

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, December 11, 2024 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

- I. **Call to Order**

- II. **Site Plan Review (§ ZS 1-325)**
 - A. **Coastal Square Residential – Major Site Plan Review**

Proposed 168 Apartment Units (7-24 unit buildings) with associated open space, corner of Racetrack Road and Route 50 along Samuel Bowen Boulevard, Tax Map 26, Parcels 474 and 320, Tax District 03, C-3 Highway Commercial, Coastal Square LLC, owner / Becker Morgan Group, Inc. Engineer.
 - B. **Ritual Pizza and Retail Shop – SKETCH Plan Review**

Proposed 1,339 carryout restaurant with covered porch and a 1,489 s.f. retail store. Located at 9724 Stephen Decatur Highway, Tax Map 27, Parcel 499, Lot 25, Tax District 10, C-2 General Commercial, 9724B Holdings LLC, owner / Stephen Kansak, Site Designer.

- III. **Adjourn**

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: December 11, 2024

PROJECT: Coastal Square Residential

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

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

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DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

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

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING December 11, 2024

#### A. Coastal Square Residential – Major Site Plan Review

Proposed 168 Apartment units (7-24 unit buildings) with associated open space, corner of Racetrack Road and Route 50 along Samuel Bowen Boulevard, Tax Map 26, Parcels 474 and 320, Tax District 03, C-3 Highway Commercial, Coastal Square LLC, owner / Becker Morgan Group, Inc. Engineer.

**Prepared by:** Kristen M. Tremblay, AICP, Zoning Administrator

**Contact:** [ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us) or (410) 632-1200

#### **General Requirements:**

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

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

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

|          |                                                                                |
|----------|--------------------------------------------------------------------------------|
| §ZS1-211 | C-3 Highway Commercial District                                                |
| §ZS1-312 | Two-family and Multi-Family Development                                        |
| §ZS1-305 | Lot Requirements Generally                                                     |
| §ZS1-306 | Access to Structures                                                           |
| §ZS1-319 | Access and Traffic Circulation Requirements                                    |
| §ZS1-320 | Off-Street Parking Areas                                                       |
| §ZS1-321 | Off Street Loading Spaces                                                      |
| §ZS1-322 | Landscaping and Buffering Requirements                                         |
| §ZS1-323 | Exterior Lighting                                                              |
| §ZS1-324 | Signs                                                                          |
| §ZS1-325 | Site Plan Review                                                               |
| §ZS1-326 | Classification of Highways                                                     |
| §ZS1-327 | Additional Setbacks from Drainage Ditches and Stormwater Management Facilities |

**GENERAL:**

1. Please note that the commercial area must be ‘improved with uses’ before the residential portion can be permitted. This will include the outlots as they are part of the net lot area and the main shopping center. The recently adopted text amendment for the C-3 Highway Commercial District notes that 65% or more of the net lot area of the parcel must be improved with 15% open space. A copy of the Bill (#23-05) is attached.
2. Please also note that approval of the site plan submitted shall expire twenty-four months after the date of such approval unless building permits have been obtained for construction in accordance therewith. Site Plan approval shall expire upon the expiration of the building permit. A maximum of three individual one-year extensions may be given by the Department upon written request by the applicant to the Department made no less than sixty days before the expiration of the approved site plan, provided that the site plan is in accordance with all County plans and ordinances in effect at the time of the application for extension. <https://ecode360.com/14021314>
3. A landscaping plan will need to be provided.
4. A lighting plan will need to be provided.
5. Please add the tax account IDs to the site plan per ZS1-325(e)(3)(G).

**Landscaping:**

6. Automatic irrigation is required per §ZS1-322. A notation will need to be added to the landscaping plan.
7. Landscaping is shown on the pictures along the walkways to the units. Is this also being provided?

8. Please note that during phased construction, landscaping will need to be installed as part of the first phase.

**Lighting:**

9. Please show where the lighting will be on sheet C-001.
10. Add a legend icon for the areas around the pole lighting. It is not clear if it is proposed to be grassed, concrete, or other.

