

RESOLUTION NO. 25-21

**RESOLUTION APPROVING PRIVATE ROADS
FOR OCEAN 8 GROUP, LLC**

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

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

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

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


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

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

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

Attest:

Worcester County Commissioners



Weston S. Young
Chief Administrative Officer




Theodore J. Elder
President



Eric J. Fiori
Vice President

ABSENT


Caryn G. Abbott
Commissioner



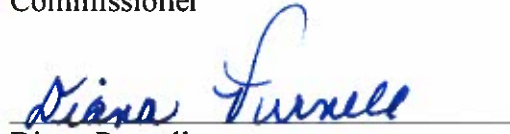
Anthony W. Bertino, Jr.
Commissioner

ABSENT

Madison J. Bunting, Jr.
Commissioner



Joseph M. Mitrecic
Commissioner



Diana Purnell
Commissioner