

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, July 2, 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://worcestercountymd.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 – June 4, 2026
- B. Planning Commission Work Session Meeting Minutes – June 11, 2026
- C. Board of Zoning Appeals Agenda – July 9, 2026
- D. Technical Review Committee Agenda – July 8, 2026

III. Major Site Plan Review- 1006 and 11008 Manklin Meadows Lane

Proposed 16-unit multi-family residential development on two existing building pads. Located at 11006 and 11008 Manklin Meadows Lane, Tax Map 21, Parcel 266, Tax District 03, C-2 General Commercial District, Talbott Corporation, owner / Parker & Associates, Inc., applicant/engineer.

IV. Text Amendment - § ZS 1-305(p)(3)

Amend § ZS 1-305(p)(3) – Amending the square foot limitations for accessory buildings on a lot or parcel without a principal structure.

V. Adjournment

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – June 4, 2026**

Meeting Date: June 4, 2026

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

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

Staff

Jennifer Keener, Director, DRP
Ben Zito, DRP Specialist, DRP
David Bradford, Deputy Director, Environmental Programs
Brian Soper, NR Administrator, Environmental Programs
Robert Mitchell, Director, Environmental Programs
Roscoe Leslie, County Attorney, Administration

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, May 7, 2026.

As the first item of business, the Planning Commission reviewed the minutes of the May 7, 2026, meeting. Mr. French noted a revision on page one that was required.

Following a review, a motion was made by Mrs. Ott to approve the minutes with the revision as requested by Mr. French. Ms. Wimbrow seconded the motion, **and the motion passed with no opposition.**

B. Board of Appeals Agenda, June 11, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for June 11, 2026. Mrs. Keener was present for the review to answer questions and address concerns of the Planning Commission.

Mr. Barbierri noted his concern regarding Case No. 26-32 about the proposed seating near Keyser Point Road.

Mr. French inquired about the public notices regarding Case No. 26-31. Mrs. Keener stated that adjoining property owners are notified by the County, and Mr. Bradford added that the Maryland Department of Environment (MDE) also send notice letters to adjoining property owners. Mr. French asked if the proposed pier was in the channel, and Mr. Bradford responded that the pier does not appear to be in the channel, and that it would be checked again during the permitting process.

C. Technical Review Committee Agenda, June 10, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for June 10, 2026.

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Mrs. Wimbrow inquired about the site plan, and Mrs. Keener provided an overview of the proposed development.

III. Major Site Plan Review – TPE MD WO73 Solar

Mr. Nick Leffner from Kimley-Horn, Inc. and Ms. Franny Yuhas from TurningPoint Energy approached the table. Mr. Leffner provided an overview of the site plan and project, as well as the landscape buffer. Mr. Leffner also stated that the project was seeking a waiver from the Planning Commission for an automatic irrigation system waiver.

Mr. Barbierri inquired about the landscape irrigation method, and Mr. Leffner responded that the landscaping will be maintained by water trucks. Mr. French inquired about the landscape bond, and Mrs. Keener stated that the County holds the bond two (2) years from the date of the Certificate of Use and Occupancy (CO). She also stated that the Landscape Inspection and Maintenance Agreement was recorded in the Land Records and allows the County to conduct inspections for the lifetime of the project.

Following a discussion, a motion was made by Mrs. Knight to grant the landscape irrigation system waiver per §ZS1-322(b)(7) of the County code. Mrs. Ott seconded the motion, **and the motion was approved by a 6-1 vote, with Mr. French opposing.**

Following a discussion, a motion was made by Mrs. Drew to approve the site plan as submitted, subject to revisions to the Decommissioning Plan as required in the Code Requirements Letter. The motion was seconded by Mrs. Knight, **and the motion was approved by a 6-1 vote, with Mr. French opposing.**

IV. Map Amendment - Amended Rezoning Case No. 452 – 1.66 acres from A-2 Agricultural District to C-1 Neighborhood Commercial District. Located between MD Route 611 (Stephen Decatur Highway) and Sinepuxent Road, Ocean City, MD across from Airport Road. Tax Map 26, Parcel 340, Tax District 10. KASA Holdings, LLC, Property Owner, and Hugh Cropper, IV, attorney.

Applicants: Hugh Cropper, IV, attorney; Aaron Finney, managing member, KASA Holdings, LLC; and Steve Engel, Vista Design, Inc.

Mr. Cropper explained that the petitioned area was approximately 1.66 acres located between MD Route 611 (Stephen Decatur Highway) and Sinepuxent Road. The rezoning application was initially reviewed by the Planning Commission on December 4, 2025, where the Planning Commission provided a favorable recommendation for C-2 General Commercial District in a 5 to 2 vote. The parcel to the north was zoned to C-1 Neighborhood Commercial District in 2017. During the public hearing with the Worcester County Commissioners, discussion was held on whether the C-2 District was the appropriate zoning category. The applicant consented to amend the requested zoning classification to C-1 Neighborhood

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Commercial District, and the County Commissioners remanded the request to the Planning Commission for their recommendation. Mr. Cropper argued that it would be illogical to say that the Planning Commission doesn't support the C-1 District, as it contains all of the same uses that the C-2 District does, but to a lesser scale.

Submitted as Applicant's No. 1 was the original Planning Commission Findings of Fact and Recommendation that was already part of the staff report package. Mr. Cropper noted that after the applicant went to the County Commissioners, they amended their defined neighborhood as provided in the staff report package. In addition, Mr. Cropper referred to the list of eleven changes to the neighborhood, including the airport purchase of the C-1 zoned parcels.

In order to justify a rezoning, an applicant must prove a mistake in the November 3, 2009, comprehensive rezoning, or that there has been a substantial change in the character of the neighborhood. Then the Planning Commission determines if the new district would be more consistent in terms of the comprehensive plan and then decide to rezone or not. Mr. Cropper referred to the Findings of Fact from 2017 for the adjoining rezoning case, which was based on mistake (provided in the staff report package). The current request is based on the change in the character of the neighborhood. Beyond a roadside stand, there are limited uses that could be achieved on the property.

Mr. Cropper referred again to the eleven changes in the character of the neighborhood. In addition to those changes, he referenced the Board of Zoning Appeals (BZA) tentative approval of the marine storage yard and fence height special exceptions and variances on the adjoining C-1 District property. Submitted as Applicant's Exhibit No. 2 was a copy of the May 20, 2026, BZA agenda with Case No. 26-24 highlighted. The findings of fact have not been signed by the BZA, so this is a tentative change in the character of the neighborhood, not a final formal change. Directly across the road is 9.72 acres zoned C-1 District that was recent purchased by the Town of Ocean City as part of the runway protection area. Retail site plan approvals had been granted in the past to serve the 500 people in Mystic Harbour, 40 houses in Ocean Reef and 40 houses in Deer Point. The proposed rezoning is looking to replace a portion of that commercial area that has been essentially removed. In addition, the Elms subdivision consisted of 3.29 acres of C-2 District property that was downzoned to R-4 General Residential District and is under construction (20 townhouses). Mr. Cropper alleged that the Shore Point Cottages, a hotel/motel cottage court which is zoned C-2 District, is a quasi-residential use. Overall, he argued that more commercial zoning was needed to serve the enhanced residential uses in the neighborhood. He pointed to the 1987 Findings of Fact, which highlights the changes to the neighborhood. At the time, there were no plans for public water and sewer service, the area was low density and rural in character, with few single-

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family homes, and designated as Suburban Residential land use category in the Comprehensive Plan.

