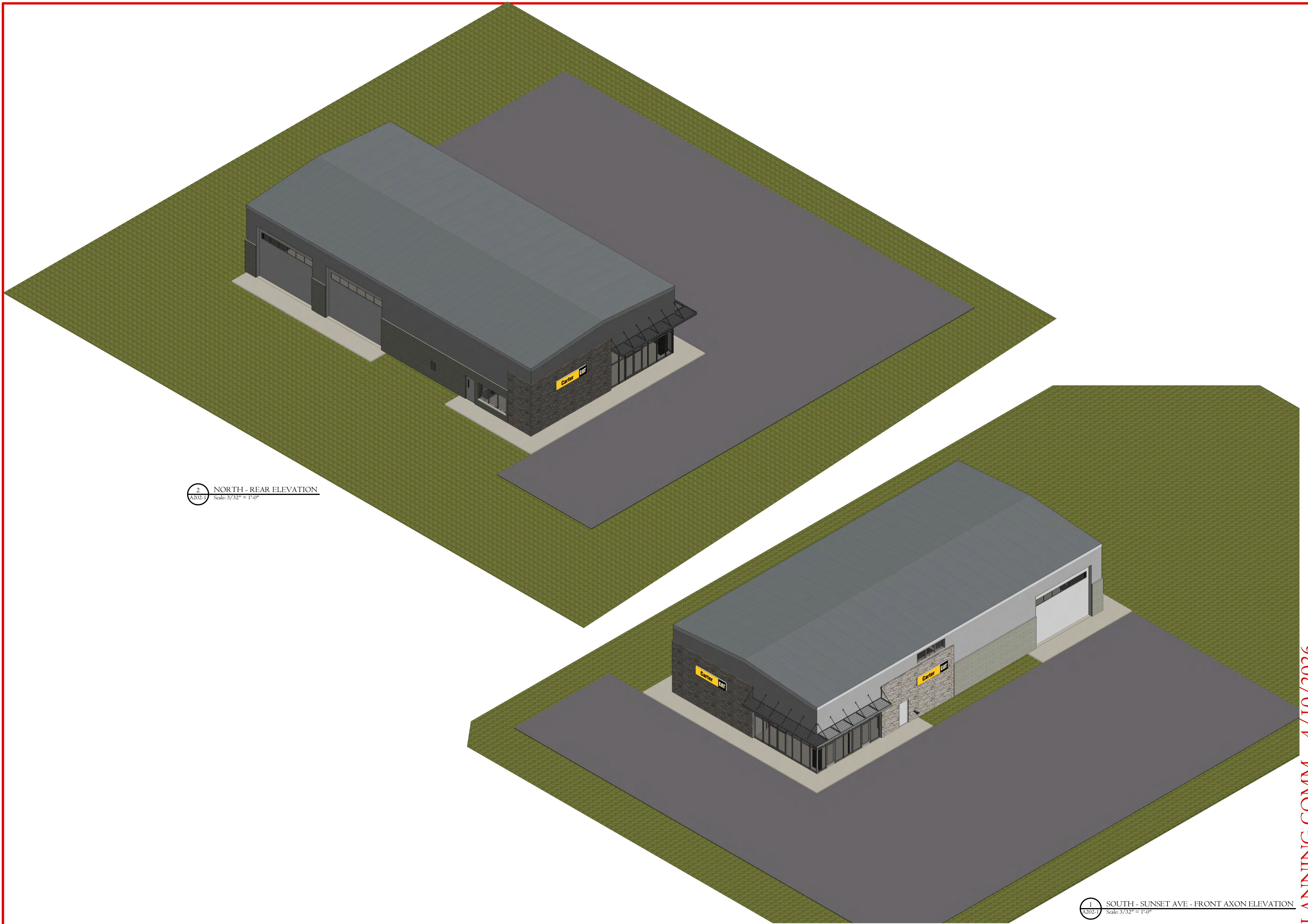


4 NORTH - REAR ELEVATION
Scale: 3/16" = 1'-0"

- 5 MATERIALS
- A ACCENT WALL
ELDORADO STONE
LIMESTONE IN "YORK"
 - B BASE WALL
YORK BUILDING PRODUCTS
SPLIT FACE CMU IN "CREAM"
 - C STONE WALL CAP
ELDORADO STONE
LIMESTONE IN "YORK"
 - D ALUMINUM COMPOSITE
PANEL BY MNC
"MICA ANODIC CLEAR"
LRV 34.43 / SRI 56-Cool
 - E STANDING SEAM METAL
ROOFING & FASCIA
TRIM - PAC CLAD IN
"SLATE GRAY"
 - F ALUMINUM COPING, EAVE,
RAKE TRIM, & SOFFITT
COOL ARTIC WHITE
 - G GARAGE BAY AND MAN
DOORS
PAINTED TO MATCH
METAL PANEL
 - H STOREFRONT
KAWNEER 451-T
CLEAR ANODIZED
ALUMINUM
 - I CANOPY
MAPES
CLEAR ANODIZED
ALUMINUM

PLANNING COMM. - 4/10/2026

<p>Professional Certificate: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.</p> <p>CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026</p>	<p>Project Title: SUNSET MARINE PARK SPEC BUILDING #1 NEW CONSTRUCTION</p> <p>Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842</p>	<p>Project Number: 25-100 File: SunsetMarinePark_Bldg_L_S04.rvt Project Date: 10/20/2023 Plot Date: 4/10/2026 Sheet Scale: 1/8" = 1'-0"</p>	<p>Submission Notes: #</p>
<p>PROJECT DATA:</p>		<p>BUILDING #1 - ELEVATIONS</p>	
<p>VISTA DESIGN, INC. <small>Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants</small> 11634 Westover Highway, Shovel, Maryland 21862 Phone: (410) 525-5851 email: info@vistadesigninc.com</p>			
<p>A201-I</p>			



2 NORTH - REAR ELEVATION
 A202-1 Scale: 3/32" = 1'-0"

1 SOUTH - SUNSET AVE - FRONT AXON ELEVATION
 A202-1 Scale: 3/32" = 1'-0"

PLANNING COMM. - 4/10/2026

PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026		SHEET NO. A202-I	
PROJECT TITLE: SUNSET MARINE PARK SPEC BUILDING #1 NEW CONSTRUCTION		PROJECT ADDRESS: SUNSET AVENUE OCEAN CITY, MARYLAND 21842	
PROJECT DATA: Project Number: 25-100 File: Sunset_Marine_Park_Building_1_SDA.rvt Plot Date: 10/20/2023 Sheet Date: 4/10/2026 Sheet Scale: 3/32" = 1'-0"		SUBMISSION NOTES: # _____ DATE _____	

* COPY RIGHT: THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES ARE THE SOLE PROPERTY OF VISTA DESIGN, INC. AND SHALL NOT BE COPIED, ALTERED OR REUSED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM VISTA DESIGN, INC. AND CHRISTOPHER S. FERGER, AIA NCARB. **



B
A203-I
PERSPECTIVE ELEVATION
Scale: 1/8" = 1'-0"



A
A203-I
PERSPECTIVE ELEVATION
Scale: 1/8" = 1'-0"



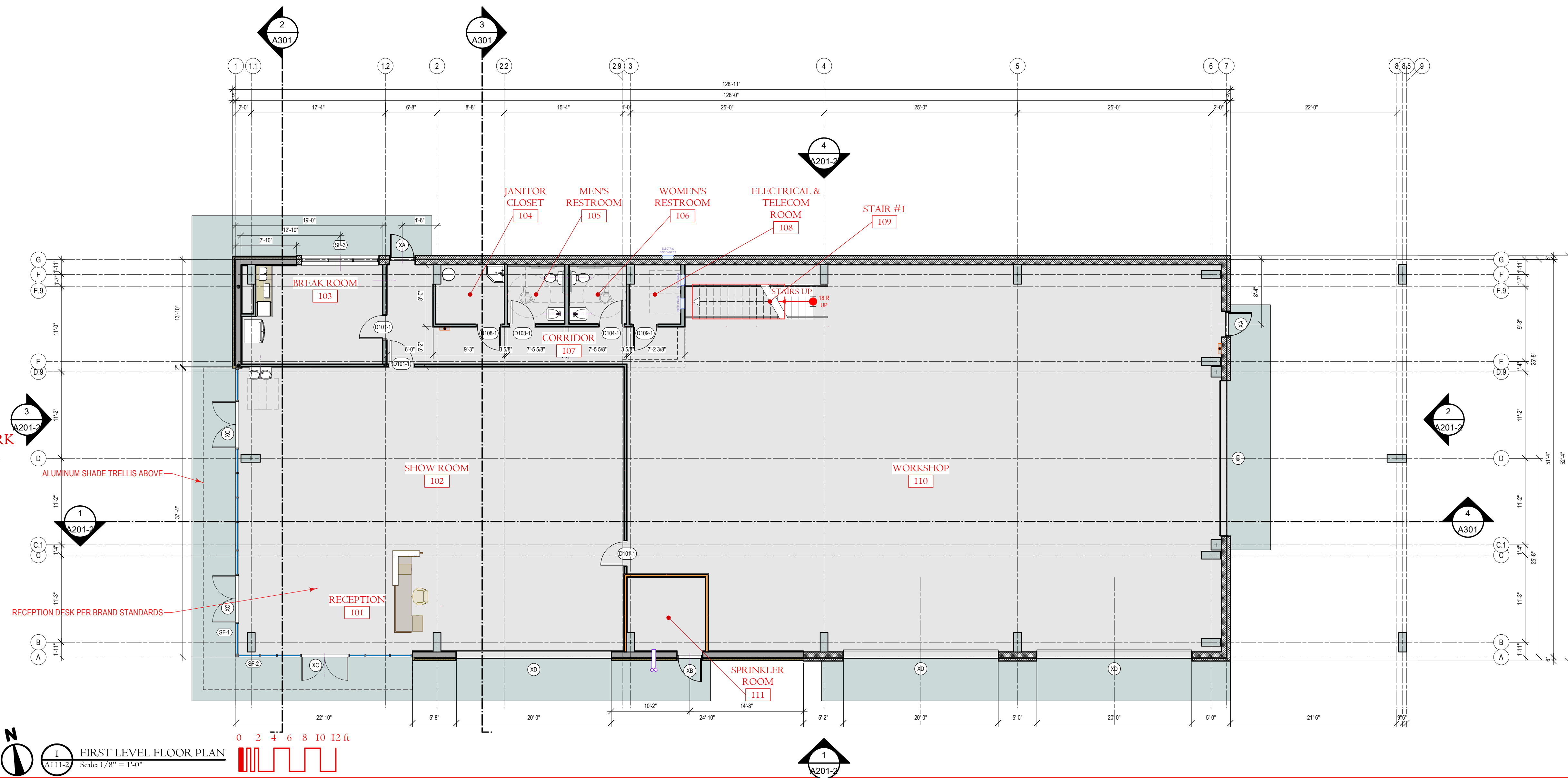
C
A203-I
PERSPECTIVE ELEVATION
Scale: 1/8" = 1'-0"

PLANNING COMM. - 4/10/2026

PROJECT DATA: Project Number: 25-100 File: Sunset_Marine_Park_Bldg_L_S04.rvt Project Date: 10/20/2023 Plot Date: 4/10/2026 Sheet Date: 4/10/2026 Sheet Scale: NONE		Submission Notes: # _____ Date: _____	
BUILDING #1 - PERSPECTIVE ELEVATIONS		Project Title: SUNSET MARINE PARK SPEC BUILDING #1 NEW CONSTRUCTION	
Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842		Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842	
VISTA DESIGN, INC. <small>Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants</small> <small>11634 Westover Highway, Shovel, Maryland 21862</small> <small>Phone: (410) 325-2831 email: info@vistadesign.com</small>			
Professional Certification: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.			
CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026			
Sheet No. A203-I			

* COPY RIGHT: THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES ARE THE SOLE PROPERTY OF VISTA DESIGN, INC. AND SHALL NOT BE COPIED, ALTERED OR REUSED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM VISTA DESIGN, INC. AND CHRISTOPHER S. FERGER, AIA NCARB.

SUNSET MARINE PARK
SPEC. BUILDING #2
1 STORY W/
MEZZANINE
7,325 G.S.F.

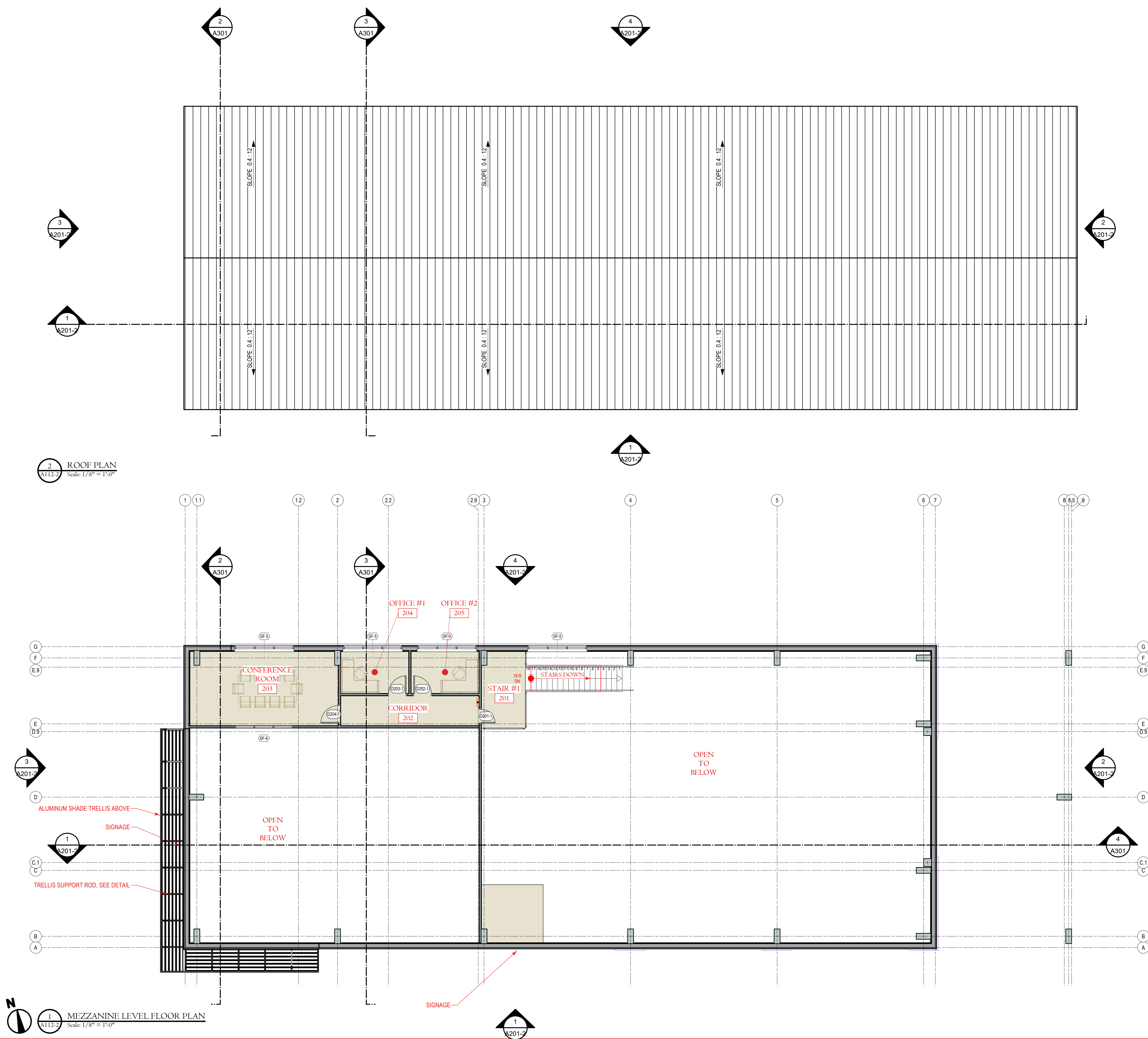


1 FIRST LEVEL FLOOR PLAN
A111-2 Scale: 1/8" = 1'-0"

PLANNING COMM. - 4/10/2026

PROJECT DATA: Project Number: 25-100-2 File: Sunset_Marine_Park_Buildg-2_SDI.rvt Project Date: 3/5/2026 Plot Date: 4/10/2026 Sheet Scale: 1/8" = 1'-0"		Submission Notes: # Date:
BUILDING #2 - FIRST LEVEL FLOOR PLAN		Project Title: SUNSET MARINE PARK SPEC. BUILDING #2 NEW CONSTRUCTION
Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842		Professional Certification: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026
VISTA DESIGN, INC. <small>Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants</small> <small>11634 Westover Highway, Shovel, Maryland 21862</small> <small>Phone: (410) 525-5834 email: info@vistadesigninc.com</small>		Sheet No.: A111-2