**Dumpsters:**

11. Please add details on the screening including materials and heights.
12. If there are to be ADA units in these buildings, the dumpster locations might be too far for these persons to reasonably access.

**Parking and Travelways:**

13. §ZS1-319(c)(5) requires access to the rear of all structures for emergency access. There are several areas labeled as ‘interior site access,’ however they appear to be blocked by parking spaces. If just the access point is agreed to by the Fire Marshall as adequate, they will not be able to be blocked by parking. Otherwise, it may need to be designed so that there is a suitable surface for emergency vehicles to the rear of each building.
14. Please include a notation that all parking will be delineated by durable paint per 1-320(f)(4).
15. Add parking bumpers to the site plan across all sheets. Also, a notation that they will be 5” x 5” in accordance with §ZS1-320(f)(5).
16. Also under §ZS1-320(f)(5), where parking abuts sidewalks, bumpers or curbing shall be located not less than 3 feet away.
17. All parking spaces above the minimum will need to be comprised of pervious surfaces. These spaces should be clearly demarcated on the plan as such.
18. ZS1-320(f)(8) requires landscaping within parking areas.
19. Note that the edges of the parking areas shall be curbed or buffered in accordance with ZS1-320(f)(9).
20. Please note that all signage within the parking area shall be as approved by the Department per ZS1-320(f)(11).
21. Include bike rack locations on sheet C-001 and a detail/typical on a separate sheet.

**Signage:**

22. Are any community signs proposed? Please place these locations on Sheet C-001.
23. All signage must be installed in accordance with §ZS1-324 and permits will be required.

**NEXT STEPS: For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will**

**need to be resubmitted to the TRC for ‘final signature approval’ before building/zoning permits will be issued.**

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 23-05

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BY: Commissioners Mitrecic and Purnell  
INTRODUCED: May 16, 2023

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A BILL ENTITLED

AN ACT Concerning

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

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

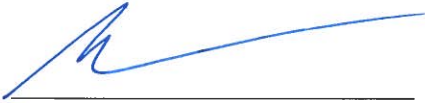
Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-211(b)(26) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

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

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

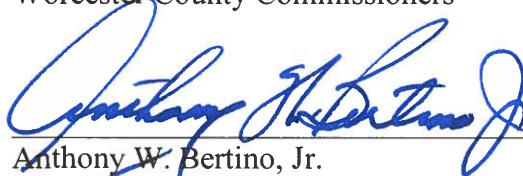
PASSED this 20th day of June, 2023.

Attest:

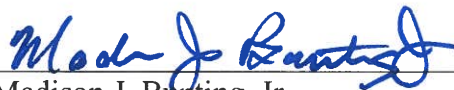


Weston S. Young  
Chief Administrative Officer

Worcester County Commissioners



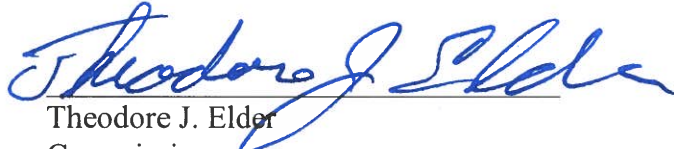
Anthony W. Bertino, Jr.  
President



Madison J. Bunting, Jr.  
Vice President



Caryn G. Abbott  
Commissioner



Theodore J. Elder  
Commissioner



Eric J. Fiori  
Commissioner

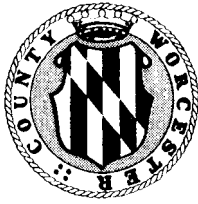


Joseph M. Mitrecic  
Commissioner



Diana Purnell  
Commissioner





WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

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

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Project: Coastal Square Residential