Mr. Cropper referred to the amended staff report, where staff outlined the findings of fact that the Planning Commission must consider. Mr. Engel concurred with the amended definition of the neighborhood. In a commercial setting, it would represent an area that was a 5-to-10-minute drive, so it includes the commercial strip from US Route 50 (Ocean Gateway) down to the petitioned area. Mr. Cropper noted that in the original Planning Commission Findings of Fact, even though the airport is zoned A-2 Agricultural District, There is an airport overlay district which allows more commercialized uses. Additionally, the petitioned area is adjoining other C-1 zoned parcels.

Relating to population change, Mr. Cropper referred to the amended staff report findings. Additionally, The Elms development was designed to support up to 44 units if/ when EDUs become available.

Relating to public facilities, Mr. Cropper again referred to the amended staff report findings. He also noted that at the last Planning Commission review, Mr. Mitchell allegedly agreed that there may be an EDU available for this parcel.

Relating to present and future transportation patterns. Mr. Cropper referred to the amended staff report findings, acknowledging that this area had terrible traffic. The access point would be located on Sinepuxent Road, and due to the distance from the intersection of Sinepuxent Road and MD Route 611 (Stephen Decatur Highway), access would not be an issue for the limited use of the property. He also stated that it would be less traffic for an office than a roadside stand or other retail facility.

Regarding compatibility with existing and proposed development and existing environmental conditions, Mr. Cropper noted the transitional nature of the proposed zoning district, its compatibility with the potential marine storage use to the north and a potential commercial kennel to the south (Worcester County Humane Society). Given the limited size of the parcel, the use would be very limited even with a special exception. Mr. Cropper referred to the County Commissioners public hearing, noting that the airport floating zone is a change in the character of the neighborhood due to the expanded runway and the purchase of the previously referenced C-1 properties for runway protection (referred to as the Hagaman properties).

Regarding compatibility with the Comprehensive Plan, Mr. Cropper continued to point to the broad-brush approach of the land use map to the application of future zoning. While it used

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to be Suburban Residential land use, now it is Agriculture. Given the size of the petitioned area, he finds that it is in conformance with the overall objectives of the Comprehensive Plan. It will be an economic benefit on an under- or non-utilized property.

In summary, Mr. Cropper argued that if ever there was a classic change in the character of the neighborhood, this is the property. It is a peninsula bounded by two roads; the property to the north was rezoned from A-2 District to C-1 District, and now the same property has been tentatively approved for marine storage. Mr. Engel confirmed that they tried to fit many uses on the property, and nothing would work. Even as C-1 District, the uses on Mr. Finney's property are limited.

Mr. Finney was introduced. He currently owns a commercial condominium unit in Teal Marsh. He has approximately ten employees, in 1,766 square feet. He is desirous of constructing an office of up to 2,500 square feet on the petitioned area. He understands that he will still need to go to the County Commissioners to seek sewer allocation. He has been a tenant at Teal Marsh since 2012 and has witnessed the change in the character of the neighborhood. Overall, he felt that the C-1 District uses would serve the needs of this neighborhood.

Mrs. Wimbrow inquired if they had a survey to show the width of the property. It was estimated at 175' wide. Setbacks were also discussed. Mrs. Wimbrow also mentioned that while they can have 2,500 square feet in a single establishment by right, they could go to the BZA and request up to 5,000 square feet by special exception. The board discussed the avigational easement required by the airport, which would allow a height of up to 64', greater than the zoning code. Mr. Barbierri confirmed that there was no traffic study conducted for this request. Mr. French confirmed that the plan is to have the entrance on Sinepuxent Road, and Mr. Cropper stated that they will make that a condition of approval. Mr. French inquired about precedent setting should the board accept the defined neighborhood. Parking was also discussed.

Mr. Barbierri noted that the request before the board is a change in the zoning district. While an office use has been mentioned, the rezoning approval cannot be tied to a specific use.

Following the discussion, a motion was made by Mr. French, seconded by Mrs. Knight, and carried unanimously to accept the amended definition of the neighborhood. Next, a motion was made by Mrs. Knight, seconded by Ms. Purnell-Milbourne to adopt the findings of fact as outlined in the amended staff report prepared by staff. The motion carried 6 to 1 with Mrs. Wimbrow opposed. Lastly, a motion was made by Mr. French, seconded by Mrs. Knight, and carried 5 to 2 with Mr. Barbierri and Mrs. Wimbrow opposed, to find the proposed

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amendment to rezone the petitioned area from A-2 Agricultural District to C-1 Neighborhood Commercial District consistent with the Comprehensive Plan based on a change in the character of the neighborhood, but not a mistake, and forward a **favorable recommendation** to the Worcester County Commissioners, with the condition that access shall be prohibited to MD Route 611 (Stephen Decatur Highway).

V. Critical Area Mapping Update

Mr. Brian Soper approached the table. Mr. Soper presented background information and an overview of the Critical Area map update process, including examples of changes to the Critical Area.

Mr. French and Mrs. Wimbrow provided comments on the proposed language for projects currently under review that are impacted by the map update. Following a discussion, Mr. Barbierri requested a motion on the item.

Mr. Hugh Cropper requested to comment on the maps but was informed by Mr. Barbierri that this was not a public hearing. Mrs. Drew stated that properties owners were notified previously and a public meeting was held by the Critical Area Commission where impacted property owners requested additional review of the Critical Area boundary on site. Mr. Soper confirmed Mrs. Drew's statement and clarified that the process for local adoption required the County Commissioners to hold a public hearing.

A motion was made by Mr. French to **recommend approval** of the updated Critical Area maps to the County Commissioners. The motion was seconded by Ms. Ott, and the motion was approved with no opposition.

VI. Miscellaneous

Mrs. Keener reminded the Planning Commission that a Work Session meeting was to be held on 6/11/2026 regarding the Comprehensive Plan.

VII. Adjourn

On a motion made by Mrs. Wimbrow and seconded by Mrs. Knight, the Planning Commission adjourned.