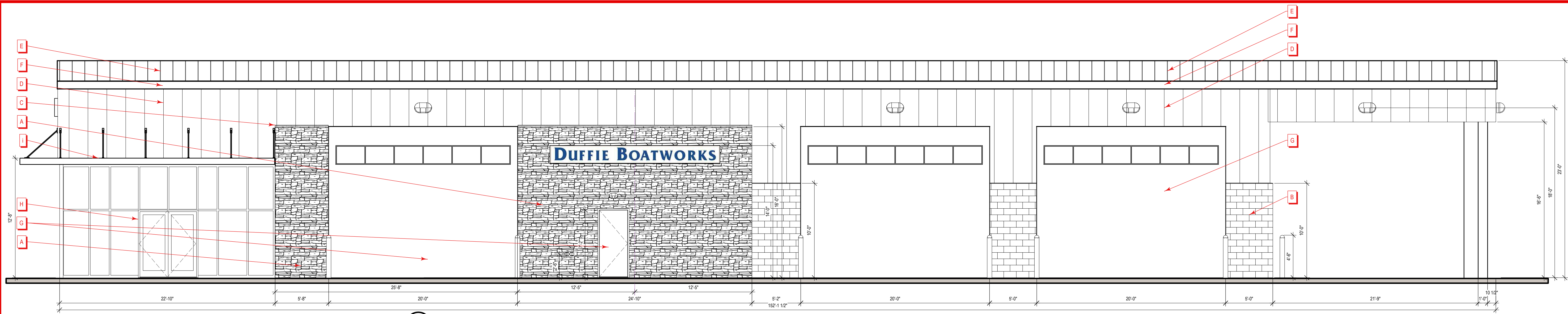
* COPY RIGHT: THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES ARE THE SOLE PROPERTY OF VISTA DESIGN, INC. AND SHALL NOT BE COPIED, ALTERED OR REUSED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM VISTA DESIGN, INC. AND CHRISTOPHER S. FERGER, AIA NCARB. **



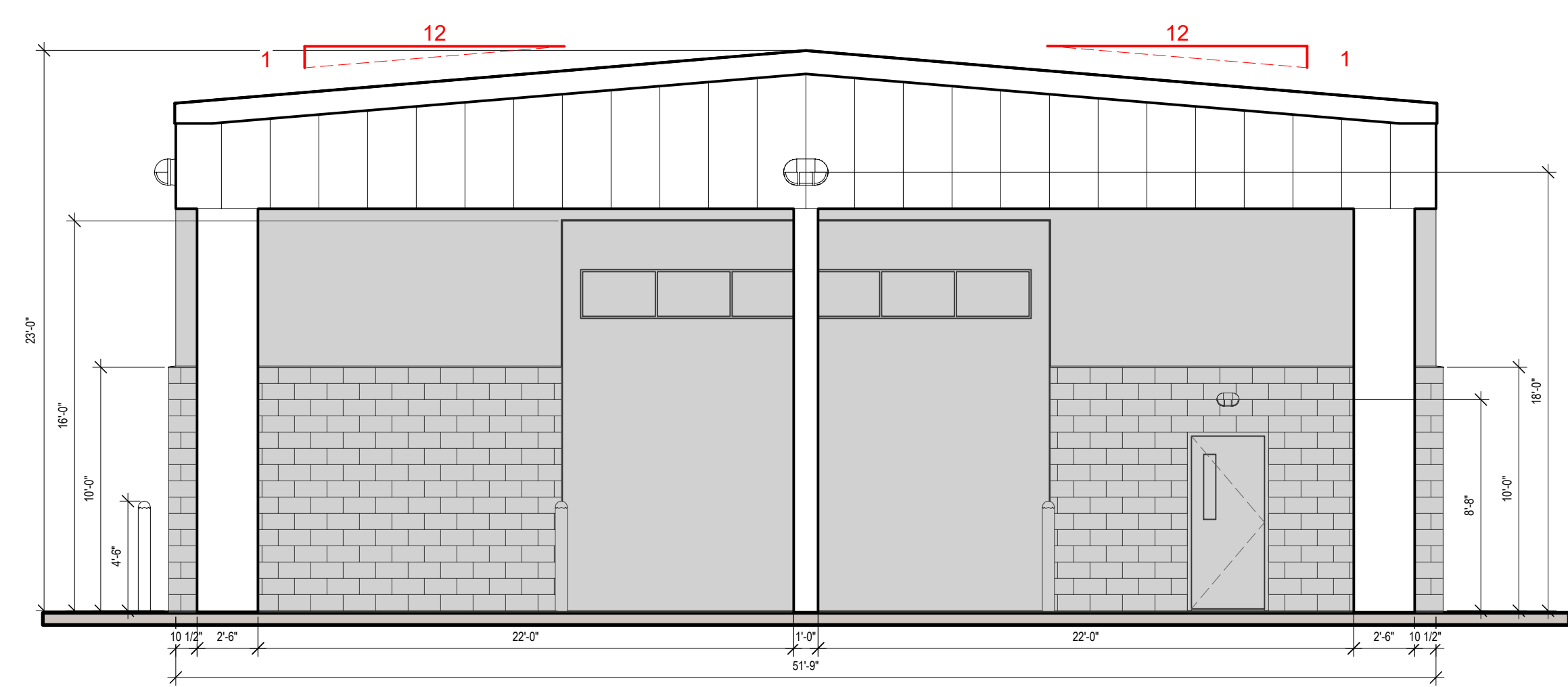
PLANNING COMM. - 4/10/2026

PROJECT DATA: Project Number: 25-100-2 File: Sunset_Marine_Park_Bldg-2_SDI.rvt Project Date: 3/5/2026 Plot Date: 4/10/2026 Sheet Scale: 1/8" = 1'-0"		Submission Notes: # Date:
BUILDING #2 - MEZZANINE LEVEL FLOOR PLAN & ROOF PLAN		Sheet Title:
Project Title: SUNSET MARINE PARK SPEC BUILDING #2 NEW CONSTRUCTION	Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842	Professional Certificate: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026
		Sheet No.: A112-2

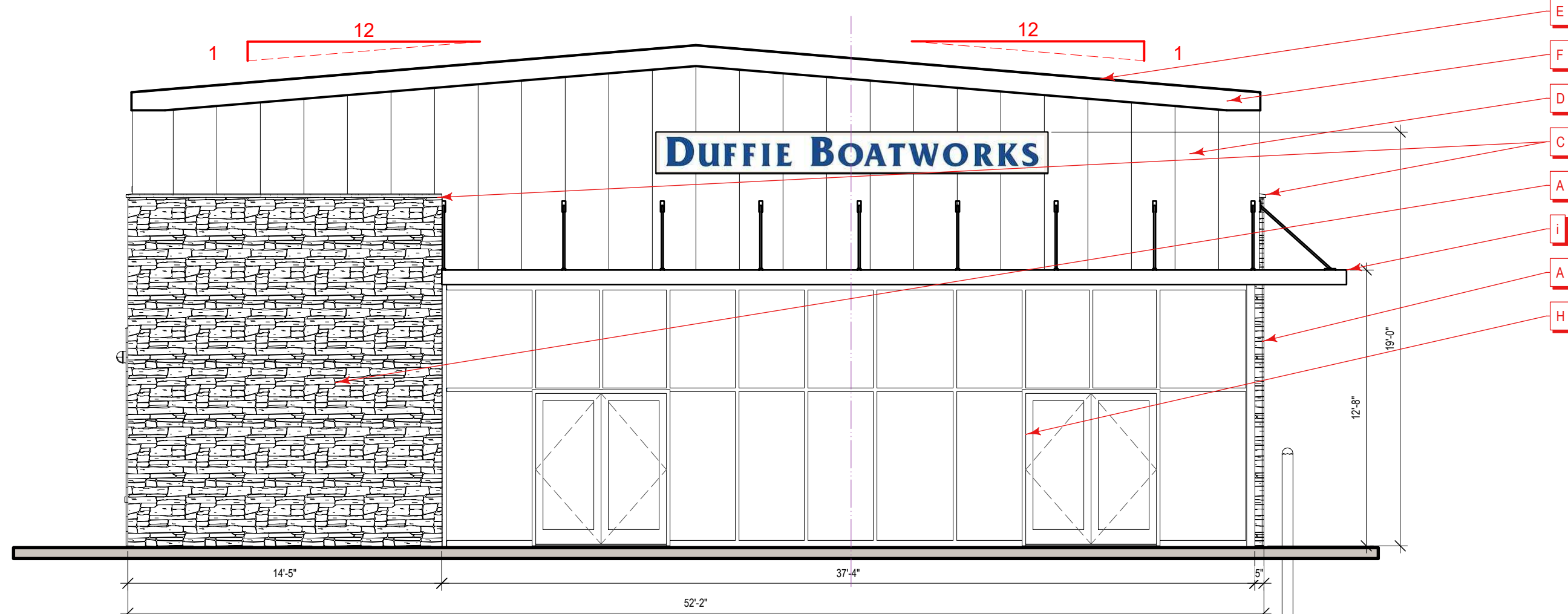
* COPY RIGHT: THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES ARE THE SOLE PROPERTY OF VISTA DESIGN, INC. AND SHALL NOT BE COPIED, ALTERED OR REUSED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM VISTA DESIGN, INC. AND CHRISTOPHER S. FERGER, AIA NCARB. *



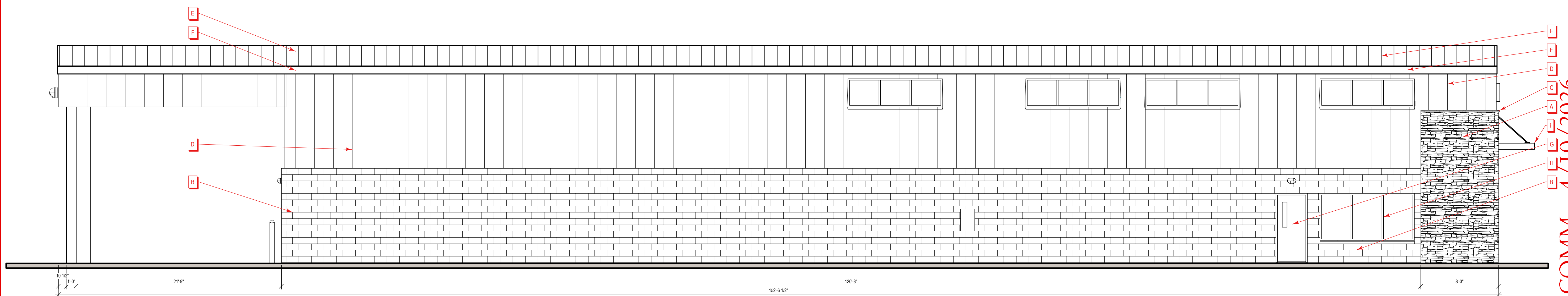
1 EAST - FRONT ELEVATION
A201-2 Scale: 3/16" = 1'-0"




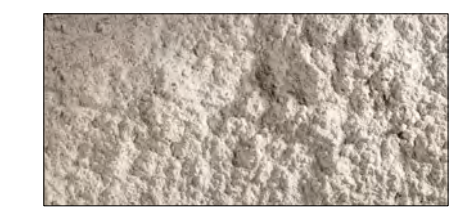


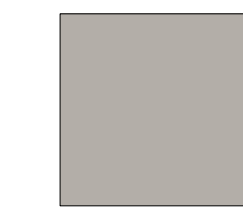
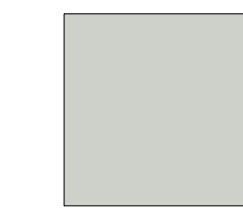