Date: 12/11/2024

Tax Map: 26 Parcel: 474 & 320 Section: \_\_\_\_\_ Lot: \_\_ Block: \_\_\_\_\_

STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Compaction reports due at all footings and slab inspections as well as any site work and structural fill.
3. Complete sealed architectural, structural and electrical plans are required (where applicable).
4. Provide information for wind, snow, floor, roof and seismic loads.
5. Special inspections (Third party) required per IBC Chapter 17 for concrete, prepared fill, foundations and structural observations may be required.
6. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
7. A pre-construction meeting will be required before any work starts.
8. Provide applicable accessibility code requirements and details.
9. List on construction documents all deferred submittals.
10. Truss and other shop drawings will be required prior to installation.
11. Architect / Engineer to provide verification construction is in accordance with approved plans and specifications prior to final inspection.
12. **Please provide your design professional with a copy of these comments.**

## GENERAL SITE COMMENTS

1. **Current Codes:** 2021 International Building Code  
2021 International Energy Conservation Code  
2021 International Mechanical Code  
2017 NEC  
2021 International Plumbing Code  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs
2. Wind design: 127 MPH (assumed); Risk category II; Exposure C.
3. Provide complete architectural, structural, mechanical, electrical plans.
4. Ground floor units to comply with FHA, ADA and MAC minimum requirements, if elevator provided units to be adaptable.

**Not enough information provided for comments.**

**Reserve further comments until time of review of construction documents.**



# Worcester County

Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Worcester County Technical Review Committee

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

**Subject:** December 11, 2024 - Technical Review Committee Meeting

**Date:** December 6, 2024

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- **Coastal Square Residential – Major Site Plan Review**  
Proposed 168 apartment units (7-24 units buildings) with associated open space areas. Located at Corner of Racetrack Road and Route 50, along Samuel Bowen Boulevard, Map 26, Parcels 474 and 320, Tax District 03, C-3 Highway Commercial District, Coastal Square, LLC, owner / Becker Morgan Group, Inc., surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. No Comment.

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

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**TO:** Kristen M. Tremblay, AICP  
Zoning Administrator  
**FROM:** Christopher S. Clasing, P.E., Deputy Director  
**DATE:** December 6, 2024  
**SUBJECT:** TRC Meeting – December 2024 –Roads & Water/Wastewater Comments

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Coastal Square Residential

1. Please verify EDU's are available with Environmental Programs.
2. Please spell check the project title block. (Square and Worcester)
3. Please show limits of County Maintenance on all building cleanouts.
  - a. Also, cleanouts delineating County maintenance shall be located near the sidewalk in the grass.
4. Please show easements on all water and sewer infrastructure that is proposed to be public.
5. Please provide detail sheets, including manholes, water meters, and hydrants etc.
6. Please add water valves at all intersections to allow for isolation from street to street.
7. Sheet C-301, Water and Sewer lines shown on Samuel Bowen Blvd as existing are not built yet.
8. Sheet C-301, Show water lines to clubhouse, pool, and Building 1.
  - a. Please specify for all buildings as they are not shown on the submittal.
9. Sheet C-301, Tie into MH S-1 currently shows proposed flow going against the flow of the existing sewer main. Please add a manhole to tie in or change pipe routing to correct flow.
10. Sheet C-302, Show water lines to Building 2, 3, 4, 5 and meter details.
11. Sheet C-303, Show water lines to Building 6 & 7 and meter details.
12. Please show road/pavement specs on plans, show curbing specs on plans as well.

Crepe Myrtle Court (Shadyside)

1. Please verify EDU's are available with Environmental Programs.
2. Please spell check summary blocks.
3. Please include road, curb/gutter, and storm drain specs on the plans and reference Resolution 21-25 for approved private roads.
4. Roadways will need to be bonded and a road construction agreement must be signed before any work takes place.
5. A Geotechnical inspector will need to be on-site anytime road construction work is taking place and a copy of all reports emailed to the Worcester County Roads Division.
6. Please make a note on the plans that state the roadways are private and not maintained by Worcester County.
7. A pre-construction meeting will be required with Worcester County Roads Division 24-48 hours before road work can begin.

Brooklyn Estates Pavilion

1. No comments from DPW.

Ritual Pizza and Retail

1. Please verify if water and sewer EDU's are needed and if they are wanted confirm with Environmental Programs that adequate capacity is available.