Mary Knight, Secretary

Ben Zito, DRP Specialist

**WORCESTER COUNTY PLANNING COMMISSION
WORK SESSION
MEETING MINUTES – June 11, 2026**

Meeting Date: June 11, 2026

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

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

Staff

Jennifer Keener, Director, DRP
Ben Zito, DRP Specialist
Brian Soper, NR Administrator

- I. Call to Order**
- II. Comprehensive Plan Work Session**

As the first item of business, the Planning Commission met with Ainsley Pressl from Wallace Montgomery to discuss the revisions to the draft Housing chapter and Natural Resources chapter because of the comments received from the state's 60-day review process, and a separate meeting held with the consultant, county staff, Maryland Department of Planning, and Maryland Department of Housing and Community Development.

The Housing chapter was updated to provide an assessment of Fair Housing requirements. Ms. Pressl went over how the existing language was reframed. Ms. Ott asked that a sentence be included about recognizing that Fair Housing includes preventing discrimination based on source of income.

The Natural Resources chapter was updated primarily in the goals and objectives section, either by adding new action items or editing existing ones. Additionally, Map 8-10 was updated to properly reflect the conservation easements based on the updated GIS data layer. Ms. Drew recommended that a goal be added about working with homeowners and golf courses to educate them about best management practices (BMPs) to improve water quality in the watersheds. She noted that farmers tend to be the focus for improvements, but that they are not the only contributing sources. Mr. French recommended that the score card information from the Maryland Coastal Bays Program (MCBP) be updated to reflect the most current year. Ms. Pressl stated that she will review it to ensure that not only the "grades" are updated, but any data or language associated with it is as well.

As the next item of discussion, the Planning Commission reviewed the public comments received to date and specifically focused on the comments pertaining to the E-1 Estate District. The 2006 Comprehensive Plan recommended the elimination of this zoning district, though it was not done in 2009's comprehensive rezoning process. The Planning

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Commission wished to revisit this topic as there were new and absent members from the September 2025 initial review where the recommendation to carry this provision forward was made.

The Planning Commission reviewed the current zoning maps and the 2026 draft land use maps for the three affected E-1 District areas, as well as the 2018 sectional rezoning documents from South Point. Mrs. Wimbrow explained how the E-1 Estate District was developed in the 1992 zoning code, and why it was recommended for elimination in the 2006 comprehensive plan. After the discussion, a motion was made by Mrs. Wimbrow, seconded by Ms. Ott, and carried unanimously to revise the language to maintain the existing E-1 District where appropriate, but prohibit the expansion of the district beyond the current designations.

The last item of business was the scheduling of the public hearing with the Planning Commission. It was set for Thursday, July 9, 2026, at 1 PM during their regular work session meeting date. Public comment will continue to be accepted through the web portal.

III. Adjourn

Mary Knight, Secretary

Jennifer Keener, Director

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

THURSDAY JULY 9, 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. 26-37, on the lands of Bali Hi Park, Inc, on the application of John and Fran Polubjak, requesting after-the-fact variances to the front yard setback from 10 feet to 8.96 feet (encroaches 1.04 feet) and to the rear yard setback from 5 feet to 4.88 feet (encroaches 0.12 feet) for an existing RV in a Cooperative Campground, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-318(e) and ZS 1-305, located at 12342 St. Martins Neck Road, Tax Map 10, Parcel 32, Lot 100, Tax District 5, Worcester County, Maryland.

6:35 p.m.

Case No. 26-40, on the lands of Scott and Lori Dunlop, requesting a variance to the front yard setback from 40 feet to 24.2 feet (encroaches 15.8 feet) for a proposed residence 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 11202 Charlie Drive, Tax Map 10, Parcel 216, Lot 105, Tax District 5, Worcester County, Maryland.

6:40 p.m.

Case No. 26-39, on the lands of Snow Hill Property LLC, requesting a variance to the side yard setback from 20 feet to 10.5 feet (to encroach 9.5 feet) for the conversion of an existing structure to a proposed mosque in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210(b)(8) and ZS 1-305 located at 12008 Ocean Gateway, Tax Map 26, Parcel 130, Tax District 10, Worcester County, Maryland.

6:45 p.m.

Case No. 26-44, on the lands of Louis and Shirley Lazzaro, requesting an after-the-fact modification to the side lot line from 6 feet to 1 foot (encroaches 5 feet) for an existing boat lift in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(n)(3), ZS 1-207(d)(6), and ZS 1-335, and Natural Resources Code §§ 2-102(e)(2), located at 1 Sandpiper Lane, Tax Map 16, Parcel 38, Section 1, Lot 650, Tax District 3, Worcester County, Maryland.

6:50 p.m.

Case No. 26-45, on the lands of Clara and Jeremy Ziman, on the application of J. Stacey Hart & Associates, Inc., requesting two modifications to the side lot line from 6 feet to 0 feet (encroaches 6 feet) for two proposed boat lifts in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(n)(3),

ZS 1-206(d)(6), and ZS 1-335, and Natural Resources Code §§ 2-102(e)(2), located at 13013 North Shore Road, Tax Map 22, Parcel 367, Lot 10, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 26-38, on the lands of John Scott Hagerty Revocable Trust and Teresa Lynn Hagerty Revocable Trust, on the application of Mark Spencer Cropper, requesting a variance to the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 25 feet (an encroachment of 75 feet) and a special exception for the replacement of an existing residence in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(m), ZS 1-122(f), ZS 1-215(c)(1) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 11923 Salt Grass Point Road, Tax Map 16, Parcel 37, Tax District 5, Worcester County, Maryland.

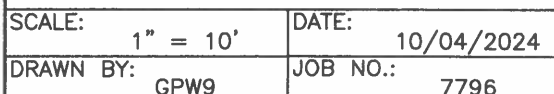
7:00 p.m.

Case No. 26-42, on the lands of Andrew Urban IV, on the application of Mark Spencer Cropper, requesting a modification to extend a pier with pilings and associated structures an additional 50 feet for a total distance of 200 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 10525 Sussex Road, Tax Map 21, Parcel 196, Section D, Tax District 10, 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.

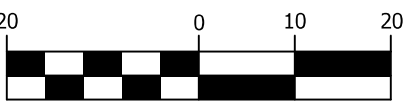


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 1/08/2027.