2 NORTH - SIDE ELEVATION
A201-2 Scale: 3/16" = 1'-0"



3 SOUTH - SUNSET AVE. - SIDE ELEVATION
A201-2 Scale: 3/16" = 1'-0"

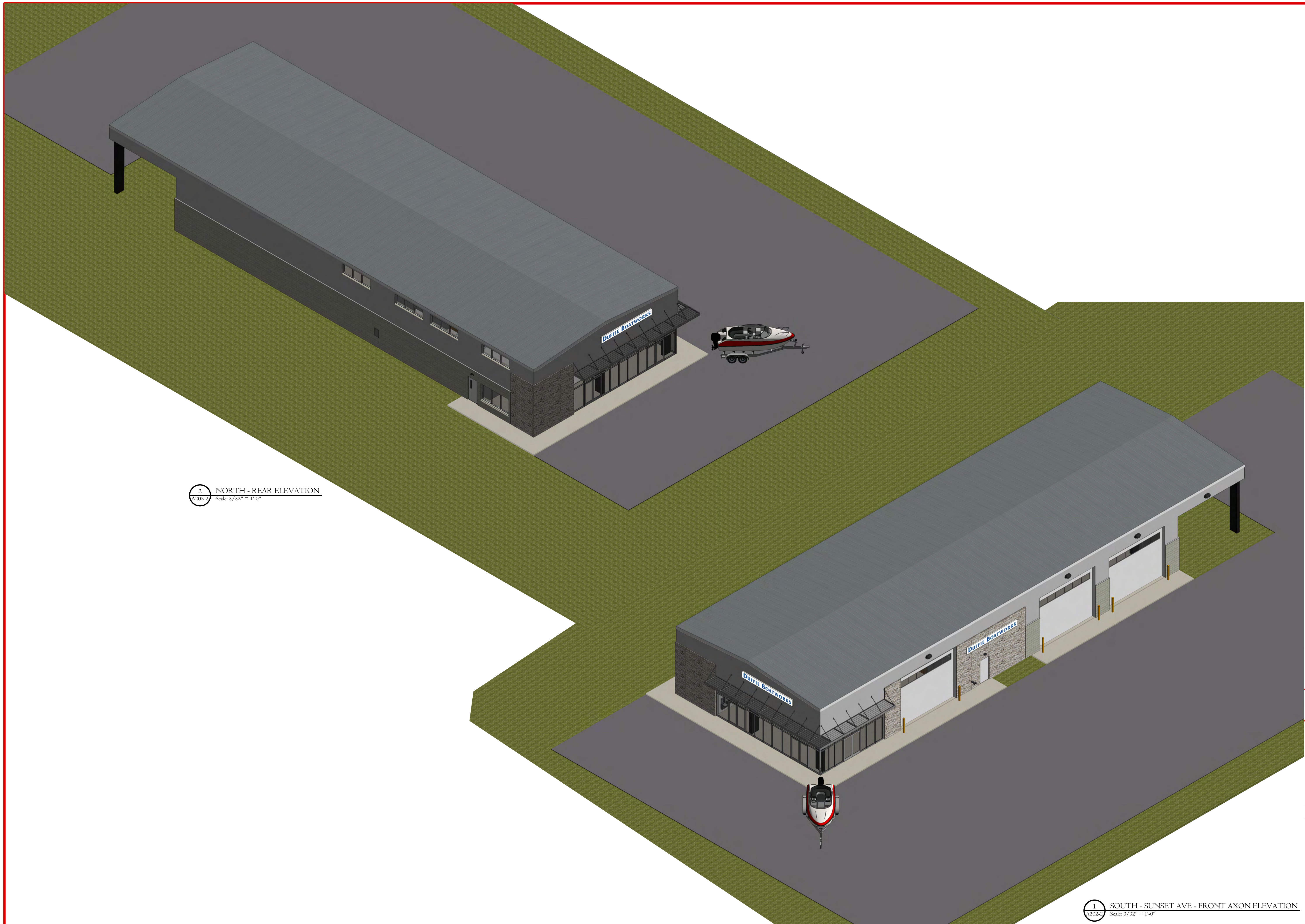


4 WEST - REAR ELEVATION
A201-2 Scale: 3/16" = 1'-0"

- 5 MATERIALS
-  ACCENT WALL
ELDORADO STONE
LIMESTONE IN "YORK"
 -  BASE WALL
YORK BUILDING PRODUCTS
SPLIT FACE CMU IN "CREAM"
 -  STONE WALL CAP
ELDORADO STONE
LIMESTONE IN "YORK"
 -  ALUMINUM COMPOSITE
PANEL BY MNC
"MICA ANODIC CLEAR"
LRV 34.43 / SRI 56-Cool
 -  STANDING SEAM METAL
ROOFING & FASCIA
TRIM - PAC CLAD IN
"SLATE GRAY"
 -  ALUMINUM COPING, EAVE,
RAKE TRIM, & SOFFIT
COOL ARTIC WHITE
 -  GARAGE BAY AND MAN
DOORS
PAINTED TO MATCH
METAL PANEL
 -  STOREFRONT
KAWNEER 451-T
CLEAR ANODIZED
ALUMINUM
 -  CANOPY
MAPES
CLEAR ANODIZED
ALUMINUM

PLANNING COMM. - 4/10/2026

<p>PROJECT DATA:</p> <p>Project Number: 25-100-2 File: SunsetMarinePark_Bldg-2_SDI.rvt Project Date: 3/5/2026 Plot Date: 4/10/2026 Sheet Scale: 3/16" = 1'-0"</p>	<p>Submission Notes:</p>
<p>BUILDING #2 - ELEVATIONS</p>	
<p>Project Title: SUNSET MARINE PARK SPEC BUILDING #2 NEW CONSTRUCTION</p>	<p>Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842</p>
<p>VISTA DESIGN, INC. Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants 11634 Westover Highway, Shovel, Maryland 21862 Phone: (410) 525-5851 email: info@vistadesigninc.com</p>	
<p>Professional Certificate: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026</p>	
<p>Sheet No.: A201-2</p>	



2 NORTH - REAR ELEVATION
 A202-2 Scale: 3/32" = 1'-0"

1 SOUTH - SUNSET AVE - FRONT AXON ELEVATION
 A202-2 Scale: 3/32" = 1'-0"

PLANNING COMM. - 4/10/2026

Professional Certification: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026		Project Title: SUNSET MARINE PARK SPEC BUILDING #2 NEW CONSTRUCTION		Project Data: Project Number: 25-100-2 File: SunsetMarinePark_Bldg-2_SDI.rvt Project Date: 3/5/2026 Plot Date: 4/10/2026 Sheet Scale: 3/32" = 1'-0"	
Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842		Sheet Title: BUILDING #2 - AXON ELEVATIONS		Submission Notes: # _____ Date: _____	
VISTA DESIGN, INC. <small>Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants</small> <small>11634 Westover Highway, Shovel, Maryland 21862</small> <small>Phone: (410) 325-2874 email: info@vistadesigninc.com</small>		Sheet No.: A202-2			

* COPY RIGHT: THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES ARE THE SOLE PROPERTY OF VISTA DESIGN, INC. AND SHALL NOT BE COPIED, ALTERED OR REUSED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM VISTA DESIGN, INC. AND CHRISTOPHER S. FERGER, AIA NCARB. *



B PERSPECTIVE ELEVATION
A203-2 Scale: 1/8" = 1'-0"



A PERSPECTIVE ELEVATION
A203-2 Scale: 1/8" = 1'-0"



C PERSPECTIVE ELEVATION
A203-2 Scale: 3/16" = 1'-0"

PLANNING COMM. - 4/10/2026

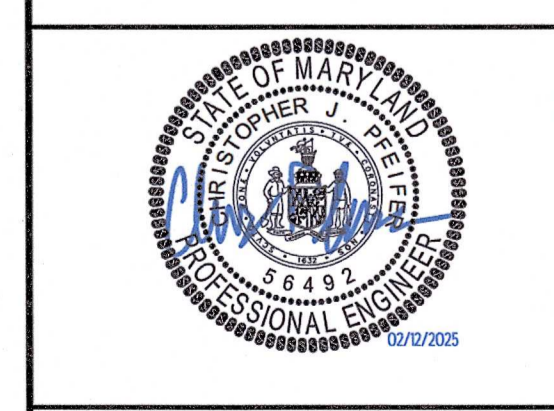
<p>Professional Certification: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHRISTOPHER S. FERGER, AIA NCARB LICENSE NO.: 13302 EXPIRATION DATE: 11-30-2026</p>		<p>Project Title: SUNSET MARINE PARK SPEC BUILDING #2 NEW CONSTRUCTION</p>		<p>Project Address: SUNSET AVENUE OCEAN CITY, MARYLAND 21842</p>	
<p>Submission Notes: #</p>		<p>PROJECT DATA: Project Number: 25-100-2 File: Sunset_Marine_Park_Building_2_SDI.rvt Project Date: 3/5/2026 Plot Date: 4/10/2026 Sheet Date: NONE Sheet Scale: NONE</p>		<p>BUILDING #2 - PERSPECTIVE ELEVATIONS</p>	
<p>Scale:</p>		<p>VISTA DESIGN, INC. Engineers • Architects • Surveyors • Landscape Architects • Land Planning Consultants 11634 Westover Highway, Shovel, Maryland 21862 Phone: (410) 325-2874 email: info@vistadesigninc.com</p>		<p>Sheet No. A203-2</p>	

* COPY RIGHT: THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES ARE THE SOLE PROPERTY OF VISTA DESIGN, INC. AND SHALL NOT BE COPIED, ALTERED OR REUSED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT FROM VISTA DESIGN, INC. AND CHRISTOPHER S. FERGER, AIA NCARB.

PRINTS ISSUED FOR: CONSTRUCTION DRAWINGS	
DATE	
REVISIONS	
NO.	

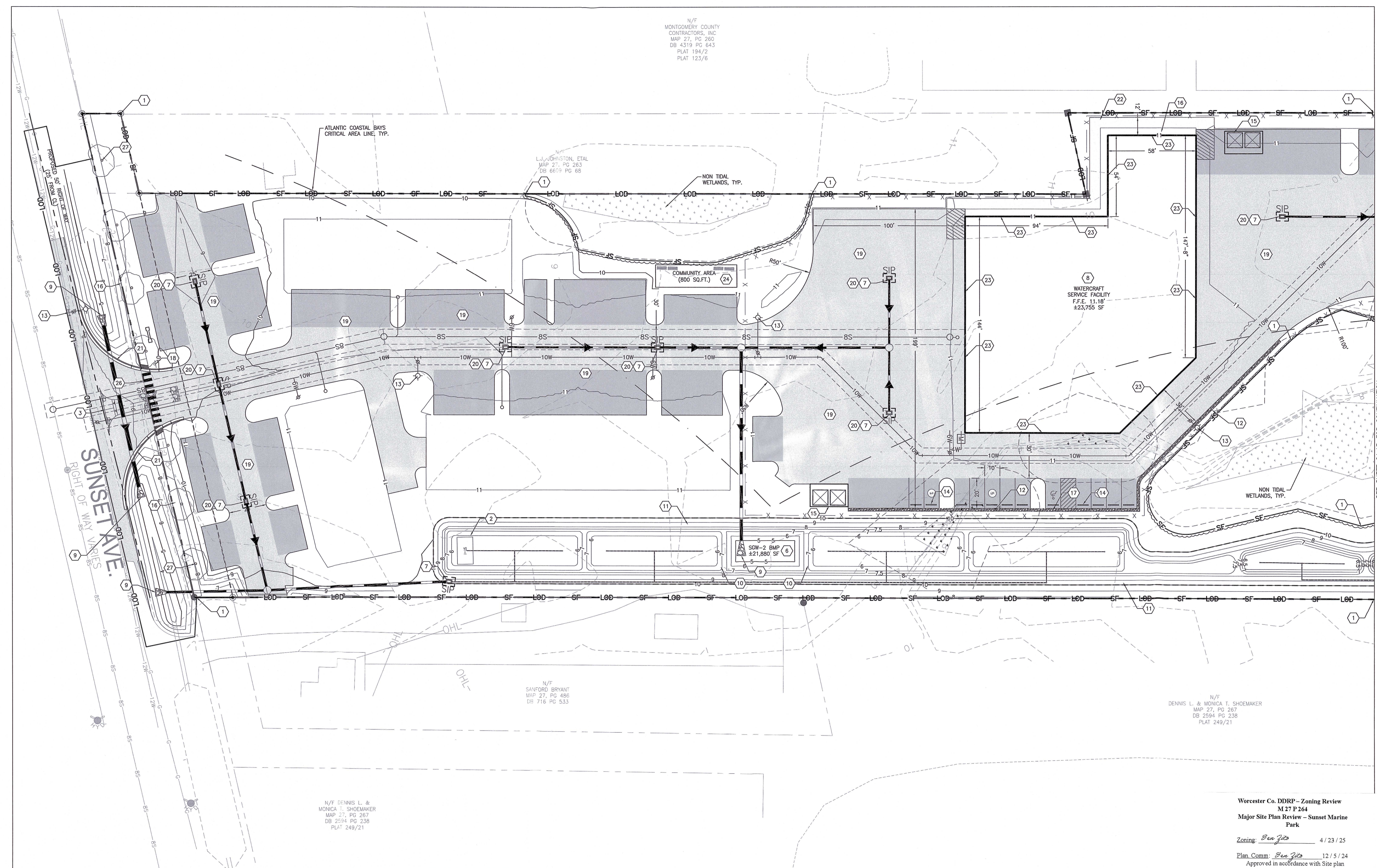
GMB
 GEORGE MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY, MARYLAND 21801
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-9790
 www.gmbnet.com

SUNSET MARINE PARK
 WEST OCEAN CITY, MARYLAND



Worcester Co. DDRP - Zoning Review
 M 27 P 264
 Major Site Plan Review - Sunset Marine Park
 Zoning: *Ben 710* 4/23/25
 Plan Comm: *Ben 710* 12/5/24
 Approved in accordance with Site plan
 approved by the Technical Review
 Committee

SCALE: 1" = 30'
 SHEET NO.
C1.1A
 DATE: NOV 2024
 © COPYRIGHT 2023 GEORGE MILES & BUHR, LLC



- CONSTRUCTION NOTES**
- 1 LIMITS OF SILT FENCE (TYPICAL). SEE DETAIL ON SHEET C1.3.
 - 2 FACILITY TO BE UTILIZED AS A SEDIMENT BASIN DURING CONSTRUCTION. SEE ZONING ON SHEET C1.4.
 - 3 INSTALL STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL ON SHEET C1.3.
 - 4 NOTE NOT USED.
 - 6 SWM BMP#2. SUBMERGED GRAVEL WETLAND. SEE DETAIL ON SHEET C2.1.
 - 7 STANDARD INLET PROTECTION (TYPICAL). SEE DETAIL ON SHEET C1.3.
 - 8 PROPOSED BUILDING IMPROVEMENTS BY OTHERS.
 - 9 RIPRAP OUTLET PROTECTION. INSTALLED OVER 600X MIRAFIL FILTER CLOTH OR APPROVED EQUAL. INSTALL PER MDE DETAIL AND SPECIFICATIONS. SEE OUTLET PROTECTION SCHEDULE AND DETAIL ON SHEET C1.4.
 - 10 RIPRAP FOREBAY PROTECTION. INSTALLED OVER 600X MIRAFIL FILTER CLOTH OF APPROVED EQUAL. INSTALL PER MDE SPECIFICATIONS. SEE OUTLET PROTECTION SCHEDULE AND DETAIL ON SHEET C1.4.
 - 11 INSTALL STABILIZED MATTING WITH USE OF NORTH AMERICAN GREEN ROLLMAX BIONET S158N OR APPROVED EQUAL. SEE DETAIL ON SHEET C1.3.
 - 12 PROPOSED LEVEL SPREADER. SEE DETAIL ON SHEET C1.3.
 - 13 FURNISH AND INSTALL FIRE HYDRANT AND APPURTENANCES. SEE DETAIL ON SHEET C13.1.
 - 14 FURNISH AND INSTALL WHEEL STOPS (TYPICAL). SEE DETAIL ON SHEET C9.1.
 - 15 FURNISH AND INSTALL DUMPSTER PAD AND ENCLOSURE. SEE DETAIL ON SHEET C9.3.
 - 16 FURNISH AND INSTALL CONCRETE SIDEWALK. SEE DETAIL ON SHEET C9.1.
 - 17 FURNISH AND INSTALL ADA ACCESSIBLE PARKING SIGN, POST AND STRIPING. SEE DETAIL ON SHEET C9.1.
 - 18 FURNISH AND INSTALL R1-1 STOP SIGN WITH BREAKAWAY POST AND STOP BAR STRIPING. SEE DETAIL ON SHEET C9.2.
 - 19 FURNISH AND INSTALL ASPHALT PAVEMENT. SEE DETAIL ON SHEET C9.2.
 - 20 FURNISH AND INSTALL SHA WR SINGLE INLET STRUCTURE (TYPICAL). SEE DETAIL ON SHEET C11.1.
 - 21 FURNISH AND INSTALL CURB AND GUTTER TYPE CG-2. SEE DETAIL ON SHEET C9.2.
 - 22 FURNISH AND INSTALL GRASS PAVERS. SEE DETAIL ON SHEET C9.2.
 - 23 FURNISH AND INSTALL KONLITE KWPD SERIES LED FULL CUT-OFF WALL PACK. SEE DETAIL ON SHEET C9.4.
 - 24 PROPOSED COMMUNITY FEATURE. TO BE A MINIMUM OF 800 SQ.FT. AREA IS TO INCLUDE BENCHES AS SHOWN. BY OTHERS.
 - 25 PROPOSED CROSSWALK. SEE DETAIL ON SHEET C9.3.
 - 27 PROPOSED HOLOPHANE ILLUMINATED BOLLARD. SEE DETAIL ON SHEET C9.1.
 - 28 NOTE NOT USED.