Ocean Landings II WWTP Expansion

1. No comments from DPW.

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




# Worcester County

Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

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

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

**Date:** December 2, 2024

**Date of Meeting:** December 11, 2024

**Project:** Coastal Square Residential

**Location:** Samuel Bowen Boulevard, Tax Map: 26, Parcels: 474 & 320

**Owner/Developer:** Coastal Square, LLC

**Engineer:** Becker Morgan Group, Inc.

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**This project is subject to the Worcester County Forest Conservation Law.** This property is subject to Forest Conservation Plan #21-34. This property has met compliance with the Worcester County Forest Conservation Law, by obtaining a credit from an off-site forest conservation mitigation area. A Certificate of Utilization was recorded on July 23, 2024 in the Land Records of Worcester County, Maryland in Liber 8792, Folio 28.

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

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

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DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

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

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

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

### MEMORANDUM

DATE: January 1, 2024  
TO: Applicant  
FROM: David M. Bradford, Deputy Director  
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

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

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

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



GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1302  
SNOW HILL, MARYLAND 21863-1294  
TEL: 410-632-5666  
FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Coastal Square Apartments**  
**LOCATION: Tax Map 26, Parcels 474 and 320**  
**CONTACT: Coastal Square LLC**  
**MEETING DATE: December 11, 2024**

**TRC #: 202400750**

**COMMENTS BY: Robert Korb, Jr.**  
**Chief Deputy Fire Marshal**

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

### **Scope of Project:**

Site development consisting of 168 residential apartment units in 7 buildings with associated open space.

### **General Comments**

1. A water supply for fire protection shall be identified indicating the following:
  - a. Water Source
  - b. Engineering study for reliability of water source
  - c. Size (in gallons) of water source
  - d. Replenishment of water supply
  - e. Diameter of in ground pipe
  - f. Number of hydrants
  - g. Location of hydrants
  - h. Roadway width and surface types
  - i. Distance from hydrant to roadway
2. If public water source, approved plans by the public works department.
3. Water source plans must be approved prior to recording of plat.



4. Fire hydrants shall be located within 3 ft. of curb line. Placement of fire hydrants shall be coordinated with this office prior to installation.
5. Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.
6. All underground water mains and hydrants **shall be installed, completed, and in service** prior to construction work or as soon as combustible material accumulates, whichever comes first. A stop work order will be issued if fire hydrants are not in service prior to construction work start.
7. 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.
8. Coordinate 9-1-1 addressing with Worcester County Department of Emergency Services (410) 632-1311.

### Specific Comments

1. The proposed apartments shall be protected by an automatic sprinkler system. Plans shall be submitted and approved by this office prior to the installation of such system.
2. The proposed apartments shall be protected by an automatic fire alarm system. Plans shall be submitted and approved by this office prior to the installation of such system.
3. The turning radius shall meet the most restrictive fire department apparatus turning radius which is 33 feet inside and 55 feet outside. Approved turnarounds or cul-de-sacs shall be provided on roadways exceeding 150 ft. in length.
4. All fire hydrant locations shall be approved by this office. Fire hydrants shall be located so they are installed within 100' of fire department connections for sprinkler systems.
5. A complete set of building plans shall be submitted and approved prior to the start of construction.
6. No further comments at this time.



## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for a December 11, 2024 Meeting

**From:** Environmental Programs Staff

**Subject:** **Major Site Plan Review: Coastal Square Residential – proposed 168 apartment units, (7) 24-unit buildings with associated open space. Tax Map 26, Parcels 474 and 320**

**Date:** December 6, 2024

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

1. Environmental Programs requires a \$60 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. All fees associated with water & sewer EDUs must be paid prior to building permits & stormwater permits being signed.
3. The proposed pool could require an EDU, depending on the treatment unit for the backwash and the backwash discharge requirements. Information is needed on details concerning the pool's treatment.
4. In accordance with Section 2A of Worcester County Commissioner Resolution 19-37, a prospective sanitary service area customer can request an alternative flow determination if they feel the flow for their proposed use is not adequately addressed in the Resolution. While staff is in receipt of a flow projection as a part of a flow report that was previously prepared for the combined commercial and residential development, there would need to be a specific submittal for the apartment component. That submittal would need to go into greater detail on why the information supports a flow reduction for these proposed apartment units. That could include copies of metered flows from similar constructions and other pertinent technical information. This Department coordinates the internal review with other departments as defined in the Resolution. Once a rate is accepted, a

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flow monitoring fee will be required, and an allocation agreement will need to be prepared and recorded. A two year monitoring period will be conducted on the flows.