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 RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

PROPOSED LOT COVERAGE

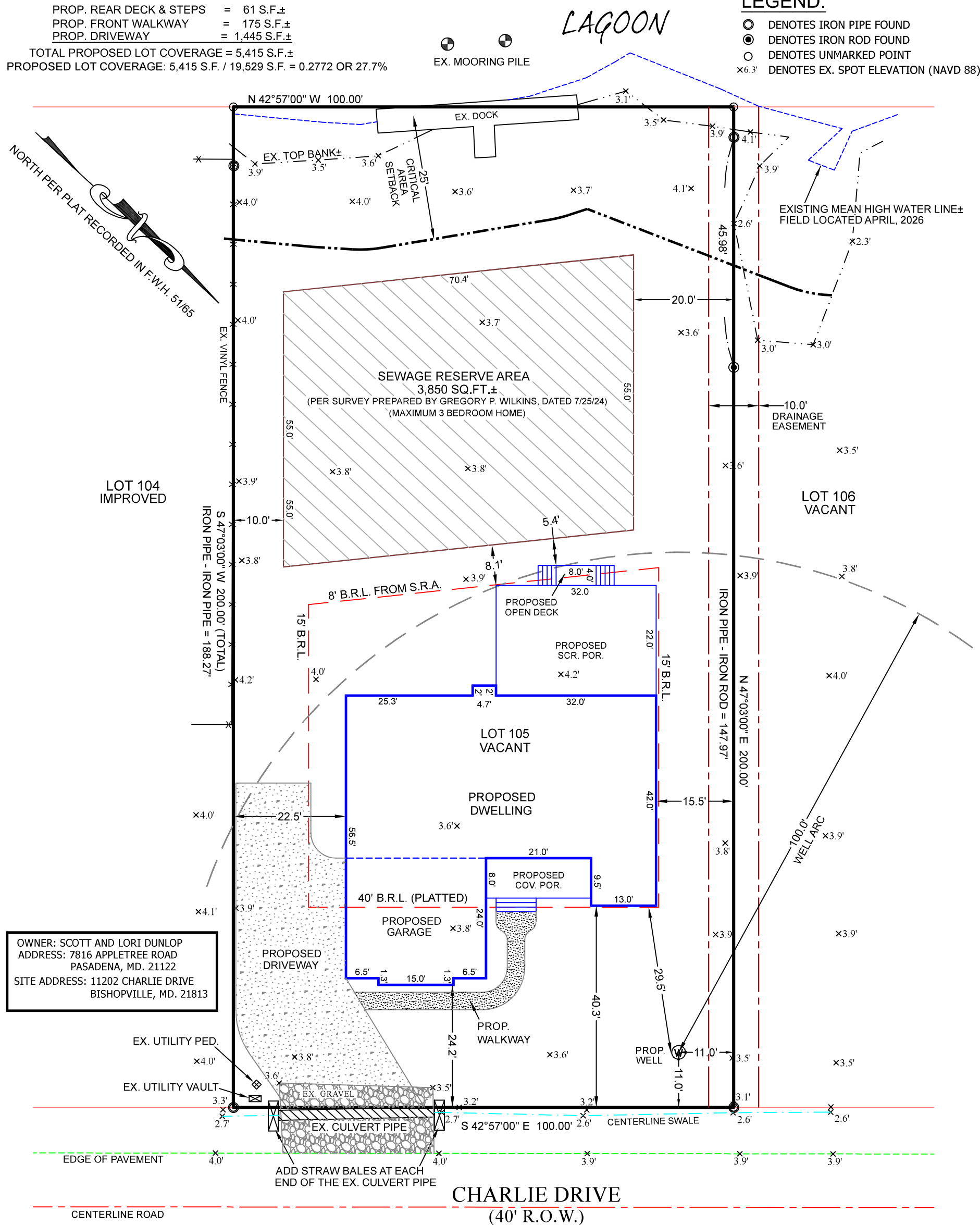
PROP. DWELLING = 2,840 S.F.±
PROP. FRONT POR. & STEPS = 190 S.F.±
PROP. REAR POR. = 704 S.F.±
PROP. REAR DECK & STEPS = 61 S.F.±
PROP. FRONT WALKWAY = 175 S.F.±
PROP. DRIVEWAY = 1,445 S.F.±
TOTAL PROPOSED LOT COVERAGE = 5,415 S.F.±
PROPOSED LOT COVERAGE: 5,415 S.F. / 19,529 S.F. = 0.2772 OR 27.7%



(IN FEET)
1" = 20'
MIN. ACCURACY = 0.1'±

LEGEND:

- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES UNMARKED POINT
- ×6.3' DENOTES EX. SPOT ELEVATION (NAVD 88)



OWNER: SCOTT AND LORI DUNLOP
ADDRESS: 7816 APPLETREE ROAD
PASADENA, MD. 21122
SITE ADDRESS: 11202 CHARLIE DRIVE
BISHOPVILLE, MD. 21813

GENERAL NOTES:

ADDRESS: 11202 CHARLIE DRIVE
TAX MAP 10, PARCEL 216
DEED REF.: SRB 8804/207
PLAT REF.: FWH 51/65
LOT AREA: 20,000 S.F. ±
LAND AREA: 19,529 S.F. ±
BLDG ENVELOPE: 4,495 S.F. ±
EX. ZONING: R-1
ZONING SETBACKS:
FRONT: 35' OR 60' FROM C/L ROAD
SIDES: 20', REAR 50'
REQUIRED SETBACKS AS SHOWN
FLOOD ZONE: AE (5.0')
PER FIRM NO. 240083 0045 H
DATED JULY 16, 2015.

SITE PLAN FOR B.Z.A.

LOT 105 - HOLIDAY HARBOR - PLAT NO. 4
FIFTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

THIS PROPERTY LIES WITHIN THE LIMITS OF THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.
CRITICAL AREA DESIGNATION: L.D.A. (LIMITED DEVELOPMENT AREA)
BUFFER MANAGEMENT AREA "A"
ALLOWABLE IMPERVIOUS SURFACE LIMIT = 19,529 SQ. FT.± x 31.25%
TOTAL ALLOWABLE IMPERVIOUS SURFACE LIMIT = 6,103 SQ. FT.±

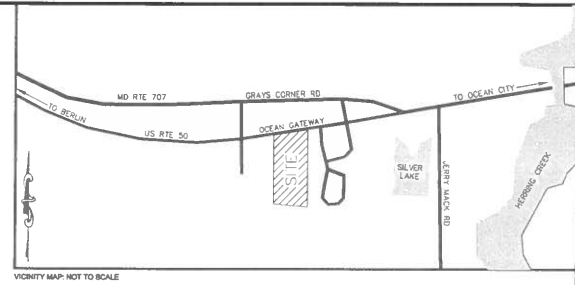
RUSSELL T. HAMMOND
Surveying, L.L.C.

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DRAWN BY RT HAMMOND
FILE NO. 2026-3922
DATE 06/04/2026

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SINGLE FAMILY DWELLING & EXISTING KENNEL
EXISTING KENNEL TO BE CONVERTED TO TEMPORARY MOSQUE
& DWELLING USED AS OFFICE & STORAGE

PHASE 1A WILL THEREAFTER BE USED SOLELY FOR THE MEETING ROOM AND
PHASE 1A WILL THEREAFTER BE USED SOLELY FOR THE MEETING ROOM AND
OFFICE SPACE FOR THE PARISHONERS AFTER SERVICES IN THE NEW MOSQUE

NON SEATING PRAYER AREA = 1,495 SF

REQUIRED PARKING

NON SEATING PRAYER AREA = 1,500 SF

EXISTING SINGLE FAMILY DWELLING = 2 SPACES

TOTAL REQUIRED = 32 SPACES

NOTE : PAVING TO BE TO COUNTY ROADS STANDARDS.