G:\Projects\2021\120225 Sunset Ave. Land Dev. E&S & Planning\Drawings\Sub\Construction Drawings\C1.1A SITE E&S&C AND STORMWATER PLAN.dwg, 2/10/2025.
 Richard F. Thomas

- FDX-WHITE 238 INCHES (6.0mm)
- FDX-MAGENTA 227 INCHES (5.7mm)
- FDX-BLUE 220 INCHES (5.6mm)
- FDX-CYAN 211 INCHES (5.3mm)
- FDX-GREEN 210 INCHES (5.3mm)
- FDX-YELLOW 207 INCHES (5.3mm)
- FDX-RED 206 INCHES (5.3mm)

SEE SHEET C1.1B FOR CONTINUATION

Planning Commission Waiver Request Sunset Marine Park Building-1 and Building-2

Project Description:

Sunset Marine Park is part of a previously approved site plan entitled “*Sunset Marine Park Engineering Plans*” prepared by GMB, which received approval from the Worcester County Planning Commission on December 5, 2024, and from Worcester County Zoning on April 23, 2025.

The current submission is prepared as a component of the previously approved plans and is limited in scope to pad site improvements associated with Building 1 and Building 2.

Building-1 is a ±5,342 square foot facility to be occupied by Carter Caterpillar for marine and heavy equipment service operations.

Building-2 is a ±7,325 square foot watercraft service building to be utilized by Duffy Boatworks for the sale and servicing of boats.

The overall site is currently under construction in accordance with the previously approved plans, including Building 3, a ±23,755 square foot watercraft service facility.

This submission is consistent with the previously approved layout and design intent, and maintains the overall character of the development. The proposed uses and improvements are compatible with the surrounding area, which is characterized by marine-related commercial and industrial uses within the West Ocean City harbor district.

Waiver Requests

The project, a major site plan, was submitted to the Technical Review Committee (TRC) on March 13, 2026, and reviewed at the TRC meeting held on April 8, 2026. Based on comments received from Zoning Division staff, the Applicant respectfully requests the following waivers:

1. The Applicant respectfully requests a waiver from §ZS1-322(b)(7).

Please clarify if the landscape maintenance will have an automatic irrigation system. If an automatic system is not proposed, a waiver will need to be granted by the Planning Commission. §ZS1-322(b)(7).

The Applicant proposes to maintain all required landscaping through the use of hose bib connections for manual irrigation, in lieu of installing a permanent automatic irrigation system.

This request is based on the following:

1. **Scale and Nature of Landscaping:**

The proposed landscaping is limited in scope and can be effectively maintained through manual watering without the need for a full automatic irrigation system.

2. **Consistency with Code Intent:**

The intent of §ZS1-322(b)(7) is to ensure the long-term viability and health of installed landscaping. The Applicant is committed to maintaining all plantings in healthy condition through regular manual irrigation and ongoing site maintenance.

3. **Undue Hardship / Practical Considerations:**

Installation of an automatic irrigation system would introduce additional cost and infrastructure for a relatively small and manageable landscaped area, without a proportional benefit.

Based on the above, the Applicant respectfully requests that the Planning Commission grant approval to §ZS1-322(b)(7) to utilize manual irrigation via hose bibs in lieu of an automatic irrigation system

2. **Zoning Division Staff, Comment #1 under Landscaping, is as follows:**

Sheet C101: Please clarify if the storage area near Building 2 is for outdoor display or just storage. If it is for display, then additional landscaping is needed. If it is for storage, then landscaped buffering is required. §ZS1-210(b)(4)(B). "Buffering" is defined as concentrated landscaping shall be provided to diminish the visual and physical impacts of the use or structure, both on the site and from adjacent properties. The landscaping may be a mix of trees, shrubs and other vegetation and of such density that the view, while not obscured, is diffused. §ZS1-322(e)(2). The Planning Commission may modify or waive this requirement where it is deemed that strict compliance would cause undue hardship on the applicant. §ZS1-322(e)(8).

The area in question, located adjacent to Building 2, along with the gravel storage lot which is intended solely for storage.

Per §ZS1-210(b)(4)(B) and §ZS1-322(e)(2), buffering is typically required to mitigate visual and physical impacts both internally and along adjacent properties. The Applicant proposes to provide full landscaped buffering along all property boundaries adjacent to neighboring properties, consistent with the intent of the Code to protect off-site views and minimize impacts to surrounding uses.

However, the Applicant requests relief from the requirement to provide internal buffering within the site around the storage area for the following reasons:

1. **Lack of Impact on Adjacent Properties:**

The proposed perimeter buffering will adequately screen the storage area from all off-site viewpoints, fulfilling the primary intent of the buffering requirements.



2. **Minimal Internal Visual Impact:**

The storage area is internal to the development and will not adversely affect the overall visual character or functionality of the site for users or visitors.

3. **Site Design Constraints / Undue Hardship:**

Strict compliance with internal buffering requirements would reduce usable space, constrain circulation, and limit the functional efficiency of the site.

Based on the above, the Applicant respectfully requests that the Planning Commission grant a waiver from §ZS1-210(b)(4)(B) and §ZS1-322(e)(2), to allow buffering to be provided only along adjacent property boundaries, and not within the interior of the site surrounding the storage area.

3. **Zoning Division Staff, Comment #2 under Parking and Vehicular Travel ways, is as follows:**

The proposed gravel storage area near Building 2 will require a waiver from the Planning Commission, as the material is not concrete, asphalt, tar and chip, etc. §ZS1-320(f)(1).

The proposed area will be used exclusively for storage and will be enclosed by fencing. It will not be utilized for customer access, display, or regular vehicular circulation associated with public use.

The Applicant requests this waiver based on the following:

1. **Limited Intensity of Use:**

The storage area will experience minimal traffic and is not intended for daily circulation or high-turnover activity. As such, a paved surface is not necessary to support its function.

2. **Dust and Maintenance Control Measures:**

The gravel surface will be properly installed and maintained to minimize dust and migration. If required, additional stabilization measures (e.g., compacted aggregate, dust control treatments) can be implemented.

3. **Visual Screening and Compatibility:**

The area will be enclosed by fencing and buffered in accordance with approved site design (or approved waivers), limiting visibility from adjacent properties and public rights-of-way.

4. **Undue Hardship / Practical Difficulty:**

Requiring a fully paved surface for a low-intensity, enclosed storage function would impose unnecessary cost and reduce design efficiency without a corresponding public benefit.

5. **Consistency with Code Intent:**

The intent of §ZS1-320(f)(1) is to ensure safe, durable, and functional surfaces. The proposed gravel area will meet these functional needs while remaining compatible with the overall site design.

Based on the above, the Applicant respectfully requests the Planning Commission grant a waiver from §ZS1-320(f)(1) to allow the use of a gravel surface for the enclosed storage area in lieu of the required paved surface.



Waiver Requests Summary

As part of this submission, the Applicant respectfully requests the following waivers from the Worcester County Zoning Code:

1. **Buffering Waiver (§ZS1-322(e)(8))** – To allow the storage area near Building 2 to provide required landscaped buffering along adjacent property boundaries only, and not within the interior of the site.
2. **Paving Waiver (§ZS1-320(f)(1))** – To permit a fenced gravel surface for the storage area in lieu of a paved surface.
3. **Irrigation Waiver (§ZS1-322(b)(7))** – To allow manual irrigation of landscaping via hose bib connections in lieu of an automatic irrigation system.

These requests are consistent with the overall design intent of the project and are sought to allow for practical, efficient site development while maintaining compliance with the spirit and intent of the Zoning Code.

Thank you,
Bruce Howe



Sunset Marine Park Buildings I & 2 Design Guideline Review & Waiver Request

The following is a review of the Worcester County Design Guidelines and Waiver Request for the new Sunset Marine Park Buildings I & 2. The building #1 is to be a single story with mezzanine of ~6,623 g.s.f. (52' x 103') P.E.M.B. and building #2 is to be a single story with mezzanine of 7,325 g.s.f. (52' x 129'). This project fits contextually and aesthetically within its local proximity to the harbor district and these buildings will be similar in size and looks of those buildings. This project is located on Sunset Avenue and is not part of the U.S. Rt. 50 Transportation Corridor Plan and therefore not subject to the Worcester County Design Guidelines.

- Section 4: Design Principles:
 - These buildings meet the Human Scale requirement by having different building materials applied to the facades to break up the mass. Also, the buildings are only a maximum of 23' tall.
 - These buildings add to the County's architectural tradition contextually and aesthetically within its local proximity to the harbor district and these buildings will be similar in size and look of those buildings.
 - These buildings are low-rise buildings with simple forms and materials characteristic of the region.
 - These buildings are parallel to the main road and drive aisle through the site.
 - These buildings will be for commercial uses that encourage pedestrian activity.
 - The site has been designed to provide sufficient green spaces to counter-balance the structures.
 - The signage for these buildings will be designed to identify and inform and not overpower.
 - These buildings have a multitude of differing materials to reduce the monotonous and bulkiness of these types of buildings.
- Section 5: Architectural Traditions:
 - These building utilize simple geometric forms and building symmetry, of 2 story height with sloped roofs with gable ends and canopy entries and is in keeping with the Seaside Architecture Tradition and to the harbor district.
 - This building utilizes large plate glass storefront windows for a modern contemporary look.
 - Entryways will have an aluminum trellis canopy that signifies its purpose.
 - Fenestration is in a symmetrical pattern, creating a balanced façade. The fenestration is non-symmetrically placed at one corner of the building, but the windows are a story and a half tall and are proportionally (1/3) bigger than the storefront doors and this creates a balanced façade within the glazing area.
 - The main color of the building will be light grey/ silver with earthtones for the stone base and splitface CMU.
- Section 7: Mass and Scale:
 - Massing: in general, these buildings are simple rectangles.

- Height: to reduce apparent scale to people, the perimeter of the buildings have a 10' tall base of splitface CMU that anchors the building to the ground with contemporary metal panels above the CMU to the eave line lighten the mass of the building. This is also broken up by the aluminum storefront glazing and stone accent wall.
- To reduce the apparent scale to people, it is encouraged that building modules closest to the sidewalk or roadway generally not exceed two stories. However, if the design is intended to achieve a town center architectural tradition, three story modules may be placed in that position. These buildings meet this intent as this they are only 2 stories and 23' in height.
- Section 8: Roofs:
 - Section 8(b)(4); Roof pitch of at least 4 to 12 and use simple forms, such as gable and hip. This building uses both gable and hip roofs. **Requesting a waiver to reduce roof pitch to 1 to 12 from 4 to 12**, as this is an industrial type of building and does not need a steeper pitched roof.
 - Section 8(b)(2); Roof features (roofs must have 2 or more of the items listed):
 - Sloped roofs heights that do not exceed the average height of the supporting walls, with an average slope of 6 in 12 or higher up to 12 in 12 pitch.
 - Overhanging eaves, extending past the supporting walls no less than 16" for buildings 2 stories or less and 24" for buildings greater than 2 stories.
 - Dormers.
 - 3 or more roof slope planes; 3 entries, lower roof, upper roof, and rear shed roof.
 - **Request waiver for 3" eave width versus 16" and no dormer roof elements.**
 - These buildings are simple rectangles of modern design that achieve a slimmed down look by having minimal roof overhangs and an aluminum trellis canopy at the entries. **Request waiver for roof overhangs of 3" versus 16" and the aluminum trellis canopy at the entries instead of the 2 other required roof elements.**
- Section 9: Materials:
 - Section 9(b)(2); Appropriate materials for exterior walls and trim shall cover at least 75% of the surface area (excluding windows, doors, etc.) and shall include the following:
 - Wood and hardy plank clapboard or shingles.
 - Brick.
 - Tinted and textured concrete masonry units (split faced CMU).
 - Vinyl and metal siding replicating the look of wood.
 - Detailed stucco and Exterior Insulation and Finish System (E.I.F.S.).
 - These buildings have a multitude of different materials to provide variety and visual differentiation. The buildings are mostly comprised of an earth tone split-face CMU block wall base with an upper wall of contemporary aluminum panel wall in silver mica color to match the aluminum storefront windows and doors. There is also an accent section of wall comprised of stone in an earth tone hue. **Request waiver for not meeting the 75% of the required materials and the utilization of silver metal panel walls that match the storefront windows in lieu of clapboard siding and for the stone accent section of wall in lieu of brick which is uncommon in this area.**

- Section 10: Facades:
 - Section 10(a)(3); Symmetry shall be used to attain visual balance in the building's composition by creating order within the elements of that composition.
 - These buildings have a rhythm of masses that are comprised of aluminum storefront entries, stone accent wall and large garage bay doors along its main facades, therefore we feel that the design guideline intent is met. **Request a waiver for any minor differences to the guidelines.**
 - Section 10 (b)(1)(A); Elements within each segment of the facade shall be symmetrical. Facade elements and openings shall be repeated in the same positions on either side of an imaginary central vertical line of that segment. Minor variations to a symmetrical condition can be absorbed while maintaining an overall sense of the balance.
 - These buildings have a rhythm of masses that are comprised of aluminum storefront entries, stone accent wall and large garage bay doors along its main facades, therefore we feel that the design guideline intent is met. **Request a waiver for any minor differences to the guidelines.**
 - Section 10 (b)(1)(C); Facades greater than 60' in width shall be provided with wall plane projections or recesses that (1) have a depth of at least 2' or 3% of façade width (whichever is greater) and (2) extend at least 12' or 20% of the façade width (whichever is greater):
 - **Request a waiver for this requirement.**
 - Overall roof height is 23'-0" tall due to the low sloping roof pitch, which creates a compact gable end façade.
 - Windows are spaced at the corner of one end of the building per the use of the buildings large bay doors that serve the main function of heavy machine and boat repair. The storefront window verticals have a proportional rhythm based on the entry door size.
 - No uninterrupted width of any façade shall exceed 60' horizontal. This project meets this intent on the main façade with the varying of materials and the large bay doors.
 - Façade has 2 horizontal bands, a split-café CMU base of 10'-0" and an upper part of standing seam metal wall panels of 10'-0" and then the roof. These buildings meet the intent of base, body, and cap.
 - At least 1 detail or massing component shall be repeated at least 3 times along each façade. On the front and sides of the building, 1 massing element (window) is repeated at least 3 times.
 - Building #1 has the storefront window mass width, the stone accent wall width and main wall width and one large garage bay door width of essentially equal parts. Building #2 has 3 large garage bay doors. **Request a waiver for any minor differences to the guidelines for at least 1 detail or massing component being repeated at least 3 times along each facade.**
 - Façade Transparency: Facades shall incorporate transparent features such as windows and doors over a minimum of 25% of the surface area not to exceed 40%. For Building #1 the front elevation is 15% windows and the side is 25% windows. For Building #2 the front elevation is 9% windows and 12% open area for a total of 21% and the side is 41% windows.
 - **Request a waiver for the transparency requirement for Building #1 as the Front side window area of 306 s.f. divided by 2,059 s.f. of wall area is 15% Transparency, the West**

side window area of 276 s.f. divided by 1,095 s.f. of wall area is 25% and Building #2 as the Front side window area of 276 s.f. divided by 3,055 s.f. of wall area is 9% Transparency, plus an open area of 377 s.f. divided by 3,055 s.f. is 12% for a total Transparency of 21%, which is less than 25% by 4%. For the South side of Building #2 window area is 451 s.f. divided by 1,092 s.f. of wall area is 41% Transparency, 1% above requirement.