5. An EDU chart will be required that will also need to reference any flow reductions or flows agreed to by staff that are part of an allocation agreement for the apartments.
6. We note that natural gas main extensions & service conversions are currently completed in this area & gas is available for this project.
7. Plumbing permits (and potentially, gas permits) will also need to be obtained for the interior work for each unit and a separate plumbing permit for the site utility work will also be required.
8. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

**Citizens and Government Working Together**

**TECHNICAL REVIEW COMMITTEE**

DATE OF MEETING: December 11, 2024

PROJECT: Coastal Square Residential

APPLICANT(S) IN ATTENDANCE:

\_\_\_\_\_  
\_\_\_\_\_

TRC MEMBERS IN ATTENDANCE:

- \_\_\_\_\_ Tremblay, Zoning Administrator
- \_\_\_\_\_ Gary R. Pusey, DRP Specialist III
- \_\_\_\_\_ Miller, Building Plans Reviewer III
- \_\_\_\_\_ Mitchell, Environmental Programs
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- \_\_\_\_\_ Fritts, State Highway Admin.
- \_\_\_\_\_ Clasing, W & WW, DPW
- \_\_\_\_\_ Knight, Planning Commission Rep.

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DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

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ZONING DIVISION
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DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING December 11, 2024

A. Ritual Pizza and Retail – SKETCH PLAN REVIEW

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Prepared by: Kristen M. Tremblay, AICP, Zoning Administrator

Contact: ktremblay@co.worcester.md.us or (410) 632-1200

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

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

§ZS1-210	C-2 General Commercial District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-327	Additional Setbacks from Drainage Ditches and Stormwater Management Facilities

GENERAL:

1. A dumpster will be required per ZS1-320(f)(6) with associated screening (6 ft height).

2. Please add a scale bar, north arrow, vicinity map, dimensions of parking spaces (typical), tax account number, zoning classification, setbacks, utility lines, loading area, property lines, and signatures of property owner and site plan preparer.
3. Show any seating proposed under the covered porch. Please include the covered porch square footage on the plan as it would be considered a use area (and will need to be included in the parking calculations).
4. Which plants are existing or proposed? If proposed, they will need to be at least 75% native species and installed at 10' in height. Please show on the planting schedule the height at installation. Will also need a landscaping installation and maintenance agreement and bonding at permit stage.
5. Spelling of bike rack.
6. Please show where the parcels are interconnected on the site plan.
7. Is the area between the buildings proposed to be a travelway? It will be needed to provide emergency access. Also, are the bathrooms exterior access? Who would be using these? Is the area along Stephen Decatur to be grassed? Please provide a label.
8. Please show all site and on-building lighting locations. Also please provide specification sheets on what is being proposed.
9. Please change the parking from carry-out to restaurant. (carryout calculations are only applicable if the carryout area is under 200 sf.). The parking minimum for restaurants is 1 per 125 sf. An off-premise parking agreement will be required as part of the building permit.

NEXT STEPS: Please make all changes as requested by the Technical Review Committee and resubmit when ready for formal review.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III 

Subject: December 11, 2024 - Technical Review Committee Meeting

Date: December 6, 2024

- **Ritual Pizza and Retail – Sketch Plan Review**

Site development consisting of a 1,339 square foot carryout restaurant with a covered porch and a 1,489 square foot retail building. Located at 9724 Stephen Decatur Highway, Tax Map 27, Parcel 499, Lot 25, Tax District 10, C-2 General Commercial District, 9724B Holdings LLC, owner / Mike Kolankowski, applicant / Stehen J. Kansak, surveyor. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Citizens and Government Working Together