1. ALL LIGHTING, INCLUDING EXTERIOR LIGHTS, SIGNS, BUILDING LIGHTING, PARKING LOT LIGHTING, STREETLIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND LIGHT POLLUTION OF NEIGHBORING PROPERTIES. EXTERIOR LIGHTS SHALL BE DIRECTED, CONTROLLED AND SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS. LIGHT QUALITY AND LIGHT INTENSITY SHALL BE CONTROLLED AND SHALL NOT PRODUCE GLARE THAT REDUCES THE VISIBILITY OF THE SURROUNDING BUILDINGS. EXTERIOR LIGHTS SHALL NOT BE DIRECTED AT NEIGHBORING PROPERTIES OR GLARE ONTO ROADWAYS ARE NOT PERMITTED. THIS PROHIBITION APPLIES TO ALL BUILDING AND SITE LIGHTING INCLUDING, BUT NOT LIMITED TO, LIGHTS, SIGNAGE, LIGHT FIXTURES, LIGHT FIXTURES, LIGHT FIXTURES, GLARE, LANDSCAPING, AND FIXTURE SHIELDS.

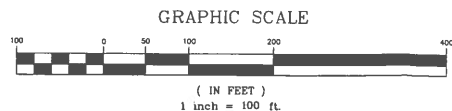
2. EXTERIOR LIGHTS SHALL BE METAL HALIDE OR ANOTHER TYPE OF WHITE LIGHTING.

3. NO LIGHTING FIXTURE SHALL PROJECT LIGHT AT AN ANGLE GREATER THAN FORTY-FIVE DEGREES ABOVE THE HORIZONTAL EXCEPT AS SPECIFICALLY APPROVED BY THE TECHNICAL REVIEW COMMITTEE OR PLANNING COMMISSIONER AFTER CONSIDERATION OF THE OBJECT TO BE ILLUMINATED, THE ANGLE OF SEPARATION BETWEEN THE FIXTURE AND THE OBJECT, AND THE STRENGTH OF THE LIGHT SOURCE.

ENVIRONMENTAL PROGRAMS

PARCEL 130.

PARCEL 130 IS APPROVED WITH EXISTING WATER AND SEWER FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 8,000 SQ. FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. IN ADDITION, ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 85°00'36" E	39.15
L2	S 08°00'12" E	157.62
L3	S 13°32'43" E	55.04
L4	S 15°10'59" W	58.18
L5	S 28°03'51" E	51.39
L6	N 82°06'27" W	32.12
L7	N 28°03'51" W	32.53
L8	N 15°10'59" E	58.18
L9	N 13°32'43" W	55.21
L10	N 12°39'39" W	162.56
L11	N 81°37'00" W	126.29
L12	N 11°26'23" W	182.42
L13	N 00°01'55" E	91.44
L14	S 82°06'27" E	181.23
L15	S 04°00'00" W	264.40

CURVE	CURVE TABLE					CHORD
	LENGTH	RADIUS	TANGENT	DELTA	BEARING	
C1	163.46	326.00	83.49	28°43'42"	N00°49'08"E	161.75
C2	75.48	100.00	39.84	43°14'50"	S06°26'26"E	73.70
C3	95.11	126.00	49.95	43°14'50"	S06°26'26"E	92.86
C4	150.42	300.00	76.83	28°43'42"	N00°49'08"E	148.85



FOREST CONSERVATION LAW STATEMENT
NO TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.

[illegible]

PROJECT LANDS OF
SNOW HILL PROPERTY LLC
TAX MAP 26 - PARCEL 130
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND
12006 OCEAN GATEWAY

NOTE: THE LIVING AREA FLOOR AND/OR GARAGE FLOOR ELEVATIONS AS SHOWN HEREON ARE RECOMMENDED MINIMUMS. THE ACTUAL ELEVATIONS OF THESE FLOORS ARE TO BE ESTABLISHED BY THE OWNER AND/OR GENERAL CONTRACTOR AS IT IS THEIR RESPONSIBILITY TO VERIFY THE BUILDING CODES, FEMA REGULATIONS, AND ANY OTHER APPLICABLE REGULATIONS AND/OR RESTRICTIONS ARE COMPLIED WITH. IT IS IMPORTANT TO NOTE THAT UTILITIES SERVICING THE STRUCTURE MAY OR MAY NOT REQUIRE A CHANGE IN THE RECOMMENDED FLOOR ELEVATIONS AS SHOWN HEREON.

PHASING PLAN

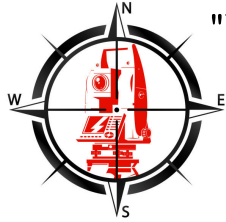
PROFESSIONAL SEAL

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

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

DESIGNED BY	SURVEYED BY	FGL3/PL	FILE NO.:	12515-26
DRAWN BY	FGL JR.	DATE	5-26-2026	SHEET 1 OF 1
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 100'	

ST#2/C/JOB FILES 2026/12515TEMP.DWG

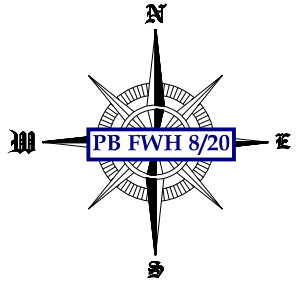


R. Lee Gilliss, PLS
"Land Surveyors & Consultants"
Maryland and Delaware
8826 Old Ocean City Road
Berlin, Maryland 21811
Phone: 410.251.0638
Email: rleegil@verizon.net

DATE: June 9, 2026 SCALE: 1" = 20 feet JOB NO. 26-057

LEGEND

- Property Corner (Unmarked)
- ⊙ Iron Pipe
- ⊗ Iron Rod w/ Cap Set
- Concrete Monument Fd
- ⊗ Wood Piling
- ⊙ Metal Piling for Elevator Boat Lift
- Area of Carriage Arm (Up and Down) for Angled Elevator Lift



BZA Case #26-44



NOT TO BE RECORDED

As-Built Survey for Boat Lift only

Louis F. & Shirley J. Lazzaro

1 Sandpiper Lane
Ocean Pines, Maryland 21811

Lot W-01-650

"Ocean Pines-Section One"

Plat Reference: Plat Book FWH 8, Folio 20 et seq.

Account ID No. 03-076512

Tax Map 16, Parcel 38

Deed Reference: Liber SRB 8183, Folio 56

**Third Election District
Worcester County, Maryland**

Curve Table				
CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH
C1	S 34° 01' 14" E	19.14'	25.00'	19.64'

Lot 650

NOTE: Property is Improved with a House, Driveway, and other improvements. The improvements are not shown at this time for the purpose of this survey. The Purpose of this survey was to identify and stake the Property Corners and Lines to establish the side setback lines and show the location of the dock and Angled Elevator Boat Lift as requested by Worcester County

Atlantic Coastal Bays Critical Area Note

This property is within the Atlantic Coastal Bays Critical Area.