- Section 10 (b)(1)(A); Public Facades; Elements within each segment of the facade shall be symmetrical. Facade elements and openings shall be repeated in the same positions on either side of an imaginary central vertical line of that segment. Minor variations to a symmetrical condition can be absorbed while maintaining an overall sense of the balance.
 - **Request a waiver for any minor differences to the guidelines for the Public façade elements of each segment being symmetrical.**
- Section 10 (b)(1)(K); Exterior Materials that are generally featureless such as stucco or panels are inappropriate. Detailing shall be used to mitigate the monotony of such materials: this building will have a split-face CMU block base in a earth tone hue with an aluminum coping sill at 10'-0" above grade, standing seam metal wall panels in a silver to match the aluminum storefront windows, these panels have vertical seams that break up the monotony for the body and an accent section of wall comprised of stone in an earth tone hue as brick is not in context in this area. The effects of these materials will meet the intent of these guidelines for articulated relief details that emphasize space, shadow, and depth.
 - **Request a waiver for any minor differences to the guidelines, like the stone material and standing seam metal wall panels in silver.**
- Section 11 Entries:
 - Entries shall be clearly defined as a point of building access and provided visual transition from exterior to interior spaces. Each principal building entrance shall have at least 2 of the following features: Canopy or Portico, Overhang, Recess or Projection, Arcade, Raised corniced parapet over the entry door, Peaked Roof, or Arch. This project utilizes 4 of these principles, Portico, Overhang, Projection, and Peaked Roof.
- Section 12 Color:
 - Colors: Base & Body = York Building Products split-face CMU in "Cream", Upper Body = Aluminum composite panel by MNC in "Mica Anodic Clear", Accent Wall = stone by Eldorado Stone in "Limestone / York", and the Standing Seam Metal Roof Panels and Fascia = Pac-Clad in "Slate Gray" and the storefront doors and windows will be anodized "Clear Anodized Aluminum".
- Section 13 Details:
 - Buildings shall have architectural features and patterns that provide visual interest, are scaled to the pedestrian, break massing into visually manageable units, and reinforce local architectural character. Building facades must include a repeating pattern that shall include at least 2 of these elements; Color Change, Texture Change, Material Change, and a change in plane of at least 12" in width. At least one of these elements shall repeat horizontally and all elements shall repeat at least every 30', either horizontally or vertically.

- Requesting a waiver in case a detail of a specific element does not repeat every 30' on any one façade.

In summary the requested waivers are as follows:

1. Requesting a waiver for Section 8 (b)(2)(A), to reduce roof pitch to I to I2 from 4 to I2.
2. Request waiver Section 8 (b)(2)(B)(C)(D), for roof overhangs of 3" versus 16", no dormer roof elements and the aluminum trellis canopy at the entries instead of the 2 other required roof elements.
3. Request waiver for Section 9 (b)(2), not meeting the 75% of the required materials and the utilization of silver metal panel walls that match the storefront windows in lieu of clapboard siding and for the stone accent section of wall in lieu of brick which is uncommon in this area.
4. Request a waiver for Section 10 (a)(8), any minor differences to the guidelines for at least 1 detail or massing component being repeated at least 3 times along each façade.
5. Request a waiver for Section 10 (a)(7), the transparency requirement for Building #1 as the Front side window area of 306 s.f. divided by 2,059 s.f. of wall area is 15% Transparency, the West side window area of 276 s.f. divided by 1,095 s.f. of wall area is 25% and Building #2 as the Front side window area of 276 s.f. divided by 3,055 s.f. of wall area is 9% Transparency, plus an open area of 377 s.f. divided by 3,055 s.f. is 12% for a total Transparency of 21%, which is less than 25% by 4%. For the South side of Building #2 window area is 451 s.f. divided by 1,092 s.f. of wall area is 41% Transparency, 1% above requirement.
6. Request a waiver for Section 10 (b)(1)(A), any minor differences to the guidelines for the Public façade elements of each segment being symmetrical.
7. Request a waiver for Section 10 (b)(1)(K), any minor differences to the guidelines, like the stone material and standing seam metal wall panels in silver.
8. Requesting a waiver for Section 13 (a)(b)(I), in case a detail of a specific element does not repeat every 30' on any one façade.

Sincerely,
Chris Ferger, AIA NCARB
Director of Architecture



STAFF REPORT

REZONING CASE NO. 453

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

PROPERTY OWNER: Ocean Pines Plaza Partnership &
James B. Vito Revocable Trust
c/o Allan Rabineau
401 E Pratt Street Suite 2341
Baltimore, MD 21202

ATTORNEY: Hugh Cropper, IV
9927 Stephen Decatur Hwy, F-12
Ocean City, Maryland 21842

TAX MAP/PARCEL INFO: Tax Map 15, Parcels 130 and 191, Tax District 03

SIZE: The petitioned areas consist of approximately 14.72 acres.

LOCATION: North of MD Route 589 (Racetrack Road), west of Ocean Parkway (North Gate), Berlin, MD

CURRENT USE OF PETITIONED AREA: Unimproved, wooded parcels. The real estate sign on the property anticipates the granting of the map amendment, listing the zoning as R-3, with a development capacity of 87 units (as of 2.9.2026).

CURRENT ZONING CLASSIFICATION: R-2 Suburban Residential District.
Residential density is 4 units per acre (59 dwelling units maximum).

As defined in the Zoning Code, this district is intended to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas. Furthermore, as contemplated by the Comprehensive Plan, this district can serve as an intermediate band of a traditional neighborhood development as it transitions from a higher-density core to a much lower-density edge. The Comprehensive Plan recommends that designated growth areas be developed as traditional neighborhoods. Projects of greater than twenty dwelling units which are proposed after the effective date of this Title are required to be developed as residential planned communities in order to encourage traditional neighborhood development and utilization of conservation design principles. Therefore, new development in this district may be at densities higher than that cited below as the maximum density, provided adequate sewer service is available, while infill development in existing developed areas shall be at densities consistent with those allowed by the primary district regulations.

REQUESTED ZONING CLASSIFICATION: R-3 Multi-family Residential District. Residential density is 6 units per acre (88 dwelling units maximum).

As defined in the Zoning Code, this district is intended to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas. Furthermore, as contemplated by the Comprehensive Plan, this district can serve as the core of a traditional neighborhood development, where the highest densities are desired. The Comprehensive Plan recommends that designated growth areas be developed as traditional neighborhoods. Projects of more than twenty dwelling units which are proposed after the effective date of this Title are required to be developed as residential planned communities in order to encourage traditional neighborhood development and utilization of conservation design principles. Therefore, new development in this district may be at densities higher than that cited below as the maximum density, provided adequate sewer service is available, while infill development in existing developed areas shall be at densities consistent with those allowed by the primary district regulations.

APPLICANT'S BASIS FOR REZONING: The application indicates that there has been a substantial change in the character of the neighborhood since the last Comprehensive Rezoning on November 3, 2009.

ZONING HISTORY:

- **1964:** A-1 Agricultural District
- **1978:** A-1 Agricultural District
- **1983:** Case No. 172 (Parcel 130), requesting B-1 Neighborhood Business District, denied.
- **1987:** Case No. 234 (Parcel 130), requesting B-1 Neighborhood Business District, withdrawn prior to County Commissioner hearing.
- **1992:** R-2 Suburban Residential District
- **2009:** R-2 Suburban Residential District

SURROUNDING ZONING:

- **North:** R-2 Suburban Residential District (Ocean Pines subdivision)
- **South:** A-1 Agricultural District
- **East:** R-2 Suburban Residential District (Ocean Pines subdivision)
- **West:** C-2 General Commercial District (The Pavilions)

COMPREHENSIVE PLAN:

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

Chapter 1: Introduction

References the Ocean Pines subdivision adjoining the petitioned areas, which originally started as a summer development and now accommodates mostly year-round and retirement living (Page 3).

Chapter 2: Land Use

The petitioned area lies within the Existing Developed Area (EDA) Land Use Category, which encourages appropriate zoning providing for infill and densities consistent with the character of the EDA. For this request, the R-2 Suburban Residential District allows a density of four units per net/gross acre (59 dwelling units maximum). The R-3 Multi-family Residential District allows a density of six units per net/gross acre (88 dwelling units maximum). Under either scenario, a development of over 20 units will be reviewed as a major Residential Planned Community (RPC). Under the major RPC provisions, the dwelling types permitted by the R-4 District are allowed, regardless of the uses permitted in the underlying zoning. Therefore, both zoning designations would allow single-family, duplex, multi-family and townhouse units.

Regarding the EDA Land Use Category, the Comprehensive Plan states the following:

“This category identifies existing residential and other concentrations of development in unincorporated areas and provides for their current development character to be maintained. Recognizing existing development and neighborhood character is the purpose of this designation. Appropriate zoning providing for densities and uses consistent with this character should be instituted.”

“Not designated as growth areas, these areas should be limited to infill development. Density, height, bulk, and site design standards should also be consistent with the EDA’s existing character” (Pages 13 - 14).

“For this planning period, the location of growth has been shifted away from the MD 589 corridor to avoid more transportation problems.... MD 589 has been designated as currently “impacted” and unsuitable for development beyond infill of existing lots in accordance with current zoning” (Page 27).

As illustrated on the Land Use Map, the Existing Developed Area (EDA) consists of the Ocean Pines subdivision (R-2 and R-3 residential zoning classifications) and the area along Beauchamp Road (a mix of residential, agricultural, commercial and estate zoning classifications).

Referenced in the application, Rezoning Case No. 447 was reviewed and approved for an R-3 District designation, located further south on MD Route 589. Attached to the application you will find the Findings of Fact signed by the County Commissioners on August 19, 2025. Unlike the petitioned areas which already had a residential zoning, those parcels were zoned A-1 in 2009, upzoned to C-2 in 2012, and downzoned to R-3 in 2025. The R-3 District still represents a significant upzoning from the zoning at the time of the last comprehensive rezoning.

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

3. Maintain the character of the county’s existing population centers.
4. Provide for appropriate residential, commercial, institutional, and industrial uses.
5. Locate new development in or near existing population centers and within planned growth centers.
6. Infill existing population centers without overwhelming their existing character.
8. Regulate development to minimize consumption of land, while continuing the county’s rural and coastal character.
9. Minimize conflicts among land uses due to noise, smoke, dust, odors, lighting, and heavy traffic.
11. Set high environmental standards for new development, especially in designated growth areas.
20. Direct new development in growth areas to planned communities.
21. Promote mixed used development.
22. Design new development’s architecture and landscaping to visually improve its surroundings. (Pages 12 & 13)

Chapter 3: Natural Resources

Pertinent objectives on page 33 include the following:

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

Chapter 4: Economy

The Plan notes that “[y]ear-round and seasonal population growth has provided a growing market for the county’s businesses” (page 58).

Pertinent objectives cited in Chapter 4 – Economy state the following:

- Provide through the land use plan sufficient land for planned growth to meet expected demand for housing, commercial and support services.
- Encourage mixed-use commercial, office and residential development.
- Provide for suitable locations for commercial centers able to meet the retailing and service needs of population centers. (Pages 59 - 60)

“Developing more living-wage employment joined with creating affordable housing will provide opportunities for residents and their children to stay in the area” (page 64).

Chapter 5: Housing

The Plan acknowledges Worcester County’s two housing markets: permanent year-round housing and second homes. “Housing production and availability in absolute terms has been sufficient, yet affordability and location are issues” (Page 65).

“At this point, home prices and redevelopment of older properties and the intrusion of seasonal housing into traditionally locals’ housing areas...has driven housing prices well beyond the local affordability range” (Page 65).

Pertinent objectives and recommendations cited in Chapter 5 – Housing state the following:

- A variety of housing types including mixed-use projects should be provided for to meet the housing needs of all income groups and life stages.
- Market forces will provide sufficient incentives to address second home demand. Therefore, Worcester County should provide appropriate location, density, and design standards to ensure this sector of the housing market’s production is consistent with this plan’s goals and objectives. (Pages 67 – 68)

Statements in the 2025 Housing Study show that there is a shortage of housing units in the county, both owner occupied and year-round rentals. There are significant numbers of residents that are cost burdened due to high market rates, corroborating the findings in the 2006 Comprehensive Plan.

Chapter 6: Public Infrastructure

The Plan acknowledges the county’s policy to have developers provide all on-site infrastructure relative to new development. In addition, “infrastructure costs should be borne by those who directly benefit; developers will remain responsible for the services required by new development” (Page 70). Infrastructure includes water, sewer, roads and other improvements.

Sewer service is identified as “one of the county’s most powerful growth management tools” (Page 74). As Mr. Mitchell notes in his memo, the petitioned areas will require not only an amendment to the Master Water and Sewer Plan, but there may also be other studies and infrastructure investments required to alleviate any negative impacts on area waters.

Pertinent objectives cited in Chapter 6 – Public Infrastructure - General state the following:

2. Permit development to occur only as rapidly as services can be provided.
3. Ensure adequate public facilities are available to new development.
4. Require new development to “pay its way” by providing adequate public facilities to meet the infrastructure demands it creates. (Page 70)

Chapter 7: Transportation

The petitioned area fronts MD Route 589 (Racetrack Road), a major collector highway. The applicant’s suggested findings indicate that the development under the R-3 District “will not have a substantial impact on Maryland Route 589”, and that “stacking and other traffic congestion should not be an issue”. **No traffic analysis was provided with this application to**

justify these statements. The Planning Commission and/or County Commissioners may request a traffic study to evaluate the impacts of this use on the existing road network and identify mitigation measures that may be needed.

The Plan states that “[r]esort traffic causes the most noticeable congestion on US 50, US 113, US 13, MD 528, MD 589, MD 611 and MD 90” (page 79). Additionally, the plan notes that “[o]f special note is the fact that the MD 589 corridor has experienced significant development and has reached an unsatisfactory level-of-service” (page 80).

Access control recommendations include the use of service roads, interparcel connectors, limiting the distance between access points, and the overall number of access points on major roadways (Page 84).

As new residential and commercial developments have been constructed along the MD Route 589 corridor, developers have been responsible for constructing necessary road improvements to support the proposed development at the site and mitigating its effects along the corridor. While no entrance plans have been proposed with this rezoning request, it is very likely that another access point to MD Route 589 will be requested, rather than an extension through the existing Ocean Pines subdivision.

Road improvements in the vicinity of the petitioned area that have occurred since the 2006 Comprehensive Plan include:

- Restriping of the right-of-way in the vicinity of Showell School Road.
- Signal modifications at Ocean Parkway (North Gate).
- Commercial entrance at Cathage Road, with associated turn lane modifications on Racetrack Road.
- The addition of a deceleration lane at Royal Farms.
- Intersection modifications at MD Route 589 and Manklin Creek Road associated with Pennington Commons shopping center.
- Road widening and signalized intersection south of Taylorville Lane at the TidalHealth Gudelsky Family Pavilion.

Pertinent policies, projects and recommendations on page 85 include:

- Limit development in the corridor until capacity increases.
- Dualize after the US 113 project is completed.
- Continue to deflect US 113 traffic to MD 90 rather than MD 589.
- Introduce interparcel connectors and service roads where feasible.

Pertinent objectives include the following:

1. Acceptable Levels of Service – It is this plan’s policy that the minimal acceptable level of service for all roadways be LOS C. Developers shall be responsible for maintaining this standard.