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

TO: Kristen M. Tremblay, AICP
Zoning Administrator
FROM: Christopher S. Clasing, P.E., Deputy Director
DATE: December 6, 2024
SUBJECT: TRC Meeting – December 2024 –Roads & Water/Wastewater Comments

Coastal Square Residential

1. Please verify EDU's are available with Environmental Programs.
2. Please spell check the project title block. (Square and Worcester)
3. Please show limits of County Maintenance on all building cleanouts.
 - a. Also, cleanouts delineating County maintenance shall be located near the sidewalk in the grass.
4. Please show easements on all water and sewer infrastructure that is proposed to be public.
5. Please provide detail sheets, including manholes, water meters, and hydrants etc.
6. Please add water valves at all intersections to allow for isolation from street to street.
7. Sheet C-301, Water and Sewer lines shown on Samuel Bowen Blvd as existing are not built yet.
8. Sheet C-301, Show water lines to clubhouse, pool, and Building 1.
 - a. Please specify for all buildings as they are not shown on the submittal.
9. Sheet C-301, Tie into MH S-1 currently shows proposed flow going against the flow of the existing sewer main. Please add a manhole to tie in or change pipe routing to correct flow.
10. Sheet C-302, Show water lines to Building 2, 3, 4, 5 and meter details.
11. Sheet C-303, Show water lines to Building 6 & 7 and meter details.
12. Please show road/pavement specs on plans, show curbing specs on plans as well.

Crepe Myrtle Court (Shadyside)

1. Please verify EDU's are available with Environmental Programs.
2. Please spell check summary blocks.
3. Please include road, curb/gutter, and storm drain specs on the plans and reference Resolution 21-25 for approved private roads.
4. Roadways will need to be bonded and a road construction agreement must be signed before any work takes place.
5. A Geotechnical inspector will need to be on-site anytime road construction work is taking place and a copy of all reports emailed to the Worcester County Roads Division.
6. Please make a note on the plans that state the roadways are private and not maintained by Worcester County.
7. A pre-construction meeting will be required with Worcester County Roads Division 24-48 hours before road work can begin.

Brooklyn Estates Pavilion

1. No comments from DPW.

Ritual Pizza and Retail

1. Please verify if water and sewer EDU's are needed and if they are wanted confirm with Environmental Programs that adequate capacity is available.

Ocean Landings II WWTP Expansion

1. No comments from DPW.

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



GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Ritual Pizza and Retail**

TRC #: **202400752**

LOCATION: **9724 Stephen Decatur Highway – Ocean City, Maryland 21842**

CONTACT: **Mike Kolankowski**

MEETING DATE: **December 11, 2024**

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

Chief Deputy Fire Marshal

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

Scope of Project:

Site development consisting of 1,339 carryout restaurant with covered porch and a 1,489 square foot retail building. The classification for this project shall be business occupancy as defined in NFPA 101.

General Comments:

1. A complete set of building plans shall be submitted and approved by our office prior to start of construction.
2. Commercial cooking equipment will be required to be protected with a ventilation and automatic kitchen hood fire suppression system as required by NFPA 96.
3. No further comments at this time.



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a December 11, 2024 Meeting

From: Environmental Programs Staff

Subject: **Sketch Plan Review: Ritual Pizza and Retail – Site development consisting of a 1,339 carryout restaurant with covered porch and a 1,489 sq. ft. retail building**
Tax Map 27, Parcel 499, Lot 25

Date: December 6, 2024

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

1. Please provide an EDU calculations chart.
2. Is the restaurant strictly carryout or will any type of seating be provided? There are no seat being shown on the covered wraparound porch.
3. All fees associated with water & sewer EDUs must be paid prior to building permits & stormwater permits being signed.
4. The owner will need to more clearly define how they intend to serve the existing and proposed uses on the properties. That would include their proposed use of existing sewer capacity.
5. The issue of pretreatment of brewery waste will also need to be discussed with the Department of Public Works to prevent introduction of high-solids and high-strength wastes into the collection system.
6. Plumbing Code is the 2021 International Plumbing Code (IPC) Illustrated (National). The Gas Code is the 2021 International Fuel Gas Code (IFGC), for natural gas.

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