Property Zoning: R-3

Multi-Family Residential District

Minimum Yard Setbacks:

Front Yard - 25 feet (county & platted)

Side Yards - 6 feet (Primary Structure)

Rear Yard - 30 feet

It is the owner's /contractors responsibility to verify all setbacks shown on this plan with the county prior to any construction being commenced on the property.

BUCK ISLAND POND

Private Ingress/Egress Navigation and Flowage Easement (per plat)

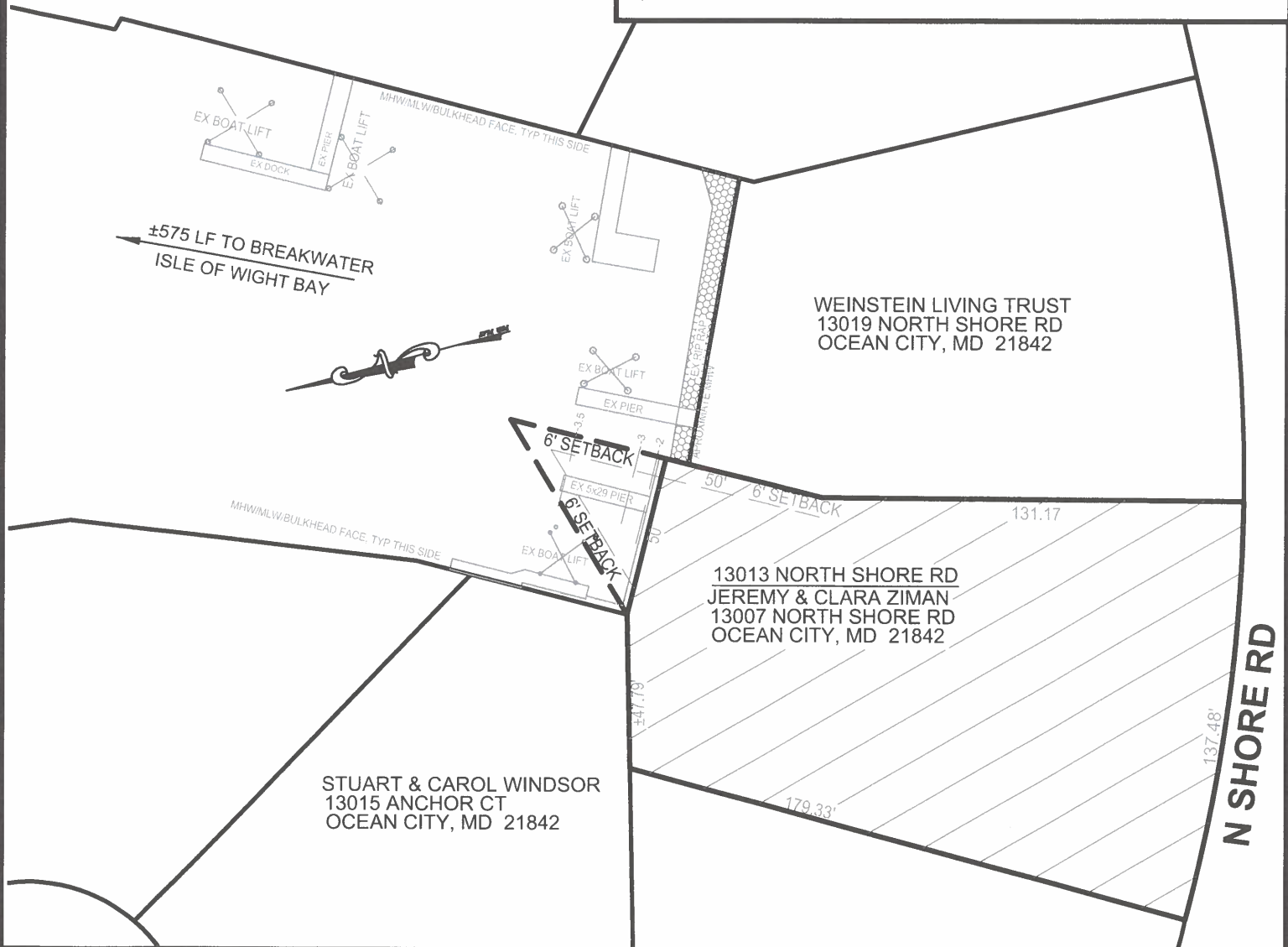
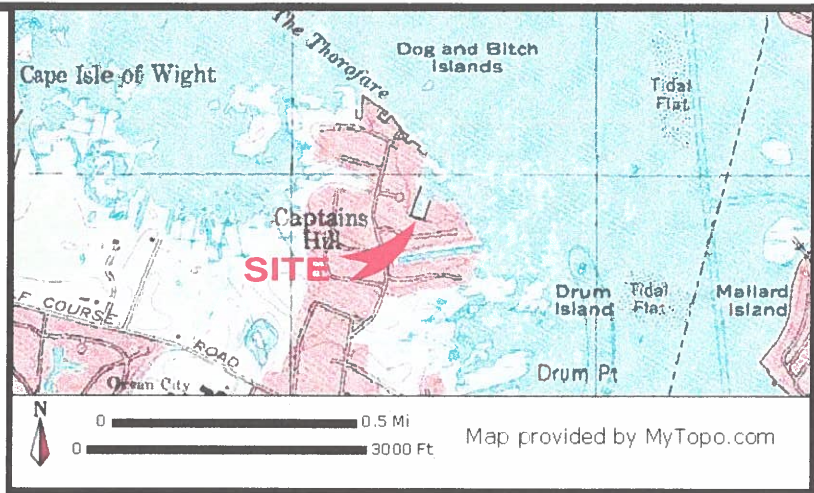
Surveyor's Note:

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.

BZA Case #26-45

PROJECT DESCRIPTION:

Install two (2) boat lifts with associated pilings a maximum of 30' channelward of existing bulkhead/MHW/MLW.



ZIMAN PROPERTY PROPOSED BOAT LIFTS 13013 NORTH SHORE WEST OCEAN CITY

APPLICANT: JEREMY & CLARA ZIMAN
13007 NORTH SHORE ROAD
OCEAN CITY, MD 21842
PHONE: 443-783-1312
EMAIL: cdif79@aol.com

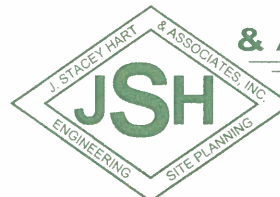
LOCATION: CAPTAIN'S HILL
WATERWAY: UNNAMED CANAL, ISLE OF WIGHT BAY
WATER DEPTH MEASUREMENTS: 5/8/2015
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 22
PARCEL: 367
LOT: 10