3. Traffic studies--Developers should provide traffic studies to assess the effect of each major development on the LOS for nearby roadways.
4. Impacted Roads--Roads that regularly have LOS D or below during weekly peaks are considered "impacted." Areas surrounding impacted roads should be planned for minimal development (infill existing lots). Plans and funding for improving such roads should be developed.
5. Impacted Intersections – Upgrade intersections that have fallen below a LOS C.
8. Local funding sources should be explored to improve priority of impacted roadways for state funding or to provide for local construction of improvements.
13. Road Widening--Adequate right-of-way should be dedicated for roads anticipated for widening during the development review process.
14. Community character—New roadway designs and construction should not disrupt the character of existing communities, villages, and towns. Alternative routes and designs should be explored to maintain this important aspect of Worcester County.
15. Connectivity—Inter- and intra-development connectivity should be designed into new development to improve mobility and to avoid environmental damage.
16. Residential Streets--Through traffic should be discouraged through layout and "traffic calming" practices.
17. Bike and Pedestrian Mobility--Bike and pedestrian mobility should be given higher priority and designed into new development.
22. Parcel Access Plan--This plan should provide a specific parcel access plan for large parcels and interparcel connections for smaller parcels for key roadways. This list should be provided to and reviewed with the State Highway Administration. (Pages 87-89)

WATER AND WASTEWATER: According to the attached response memo from Mr. Mitchell, the petitioned area has a designation of W-6/S-6 for water and sewer planning designations, which indicates no planned service. The property is also unable to support onsite sewer/septic. To attain a W-1/S-1 designation, the owner will need to obtain an amendment to the Master Water and Sewer Plan. Water and sewer service is just one aspect of a project's development; as Mr. Mitchell points out, it should be a part of, but not the majority of, any argument of change in the character of the neighborhood.

The primary soil types on the petitioned area according to the Worcester County Soil Survey are HmAd – Hammonton loamy sand, 0 to 2 percent slopes, Northern Tidewater Area, NnA - Nassawango fine sandy loam, 0 to 2 percent slopes, and WddA – Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area. The petitioned areas are well drained or moderately well drained soils. The property may have non-tidal wetlands which will have to be evaluated.

EMERGENCY SERVICES: Fire and ambulance service will be available from the Showell Volunteer Fire Company, approximately 2 miles away. No comments were received. Police protection will be available from the Maryland State Police Barracks in Berlin, approximately 5 miles away, and the Worcester County Sheriff's Office in Snow Hill, approximately 21 miles away. No comments were received from the Maryland State Police Barracks or from the Sheriff's Office. Worcester County Emergency Services provided an email of no comment.

The applicant is claiming a change in the character of the neighborhood as outlined in the application's supporting documents.

2. Does the Planning Commission concur with the applicant's definition of the neighborhood? If not, how does the Planning Commission define the neighborhood?
3. Relating to population change.
4. Relating to availability of public facilities.
5. Relating to present and future transportation patterns.
6. Relating to compatibility with existing and proposed development and existing environmental conditions in the area, including having no adverse impact on waters included on the State's impaired waters list or having an established total maximum daily load requirement.
7. Relating to compatibility with the Comprehensive Plan.
8. Would a change in zoning be more desirable in terms of the objectives of the Comprehensive Plan?



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: Jennifer Keener, AICP
Director, DDRP

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

Subject: EP Staff Comments on Rezoning Case No. 453
Reclassify approximately 14.72 Acres of
From A-1 Agricultural District to C-2 Commercial District
TM 15 Parcels 130, and 191

Date: 3/19/26

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

These properties have an Existing Developed land use designation and in the Land Use Map in the Worcester County Comprehensive Plan (*Comprehensive Plan*). Regarding the Existing Developed land use designation, according to Chapter 2 - Land Use of the *Comprehensive Plan*, the *Plan* indicates that this category identifies existing residential and other concentrations of development in unincorporated areas and provides for their current development character to be maintained. The *Plan* also recognizes that existing development and neighborhood character is the purpose of this designation with appropriate zoning instituted that provide for densities and uses consistent with this character.

We do not have approved onsite sewer for these properties as the cesspool and well were abandoned in 2013. These properties would not meet current regulations for the use of onsite sewer today. The properties are adjacent, but not currently within the Ocean Pines Water and Sewer planning area. Currently, the properties are classified as W-6/S-6 for water and sewer planning designations which indicates no planned service. An amendment to the *Master Water and Sewer Plan* would need to be completed to attain a W-1/S-1 designation to receive public water and sewer. With respect to the provision of public sanitary services:

- a. The land use designation of this property is compatible with extensions of public sewer and would be part of any future amendment to the *Master Water and Sewer Plan* to change the planning areas designations.
- b. Regarding the applicant’s change in the character of the neighborhood, a provision for zoning consistency is included within the *Master Water and Sewer Plan*. Under 1.1.3.B: “The inclusion of

a property in the water and sewer plan does not, in and of itself, constitute a change the character of the neighborhood for rezoning purposes.” The applicant makes numerous references to provisions of water and sewer within the claimed neighborhood definition in the findings of fact attachment to their application. We would note that the presentation of multiple references to the extension of public water and sewer services within the applicant’s reasoning should be examined as just a part of their change argument and not its majority component.

- c. This is a request for an intensification or up-zoning of the subject properties. The higher density permitted will require additional sanitary capacity to serve any proposed development. With respect to availability of public services, the acquisition of the necessary capacity from the Ocean Pines Sanitary Service Area may entail the applicant conducting various studies with accompanying infrastructure investments to make sure any development will not have an adverse impact on area waters included on the State’s Impaired Waters List.

Our initial review of the subject properties indicates the potential for non-tidal wetlands that could impact future development and the ultimate buildout of the project. Compliance with the Forest Conservation Act and requirements of the Sediment and Stormwater Ordinance will also affect the size and scope of the project’s buildout.

In closing, we would note a couple additional items that the applicant should plan to address with the Planning Commission:

- Route 589 is already suffering from a stressed capacity and the *Plan* discourages any additional development along the corridor until the roadway is improved (pages 80 and 85 in the *Comprehensive Plan*).
- As noted above, this is an intensification request. The only other R-3 zoning within the corridor was done as part of a downzoning request from a C-2 designation. The adjacent Ocean Pines development sections are zoned R-2 as are the subject properties. Adjacent properties that have residential uses are zoned R-2, E-1 Estate, and A-1 Agriculture. The compatibility of an infill buildout of a multi-family residential development surrounded by a suburban residential district which comprises the lower density edge of the Ocean Pines community should be explored in greater detail.

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

From: [Christopher M. Shaffer](mailto:Christopher.M.Shaffer)
To: [Jennifer Keener](mailto:Jennifer.Keener)
Subject: RE: Request for Comment - Rezoning Case No. 453
Date: Monday, March 23, 2026 2:04:29 PM

Afternoon Jenifer- no comment from Emergency Services.....

Thanks

Chris

From: Jennifer Keener <jkkeener@worcestermd.gov>
Sent: Thursday, March 5, 2026 1:53 PM
To: aewallace <aewallace@worcesterk12.org>; Christopher M. Shaffer <cmshaffer@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Ian McGovern <ian.mcgovern@maryland.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Lt. Earl Starner <earl.starner@maryland.gov>; Mark Crampton <mcrampton1@mdot.maryland.gov>; Matt Owens <mowens@worcestermd.gov>; Matthew Crisafulli <mcrisafulli@worcestermd.gov>; Matthew Laick <mlaick@worcestermd.gov>; Melanie Pursel <mpursel@worcestermd.gov>; rjones@maryland.gov; Robert Mitchell <bmitchell@worcestermd.gov>; Tabitha Edwards <tabitha.edwards@usda.gov>
Subject: RE: Request for Comment - Rezoning Case No. 453

Good afternoon,

This is a reminder to submit your comments on Rezoning Case No. 453 at the north gate of Ocean Pines by **Friday, March 20, 2026.**

Thank you!

Jennifer K. Keener, AICP
Director
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1123
jkkeener@worcestermd.gov

From: Jennifer Keener <jkkeener@worcestermd.gov>
Sent: Friday, February 6, 2026 9:01 AM
To: aewallace <aewallace@worcesterk12.org>; Anderson Spratt <anderson.spratt@usda.gov>; Christopher M. Shaffer <cmshaffer@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>;

Ian McGovern <ian.mcgovern@maryland.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Lt. Earl Starner <earl.starner@maryland.gov>; Mark Crampton <mcrampton1@mdot.maryland.gov>; Matt Owens <mowens@worcestermd.gov>; Matthew Crisafulli <mcrisafulli@worcestermd.gov>; Matthew Laick <mllaick@worcestermd.gov>; Melanie Pursel <mpursel@worcestermd.gov>; rjones@maryland.gov; Robert Mitchell <bmitchell@worcestermd.gov>

Subject: Request for Comment - Rezoning Case No. 453

Good morning,

I am requesting your feedback on a proposed rezoning application adjacent to the North Gate of Ocean Pines on MD Route 589. **Comments are requested by Friday, March 20, 2026.** Attached you will find a memo requesting comments, a copy of the application and maps of the petitioned area.

Thank you,

Jennifer K. Keener, AICP
Director
Dept. of Development, Review and Permitting
Worcester County Government
One West Market Street, Room 1201
Snow Hill, MD 21863
(410) 632-1200, ext. 1123
jkkeener@worcestermd.gov



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: Robert Mitchell, Director, Worcester County Environmental Programs
Matt Owens, Worcester County Fire Marshal & c/o local fire departments
Chris Shaffer, Director, Department of Emergency Services
Matthew Crisafulli, Sheriff, Worcester County Sheriff's Office
Dallas Baker, P.E., Director, Worcester County Public Works Department
Jana Potvin, Deputy Director, Worcester County Public Works Department
Kevin Lynch, Roads Superintendent, Worcester County Public Works Department
Melanie Pursel, Director of Tourism & Economic Development
Annette Wallace, Superintendent, Worcester County Board of Education
Lt. Earl W. Starner, Commander, Barracks V, Maryland State Police
Mark Crampton, District Engineer, Maryland SHA
Rebecca L. Jones, Health Officer, Worcester County Health Department
Ian McGovern, Project Manager, Maryland Forest Service
Anderson Spratt, District Conservationist, Worcester County NRCS

FROM: Jennifer K. Keener, AICP, Director

DATE: February 6, 2026

RE: Rezoning Case No. 453– Tax Map 15, Parcels 130 and 191, located on the North side of Racetrack Road (MD Route 589), west of Ocean Parkway (north gate), Ocean Pines Plaza Partnership/ James B. Vito Revocable Trust, Property Owners and Hugh Cropper, Attorney

This application seeks to rezone approximately **14.72 acres** of land shown on Tax Map 15, as Parcels 130 and 191, from **R-2 Suburban Residential District** to **R-3 Multi-Family Residential District**. If developed for residential use, this could result in a density increase from 59 dwelling units maximum (R-2) to 88 dwelling units (R-3). The petitioned areas are currently vacant, wooded parcels that adjoin the Ocean Pines subdivision near the North Gate. For your reference I have attached a copy of the rezoning application package, location and zoning maps showing the property requested to be rezoned.

The applicant is alleging a **substantial change in the character of the neighborhood** since the last comprehensive rezoning in 2009 and that a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan. The Planning Commission must consider if: 1. There was a mistake made in assigning the property to a R-2 District zoning classification in 2009; and/or 2. There has been a significant change based upon a comparison of the current conditions to the neighborhood in 2009 at the time of the last Comprehensive Rezoning.

By Friday, March 20, 2026, the Planning Commission is requesting any comments, thoughts or insights that you or your designee might offer with regard to past and present conditions in the delineated neighborhood, as well as the effect that this application and potential subsequent development of the site under the proposed zoning classification may have on plans, facilities, or services for which your agency is responsible. Your response is requested even if you determine that the proposed rezoning will have no effect on your agency, that the application is compatible with your agency's plans, and that your agency has or will have adequate facilities and resources to serve the property and its potential land uses. *If no comments are received, we will document such and assume that you have no objection to the Planning Commission stating this information in its report to the Worcester County Commissioners.*

General Zoning Information:

The purpose and intent of the R-2 Suburban Residential District is to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas. Furthermore, as contemplated by the Comprehensive Plan, this district can serve as an intermediate band of a traditional neighborhood development as it transitions from a higher-density core to a much lower-density edge. The Comprehensive Plan recommends that designated growth areas be developed as traditional neighborhoods. Projects of greater than twenty dwelling units which are proposed after the effective date of this Title are required to be developed as residential planned communities in order to encourage traditional neighborhood development and utilization of conservation design principles. Therefore, new development in this district may be at densities higher than that cited below as the maximum density, provided adequate sewer service is available, while infill development in existing developed areas shall be at densities consistent with those allowed by the primary district regulations.

Permitted uses by right include single-family dwellings (density 4 units per acre), group homes, and certain community and recreational uses. Special exception uses may include assisted living facilities, schools, religious facilities, and similar low-impact community-oriented uses. For a full list of uses in the district, please refer to the County Code here: [R-2 District](#).

The purpose and intent of the R-3 Multi-Family Residential District is to protect and preserve existing residential subdivisions throughout the County and to provide for compatible infill development in those areas. Furthermore, as contemplated by the Comprehensive Plan, this district can serve as the core of a traditional neighborhood development, where the highest densities are desired. The Comprehensive Plan recommends that designated growth areas be developed as traditional neighborhoods. Projects of more than twenty dwelling units which are proposed after the effective date of this Title are required to be developed as residential planned communities in order to encourage traditional neighborhood development and utilization of conservation design principles. Therefore, new development in this district may be at densities higher than that cited below as the maximum density, provided adequate sewer service is available, while infill development in existing developed areas shall be at densities consistent with those allowed by the primary district regulations.

Permitted uses by right include single-family dwellings (density 6 units per acre), two-family and multi-family dwellings, townhouses and certain community and recreational uses. Special exception uses may include planned senior developments, assisted living facilities, schools, religious facilities, and similar community-oriented uses. For a full list of uses in the district, please refer to the County Code here: [R-3 District](#).

If you have any questions or require further information, please do not hesitate to reach me by phone at (410) 632-1200, ext. 1123 or via email at jkeener@worcestermid.gov. On behalf of the Planning Commission, thank you for your attention to this matter.

Attachments



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

APPLICATION FOR AMENDMENT OF THE OFFICIAL ZONING MAP

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

Rezoning Case No. 453

Date Received by Office of the County Commissioners _____

Date Received by Development Review and Permitting January 28, 2026

Date Reviewed by the Planning Commission _____

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

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

II. Legal Description of Property

- A. Tax Map/Zoning Map Number(s): 15
- B. Parcel Number(s): 130 & 191
- C. Lot Number(s), if applicable: _____
- D. Tax District Number: 03

III. Physical Description of Property

- A. Located on Racetrack Road
- B. Consisting of a total of approximately 16 acres of land.
- C. Other descriptive physical features or characteristics necessary to accurately locate the petitioned area: _____
- D. Petitions for map amendments shall be accompanied by a plat drawn to scale showing property lines, the existing and proposed district boundaries and other such information as the Planning Commission may need in order to locate and plot the amendment on the Official Zoning Maps.

IV. Requested Change to Zoning Classification(s)

- A. Existing zoning classification(s): R-2, -Suburban Residential District
(name and zoning district)
- B. Acreage of zoning classification(s) in "A" above: approximately 16
- C. Requested zoning classification(s): R-3, General Residential District
(name and zoning district)
- D. Acreage of zoning classification(s) in "C" above: approximately 16

V. Reasons for Requested Change

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


- A. Please list reasons or other information as to why the zoning change is requested, including whether the request is based upon a claim of change in the character of the neighborhood or a mistake in existing zoning:

VI. Filing Information and Required Signatures

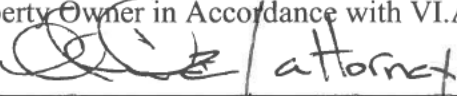
A. Every application shall contain the following information:

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


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

Signature(s): 
Printed Name(s): Hugh Cropper IV
Mailing Address: 9927 Stephen Decatur Hwy, F-12, Ocean City, MD 21842
Phone Number: ██████████ Email: ██████████
Date: _____

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

Signature(s):  / attorney
Printed Name(s): Ocean Pines Plaza Partnership, Allan Rabineau, Steven Savage, Al Consorti, and Mary F. Vito and John F. Brennan, as Co-Trustees of the James B. Vito Revocable Trust dated August 11, 1999
Mailing Address: 401 E. Pratt Street, Ste. 2341, Baltimore, MD 21202
Phone Number: ██████████ Email: ██████████
Date: _____

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

Signature(s): 
Printed Name(s): Hugh Cropper IV
Mailing Address: 9927 Stephen Decatur Highway, F-12, Ocean City, MD 21842
Phone Number: ██████████ Email: ██████████
Date: _____

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

VII. General Information Relating to the Rezoning Process

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

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

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

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

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

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

REZONING FINDINGS OF FACT FORM

This is an application to rezone two contiguous parcels of land located on the northeast side of Maryland Route 589, north of its intersection with Maryland Route 90.