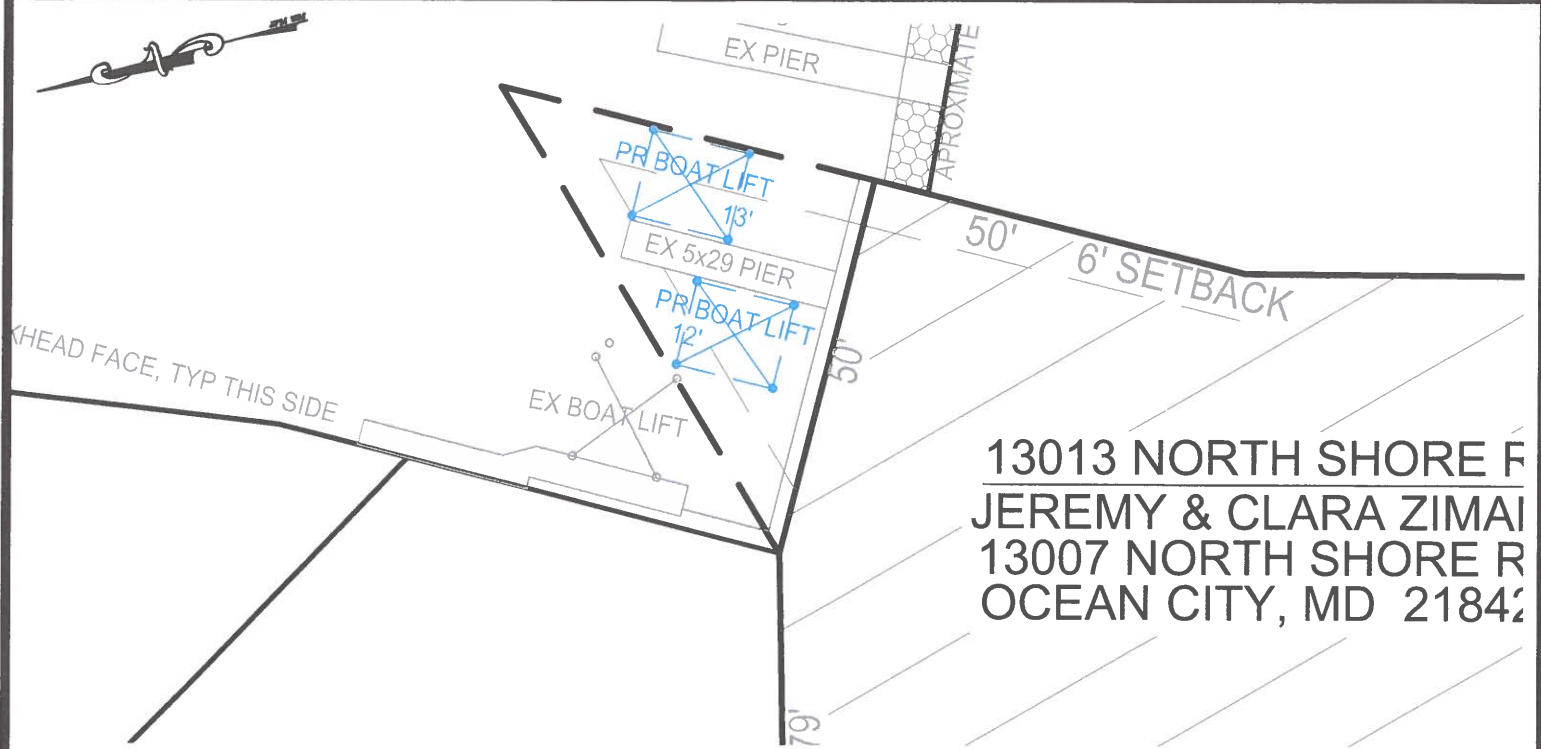
JOB NUMBER:	SCALE:	SHEET NO:	DATE:	REVISED:
2026-010	1"=50'	1 OF 2	03/2026	N/A

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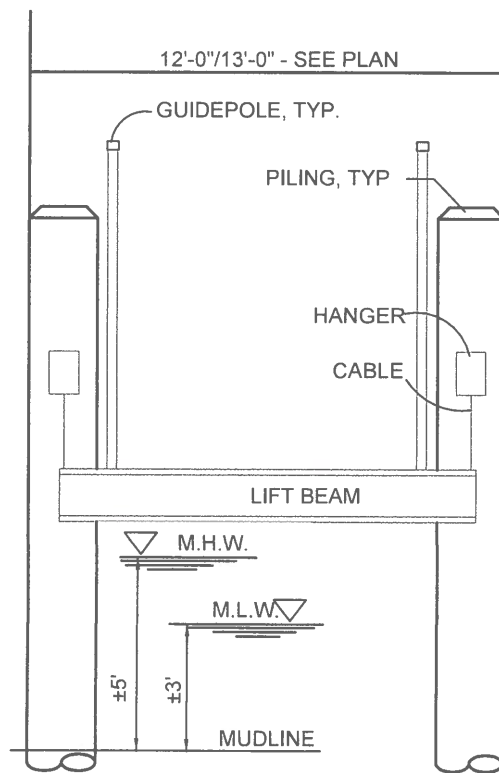
**J. STACEY HART
& ASSOCIATES, INC.**

POST OFFICE BOX 6
SNOW HILL, MD 21863
PHONE: 410-390-8096
EMAIL: stacey@jstaceyhart.com



13013 NORTH SHORE F
 JEREMY & CLARA ZIMAI
 13007 NORTH SHORE R
 OCEAN CITY, MD 21842

BOAT LIFT SECTION: NO SCALE



**ZIMAN PROPERTY
 PROPOSED BOAT LIFTS
 13013 NORTH SHORE
 WEST OCEAN CITY**

APPLICANT: JEREMY & CLARA ZIMAN
 13007 NORTH SHORE ROAD
 OCEAN CITY, MD 21842
 PHONE: 443-783-1312
 EMAIL: cdif79@aol.com

LOCATION: CAPTAIN'S HILL
 WATERWAY: UNNAMED CANAL, ISLE OF WIGHT BAY
 WATER DEPTH MEASUREMENTS: 5/8/2015
 REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 22
 PARCEL: 367
 LOT: 10

JOB NUMBER: 2026-010	SCALE: 1"=25'	SHEET NO: 2 OF 2	DATE: 03/2026	REVISED: N/A
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**J. STACEY HART
 & ASSOCIATES, INC.**

POST OFFICE BOX 6
 SNOW HILL, MD 21863
 PHONE: 410-390-8096
 EMAIL: stacey@jstaceyhart.com

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. 21329, EXPIRATION DATE 1/09/2027.