Ocean Pines Plaza Partnership is the owner of Worcester County Tax Map 15, Parcel 130, being approximately 13.324 acres, more or less. Allan Rabineau, Steven Savage, Al Consorti, and Mary F. Vito and John F. Brennan, as Co-Trustees of the James B. Vito Revocable Trust dated August 11 1999, as tenants in common, are the owners of Worcester County Tax Map 15, Parcel 191, which is contiguous on two sides to Parcel 130, and contains approximately 2 acres, more or less.

During the November 3, 2009 Comprehensive Rezoning, the properties were zoned R-2, Suburban Residential District. This is an application to rezone the properties to R-3, Multi-Family Residential District.

The adjacent properties to the south and east are also zoned R-2, Suburban Residential District, and the property to the north is zoned C-2, General Commercial District.

The properties are designated Existing Developed Area, or EDA, in the March 2006 Comprehensive Land Use Map. EDA's are areas designated for infill development, such as the proposed Multi-Family Residential District.

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

The primary basis for this rezoning is a substantial change in the character of the neighborhood since the last Comprehensive Rezoning on November 3, 2009. The changes to the character of the neighborhood demonstrate that the Multi-Family Residential zoning district is more appropriate for the petitioned area.

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

The applicants' definition of the neighborhood is shown on the rezoning exhibit attached hereto. Basically, it includes all the properties from US Route 50 on the east side of Maryland Route 589, including the commercial corridor along Maryland Route 589, north to Windmill Creek. Following Windmill Creek out to Shingle Landing Prong and following the St. Martin River, through Herring Creek up Turville Creek, and back to Route 50. The neighborhood includes all the residential subdivision of Ocean Pines, as well as the Casino and other related commercial and residential uses.

This is a modification of the definition of the neighborhood adopted in Rezoning Case No. 447. In fact, in Rezoning Case No. 447, the Planning Commission and the County Commissioners adopted the definition of the neighborhood in several prior rezonings, including Rezoning Case No. 392, and Rezoning Case No. 396. A copy of the Findings of Fact in Rezoning Case No. 447 are attached hereto.

This definition of the neighborhood is consistent with the Comprehensive Plan, which defines the community center as serving populations of 3,000 or more within about a 10 to 20 minute travel time (Comprehensive Plan, p. 17).

Changes in the character of the neighborhood since November 3, 2009:

Rezoning Case No. 447 represented a downzoning of approximately 22.86 acres from C-2, General Commercial District, to R-3, Multi-Family Residential District, and in that case, the Planning Commission and the County Commissioners recognized the need for affordable and work-force housing in this neighborhood. Other than the property subject to Rezoning Case No. 447, there is very little, if any, property with direct frontage on Maryland Route 589 that would provide work-force housing.

The property subject to Rezoning Case No. 447, and an additional 6.78 acres, were rezoned from A-1, Agricultural District, to C-2, General Commercial District, on September 4, 2012, in Rezoning Case No. 392. Lot 2, which is the Medical Campus of Atlantic General Hospital, being 6.78 acres, remains commercially zoned, with an intense commercial use.

The addition of the Atlantic General Hospital Medical Campus is definitely a change in the character of the neighborhood. There were substantial road improvements to Maryland Route 589, and the addition of a traffic signal.

Several applications were filed in Rezoning Case No. 415, Rezoning Case No. 402, Rezoning Case No. 399, Rezoning Case No. 401, and Rezoning Case No. 400, to rezone numerous parcels from E-1, Estate District to C-2, General Commercial District or, alternatively, C-1, Neighborhood Business District.

On April 3, 2018, the Worcester County Commissioners reviewed and approved the recommendation of the Planning Commission to initiate a sectional rezoning of these properties west of Maryland Route 589 and north of Grays Corner Road, which took in these properties, as well as other properties.

The Planning Commission discussed the potential sectional rezoning in a number of meetings including May 10, 2018, July 5, 2018, August 2, 2018, September 6, 2018, and October 4, 2018. After considerable discussion and investigation, the Worcester County Commissioners, by virtue of Resolution No. 19-2, on January 8, 2019, rezoned many of those parcels along Racetrack Road to C-2, General Commercial District.

In addition, those properties were upgraded to Commercial Center on the Land Use Map in the Worcester County Comprehensive Plan, so that they would be eligible for the provision of public water and wastewater services.

The Ocean Downs Casino was approved and constructed subsequent to the November 3, 2009 Comprehensive Rezoning. The issue of the Ocean Downs Casino as a change in the character of the neighborhood was discussed in Rezoning Case No. 392, which was ultimately appealed to

the Circuit Court for Worcester County, and the Court of Special Appeals for Maryland. In a written Opinion, the Appellate Court confirmed the casino as a change to the character of the neighborhood, as that neighborhood was defined in Rezoning Case No. 392.

As additional change, the Casino Entertainment District was established on November 20, 2020, by virtue of Bill 20-7, which added Section 1-352, Casino Entertainment District, to the Worcester County Code.

The Casino Entertainment District, or CED, is permitted in the A-2, Agricultural District upon review and approval by the Planning Commission. The minimum required lot area for a CED is 50 acres.

The Ocean Downs Casino, located south of the petitioned area, is 160 acres, and qualifies for a CED.

Among other things, the following uses and structures may be permitted in a CED: fairgrounds and commercial racetracks, gaming facilities and casinos, parking garage, restaurants, bars, nightclubs, banquet halls, a single motel or hotel, not to exceed 150 guest rooms, retail or service establishments, stadiums or arenas for outdoor entertainment, theaters, including moving and/or performing arts, health clubs, and fitness centers, places of assembly for exhibitions, and other public commercial, cultural, social and recreational areas.

This is essentially a commercial zoning district, which is directly applicable to 160 acres in the same neighborhood as the petitioned area.

By virtue of an Amendment to the Comprehensive Water and Sewerage Plan, and a Service Area Expansion, the Ocean Downs Casino decommissioned its on-site drainfield, and connected to the Ocean Pines Sanitary Service Area. In fact, the transmission line or pipe has been installed under Turville Creek, to a pumping station on the Ocean Downs Casino property.

Crabs To Go has already connected to the Ocean Pines Sanitary Service Area by virtue of this pumping station, which represents a definite change to the character of the neighborhood.

The development of the Ocean Downs Casino, and accessory uses, necessitated numerous traffic upgrades to Maryland Route 589, including the installation of a new traffic signal at McAllister Road.

In Rezoning Case No. 396, referenced previously, on March 15, 2016, the Worcester County Commissioners rezoned approximately 11.5 acres from A-1, Agricultural District, to C-2, General Commercial District.

Immediately east, or behind that property, the Triple Crown Estates, a Residential Planned Community was approved, which required sewer service from Ocean Pines, as well as Growth Allocation in the Atlantic Coastal Bays Critical Areas.

There have been numerous Water and Sewerage Plan Amendments, and Service Area Expansions, throughout the neighborhood, which have accommodate the growth referenced in this section.

In addition, there has been a general increase in commercial activity in the neighborhood, and a need for affordable housing. The Comprehensive Plan encourages affordable housing near employment centers, which will relieve traffic and congestion. The subject properties are perfectly suited for infill development.

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

1. Relating to population change:

There has been a general increase in population in the neighborhood. Perhaps more importantly, as contemplated by the draft Comprehensive Plan currently under consideration, there has been a much greater need for affordable housing, or work-force housing, near employment centers.

2. Relating to the availability of public facilities:

The subject property has directly frontage on Maryland Route 589, and it is adjacent to the developed area of the Ocean Pines Subdivision. All necessary public facilities are available.

3. Relating to present and future transportation patterns:

The subject property has direct frontage on Maryland Route 589. It abuts commercial zoning to the north. Although the proposed rezoning to Multi-Family Residential District will allow some increase in density, given the size of the property, this will not have a substantial impact on Maryland Route 589. The property is located a considerable distance north of the north and south gates to Ocean Pines, where the majority of the congestion is located, so stacking and other traffic congestion should not be an issue with this rezoning.

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

Relating to compatibility with existing development, the property is surrounded by suburban residential zoning and uses, commercial zoning and uses, and agricultural zoning. It abuts the Ocean Pines Subdivision, as well as commercial property.

With respect to existing environmental conditions, the vast majority of the property is uplands, and at the hearing before the Planning Commission, the applicant will produce testimony with respect to the location of wetlands on the property.

Relating to compatibility with the Comprehensive Plan:

The property is designated EDA by virtue of the March 7, 2006 Land Use Map associated with the Comprehensive Plan.

EDA's identify "existing residential and other concentrations of developed and unincorporated areas" and provide for the current development character to be maintained.

EDA's should be used for infill growth; density, height, bulk and site design should be consistent with the character of the community. In this case, the EDA abuts Ocean Pines, an established residential community. (Comprehensive Plan, pages 13-14).

For those reasons stated in Rezoning Case No. 447 Findings of Fact, the applicant asserts that the reclassification is consistent with the Comprehensive Plan and in keeping with its goals and objectives.

Conclusion:

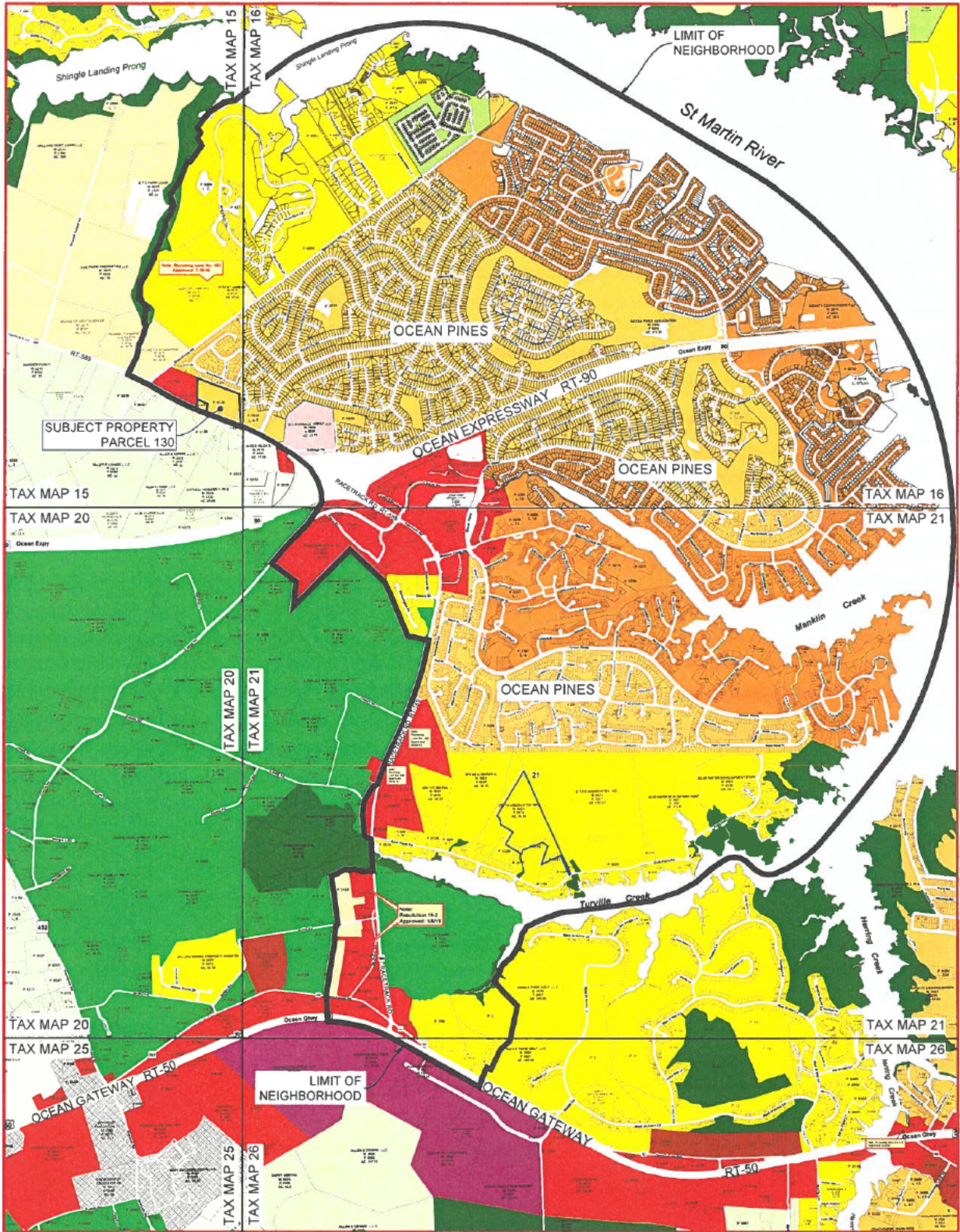
The properties are currently zoned R-2, Suburban Residential District. The proposed rezoning to R-3, Multi-Family Residential District will provide the property owner with more flexibility for the design, and the ability to provide affordable and work-force housing. Under either zoning, the development of the property will undergo the Residential Planned Community review, which will be further review by the Planning Commission, and further review by the County Commissioners at an advertised public hearing.

The Comprehensive Plan recognizes the need for work-force housing in this area; the property is designated EDA suitable for infill development; and, the property has direct frontage on Maryland Route 589, and already abuts commercial zoning and commercial uses.

Respectfully submitted,



Hugh Cropper IV, Attorney for Property Owner



SITE DATA

PARCEL DESCRIPTION
 TAX MAP 15
 PARCEL 130
 WORCESTER COUNTY, MARYLAND

PROPERTY OWNER
 ALLAN B RABINEAU
 401 EAST PRATT ST. STE 2341
 BALTIMORE, MD 21202-3030

SITE AREA
 PARCEL 130 13.324 AC

RE-ZONING EXHIBIT

TAX MAP 15, PARCEL 130

WORCESTER COUNTY, MARYLAND



	A1		RP		R2		I1		C1		V1
	A2		E1		R3		I2		C2		MUN
	CA		R1		R4		CM		C3		

VISTA
 DESIGN, INC.



Source: Worcester County Commissioners; UPDATED Resolution
 Nos. 12-01, 16-01 and 19-02, effective 9/6/12, 3/15/16 and 1/8/19, respectively.

Vista Design, Inc. is not responsible for any errors or omissions in this exhibit. It is the responsibility of the user to verify the accuracy of the information presented herein. Vista Design, Inc. is not responsible for any errors or omissions in this exhibit. It is the responsibility of the user to verify the accuracy of the information presented herein.

Vista Design, Inc. is not responsible for any errors or omissions in this exhibit. It is the responsibility of the user to verify the accuracy of the information presented herein. Vista Design, Inc. is not responsible for any errors or omissions in this exhibit. It is the responsibility of the user to verify the accuracy of the information presented herein.

IN THE MATTER OF *
 *
THE REZONING APPLICATION OF * **REZONING CASE NO. 447**
 *
MARYLAND MEDICAL OWNERS II, LLC *
 *
AND *
 *
MARYLAND MEDICAL OWNERS III, LLC*

FINDINGS OF FACT

Subsequent to a public hearing held on August 5, 2025, and after a review of the entire record, all pertinent plans and all testimony, the Worcester County Commissioners hereby adopt the findings of the Worcester County Planning Commission and also make the following additional findings of fact as the County Commissioners' complete findings of fact pursuant to the provisions of Section ZS 1-113 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland.

Regarding the specifics of Rezoning Case No. 447: This case seeks to rezone petitioned areas on Tax Map 21, Parcel 66, Lot 1 and Tax Map 21, Parcel 66, Revised Parcel B, consisting of 22.86 acres. The parcels are located on the easterly side of Racetrack Road (MD Route 589), Berlin, at the intersection of Taylorville Lane. The request is to reclassify the petitioned area from C-2 General Commercial District to R-3 Multi-family Residential District. The petitioned areas are currently unimproved.

Applicant's testimony before the County Commissioners: Mrs. Keener read the Planning Commission's Exhibit No. 1 into the record. The County Commissioners had several questions of Mrs. Keener in regards to the Residential Planned Community (RPC) review and approval process; lighting standards for residential and commercial development; fencing; dumpster location and screening requirements; parking calculations and location; Emergency Services review; access to the Ocean Pines subdivision, and the recorded Forest Conservation Area.

Mr. Hugh Cropper, attorney for the applicant, then introduced the rezoning request, outlining the scope of the petitioned area and reiterating the RPC review and approval processes. He stated that the R-3 Multi-family Residential District classification is less impactful than the C-2 General Commercial District in every respect, including lighting,

parking, traffic, and impervious surface. He stated that multi-family residential uses will allow clustered buildings and more open space. Mr. Cropper explained the history of the 2012 rezoning from A-1 Agricultural District to C-2 General Commercial District, including the appeals and final decision that resulted in the rezoning to C-2 District. Mr. Cropper explained the changes made to the original design of the Atlantic General Hospital (AGH) outpatient facility, specifically to remove the four proposed operating rooms and scale back the building size. The intention was to have the adjacent petitioned areas provide compatible retail and service uses, including food establishments and a pharmacy, with an assisted living component. Those amenities would have been utilized by relatives or caregivers of the patients while they were in surgery. Mr. Cropper stated that the petitioned areas are designated as Existing Developed Area (EDA) on the land use map of the 2006 Comprehensive Plan. They are also in the S-1/ W-1 (Immediate to 2 years) category in the *Master Water and Sewerage Plan*.

Steve Engel, land planner and landscape architect with Vista Design, Inc., concurred with the nine changes in the character of the neighborhood that were listed in the Planning Commission's Findings of Fact. Mr. Cropper stated that they would be proffering the installation of a six-foot-tall vinyl fence (shown on the plan labeled Fence Exhibit) as a condition of approval. In addition, they would proffer that the Forest Conservation Area remain as is and shall not be removed or modified. Upon an inquiry by the Commissioners, Mr. Leslie, County Attorney, stated that the Perpetual Protection Agreement that is recorded with the easement is the strongest form of protection that the County has to ensure that it remains in place. Overall, Mr. Engel concurred with the definition of the neighborhood, the factual changes that have occurred at the AGH facility and supported the requested rezoning.

Mr. Cropper provided excerpts from the current 2006 Comprehensive Plan, as well as from the working draft copies of the proposed Comprehensive Plan, finding the rezoning consistent with both documents. He reiterated that the petitioned areas were designated Existing Developed Area (EDA) on the existing land use maps, and infill development is consistent with this classification. He noted that affordable and workforce housing were needed but was unable to define the price range that qualified as such. In response to a question, Mr. Engel confirmed that single-family dwellings in the R-1 Rural Residential District would inherently generate more traffic than commercial or multi-family residential uses but was unable to explain why. Therefore, he believes that the R-3 District is more suitable and will not increase traffic significantly on MD Route 589.

Regarding a question from Commissioner Bunting regarding calculations for setting aside Forest Conservation Area, it was indeterminable at this time whether

residential zoning would trigger the requirement to protect additional forested areas without running the calculations. Mr. Cropper stated that despite that, he was involved in the mitigation bank purchase of less than one acre that was needed to offset the on-site easement for the commercial zoning calculation.

Mr. Carl Wilson, The Traffic Group, is a Professional Engineer and traffic engineer who does traffic impact studies on a regular basis. The Traffic Group was involved with this property for a long time under Betty Tustin, and Mr. Wilson explained that they both worked on this property before she retired. He prepared a supplemental traffic analysis dated August 4, 2025, an update to Applicant's Exhibit Nos. 6 and 7. Mr. Wilson explained that they originally collected turning movement counts at the site's access point with MD Route 589 in January 2025, which was a timing issue with the rezoning submission. He has updated the traffic counts based on a regular July 2025 weekend. He explained that they did not conduct Fourth of July weekend counts, because holiday traffic is not typically representative of normal summer operations. Overall, he found that the intersection at the petitioned areas, as well as the intersections at Manklin Creek Road and US Route 50 (Ocean Gateway) were all Level of Service (LOS) A. LOS reflects critical lane volumes, and A is optimal, although D is acceptable. Other intersections along MD Route 589 operate at LOS A, B or C and are much busier than this intersection.

Within the updated traffic analysis, a density of 137 dwelling units was evaluated. Mr. Wilson stated that trip generation calculations resulted in the same LOS at all intersections, with or without the development of this site. He noted that the intersection was designed for a much more significant impact with respect to turn lanes and other features. In summary, the R-3 District uses would have much less traffic impact than the C-2 District uses. Furthermore, he explained that residential uses tend to be more level regarding trip activity, whereas commercial uses are variable. He also concluded that multi-family dwelling units will have less trips (6-7 trips per day) than single-family dwelling units (10 trips per day). Mr. Cropper stated that the applicant would proffer an additional condition of approval as requested by the Planning Commission; namely that there shall be no connection from MD Route 589 to Ocean Pines and Triple Crown Estates through the petitioned areas. Commissioner Bertino confirmed that there was no additional traffic light proposed on MD Route 589. Mr. Cropper stated that the analysis does not warrant another light, the State Highway Administration was unlikely to approve another light, and his client wouldn't want to pay for another light.

Mr. Cropper summarized his case, stating that there is no longer synergy between the existing and proposed uses in the commercial zoning district without the operating rooms at AGH. Residential is an appropriate use of land in his opinion, which is supported

by infill development under the EDA land use category, formerly Suburban Residential in a prior Comprehensive Plan.

Yvonne Field, resident of 6 Little John Court in Ocean Pines, testified that she lives on the largest lot directly behind the petitioned area. She is afraid that they will remove the Forest Conservation Area and she will lose the trees that buffer her home from any potential uses on the petitioned area. She is thankful that the County Commissioners are considering conditions of approval such as the retention of the trees and a fence. Commissioner Bunting noted that there are non-tidal wetlands and associated buffer along approximately half of her lot that could not be disturbed, as added protection to the tree buffer.

Roger Bredehorst, resident of 7 Little John Court in Ocean Pines, testified that he has resided here since the 1990's and the area has changed so much in that time. He referenced the AGH facility, with the large parking lot and lighting. He was disturbed that he didn't receive notice of the meeting as an adjoiner. Upon clarification by Mrs. Keener, Mr. Bredehorst was not identified as a contiguous property owner. Mr. Bredehorst was concerned with lighting and access to the proposed development, stating that there wasn't enough room for a multi-family residential development. He mentioned the development of the Triple Crown Estates, which connected to Ocean Pines, and thinks that it could happen here as well. Mr. Bredehorst stressed that there were significant traffic issues and backups from the Food Lion (Pennington Commons) to MD Route 90.

Upon a question from Commissioner Bertino regarding future road improvements on MD Route 589, Mr. Cropper stated that the petitioned area has already offered the required dedication strips. Commissioner Mitrecic was supportive of the rezoning; however, he was concerned that the trip generation analysis provided may not be accurate. However, the County Commissioners concurred with the applicant that there would be significantly less traffic with a residential development in the R-3 District than a shopping center in the C-2 District.

The County Commissioners' findings regarding the definition of the neighborhood: The County Commissioners concur with the applicant's definition of the neighborhood as outlined in Applicant's Exhibit No. 1, which is the same neighborhood defined in Rezoning Case Nos. 392 and 396.

The County Commissioners' findings regarding population change in the area: The County Commissioners agree with the Planning Commission and concluded that there has been population growth in the defined neighborhood by virtue of re-development and infill

of existing lots within the adjoining Ocean Pines subdivision. Additional residential development includes the expansion of the Ocean Pines subdivision with Triple Crown Estates. There is also a high transient population change with demand for needed medical services provided by Atlantic General Hospital and TidalHealth within the defined neighborhood. Overall, there is a high demand for housing in the area, especially since the significant amount of residential real estate transactions occurring during COVID, with additional people moving to the area.

The County Commissioners' findings regarding availability of public facilities: The County Commissioners agree with the Planning Commission and find that the petitioned area has been included in the Greater Ocean Pines Sanitary Service Area and is eligible for public water and sewer. In his memo, Mr. Mitchell has confirmed that adequate EDUs are available. Additionally, there are adequate outpatient medical services to serve the population.

The County Commissioners' findings regarding present and future transportation patterns: Based upon the testimony presented, the County Commissioners find that the petitioned area fronts on Racetrack Road (MD Route 589), a State-owned and -maintained major collector highway. Road upgrades have been completed on MD Route 589, including a signalized intersection at the petitioned areas and the AGH medical complex. The Commissioners reviewed the traffic study and expressed skepticism about the reliability and precision of the traffic counts that it contained. However, the Commissioners independently found that there would be less traffic with a residential development in the R-3 District than a shopping center in the C-2 District.

The County Commissioners' findings regarding compatibility with existing and proposed development and existing environmental conditions in the area, including having no adverse impact to waters included on the State's impaired waters list or having an established total maximum daily load requirement: Based upon the Planning Commission's findings and the testimony presented, the County Commissioners find that the petitioned area adjoins the single-family residential subdivision of Ocean Pines. The County Commissioners concurred that a Residential Planned Community would be compatible with existing and proposed development, with the petitioned area serving as a transition zone between the single-family residential uses and the busy highway and commercial uses at AGH. The County Commissioners also found that there is an existing, recorded Forest Conservation Area along the rear of the property that will buffer the lots within the Ocean Pines subdivision, which will not be removed or modified as a condition of approval, and will be further screened with a fence. That area contains non-tidal wetlands that will be protected. Overall, the petitioned areas are well-drained uplands and any run-off would be collected by on-site stormwater management.

The County Commissioners' findings regarding compatibility with the County's Comprehensive Plan: The County Commissioners find that the property is designated as an Existing Developed Area (EDA) on the Land Use Map. There is a strong demand for housing in the neighborhood, and it is located near commercial service areas that also serve as employment centers. Infill development is a priority in the Comprehensive Plan and this development will provide additional housing while keeping the character and density of the neighborhood. In 2009, the Planning Commission had concurred that residential use would be more consistent with the comprehensive plan and had recommended a residential zoning classification (R-1 District). Therefore, the proposed reclassification is consistent with the Comprehensive Plan and in keeping with its goals and objectives.

The County Commissioners' findings regarding the recommendation of the Planning Commission: The County Commissioners find that the Planning Commission gave a favorable recommendation to the rezoning of the petitioned area from C-2 General Commercial District to R-3 Multi-family Residential District. Having made the above findings of fact, the County Commissioners concur with the recommendation of the Planning Commission and generally adopt their findings of fact.

Decision of the County Commissioners: As a result of the testimony and evidence presented before the County Commissioners and the findings set forth above, the County Commissioners find there has been a change in the character of the neighborhood, and that a rezoning of the petitioned area is appropriate. The applicant requests a zoning map amendment from C-2 General Commercial District to R-3 Multi-family Residential District based on a change in the character of the neighborhood since the last comprehensive rezoning on November 3, 2009. This change is demonstrated through the nine points outlined in the testimony presented, summarized here:

1. Approval of Rezoning Case No. 396.
2. The sectional rezoning of lands to the west of the casino along McAllister Road.
3. The Comprehensive Plan amendment to redesignate the sectional rezoning parcels as Commercial Center on the Land Use Map.
4. The adoption of the Casino Entertainment District overlay zone.
5. The development of the AGH outpatient facility.
6. The installation of a traffic signal at the AGH facility and the petitioned area.
7. The installation of a traffic signal at McAllister Road.
8. The establishment of the Triple Crown Estates Residential Planned Community.
9. Several water and sewer plan amendments and sewer service area expansions in the neighborhood.

The County Commissioners further acknowledged that significant road upgrades have been completed on MD Route 589, including a signalized intersection and road improvements at the petitioned areas and the AGH medical complex as well as at McAllister Road in front of the casino. Furthermore, the County Commissioners concurred with the applicant that there would be significantly less traffic with a residential development in the R-3 District than a shopping center in the C-2 District, which is allowed today, despite their uncertainty in the accuracy of the specific trip generation calculations in the supplied traffic study. The County Commissioners found that a Residential Planned Community would be compatible with existing and proposed development, with the petitioned area serving as a transition zone between the single-family residential uses and the busy highway and commercial uses at AGH. Overall, the County Commissioners found that the requested zoning conforms to the Worcester County Comprehensive Plan, which encourages infill within established communities while preserving neighborhood character. Based upon their review, the County Commissioners conclude that a change in zoning would be more desirable in terms of the objectives of the Comprehensive Plan and hereby approve Rezoning Case No. 447 and thus rezone the petitioned areas, Tax Map 21, Parcel 66, Lot 1 and Tax Map 21, Parcel 66, Revised Parcel B, from C-2 General Commercial District to R-3 Multi-family Residential District with the following conditions of approval:

1. Install 6' tall vinyl fence as illustrated on Fence Exhibit rendering, with the homeowners or condominium association responsible for maintenance in perpetuity;
2. The recorded Forest Conservation Area, as illustrated on the plat (SRB Liber 250 Folio 40) shall not be removed or modified; and
3. There shall be no connection from MD Route 589 to Ocean Pines and Triple Crown Estates through the petitioned areas.


Adopted as of August 5, 2025. Reduced to writing and signed August 19, 2025.

Attest:

Worcester County Commissioners



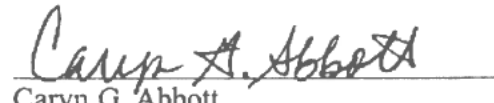
Weston S. Young
Chief Administrative Officer




Theodore J. Elder
President




Eric J. Fiori
Vice President



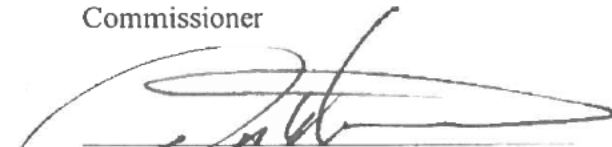
Caryn G. Abbott
Commissioner



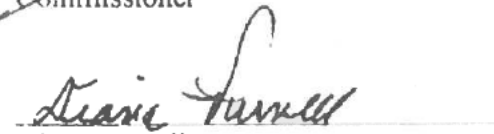
Anthony W. Bertino, Jr.
Commissioner



Madison J. Bunting, Jr.
Commissioner



Joseph M. Mitreic
Commissioner



Diana Purnell
Commissioner