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 RIGHTS OF WAY, WETLANDS, UTILITIES 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 #26-38

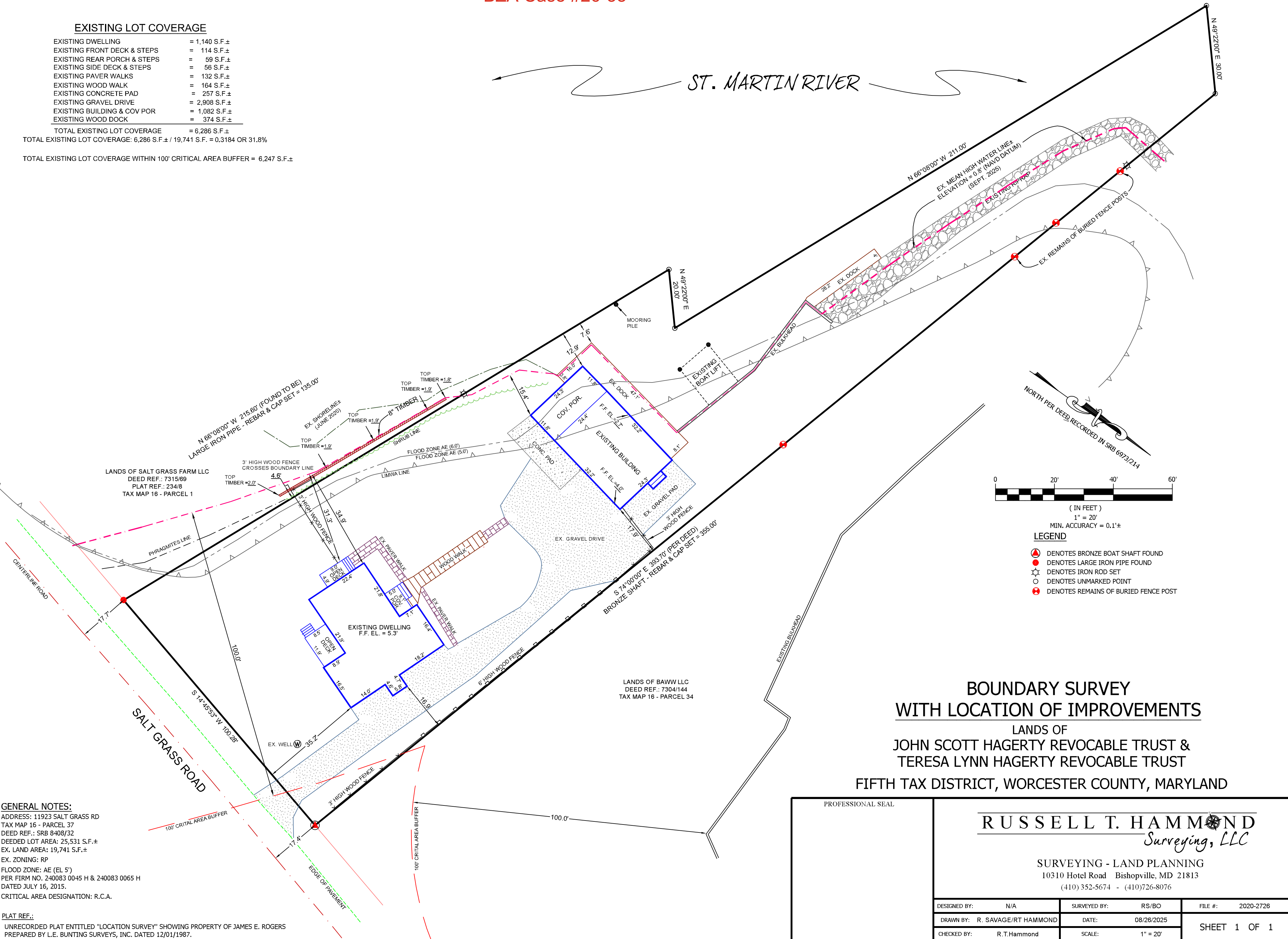
EXISTING LOT COVERAGE

EXISTING DWELLING	= 1,140 S.F.±
EXISTING FRONT DECK & STEPS	= 114 S.F.±
EXISTING REAR PORCH & STEPS	= 59 S.F.±
EXISTING SIDE DECK & STEPS	= 56 S.F.±
EXISTING PAVER WALKS	= 132 S.F.±
EXISTING WOOD WALK	= 164 S.F.±
EXISTING CONCRETE PAD	= 257 S.F.±
EXISTING GRAVEL DRIVE	= 2,908 S.F.±
EXISTING BUILDING & COV POR	= 1,082 S.F.±
EXISTING WOOD DOCK	= 374 S.F.±

TOTAL EXISTING LOT COVERAGE = 6,286 S.F.±

TOTAL EXISTING LOT COVERAGE: 6,286 S.F.± / 19,741 S.F. = 0.3184 OR 31.8%

TOTAL EXISTING LOT COVERAGE WITHIN 100' CRITICAL AREA BUFFER = 6,247 S.F.±



GENERAL NOTES:
ADDRESS: 11923 SALT GRASS RD
TAX MAP 16 - PARCEL 37
DEED REF.: SRB 8408/32
DEEDED LOT AREA: 25,531 S.F.±
EX. LAND AREA: 19,741 S.F.±
EX. ZONING: RP
FLOOD ZONE: AE (EL 5')
PER FIRM NO. 240083 0045 H & 240083 0065 H
DATED JULY 16, 2015.
CRITICAL AREA DESIGNATION: R.C.A.

PLAT REF.:
UNRECORDED PLAT ENTITLED "LOCATION SURVEY" SHOWING PROPERTY OF JAMES E. ROGERS
PREPARED BY L.E. BUNTING SURVEYS, INC. DATED 12/01/1987.

BOUNDARY SURVEY
WITH LOCATION OF IMPROVEMENTS

LANDS OF
JOHN SCOTT HAGERTY REVOCABLE TRUST &
TERESA LYNN HAGERTY REVOCABLE TRUST
FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

PROFESSIONAL SEAL		RUSSELL T. HAMMOND <i>Surveying, LLC</i>	
SURVEYING - LAND PLANNING		10310 Hotel Road Bishopville, MD 21813 (410) 352-5674 - (410) 726-8076	
DESIGNED BY:	N/A	SURVEYED BY:	RS/BO
DRAWN BY:	R. SAVAGE/RT HAMMOND	DATE:	08/26/2025
CHECKED BY:	R.T.Hammond	SCALE:	1" = 20'
FILE #:		2020-2726	
SHEET 1 OF 1			

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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. 21329, EXPIRATION DATE 1/09/2027.

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 RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

EXISTING LOT COVERAGE

EXISTING DWELLING	= 1,140 S.F.±
EXISTING FRONT DECK & STEPS	= 114 S.F.±
EXISTING REAR PORCH & STEPS	= 59 S.F.±
EXISTING SIDE DECK & STEPS	= 56 S.F.±
EXISTING PAVER WALKS	= 132 S.F.±
EXISTING WOOD WALK	= 164 S.F.±
EXISTING CONCRETE PAD	= 257 S.F.±
EXISTING GRAVEL DRIVE	= 2,908 S.F.±
EXISTING BUILDING & COV POR	= 1,082 S.F.±
EXISTING WOOD DOCK	= 374 S.F.±

TOTAL EXISTING LOT COVERAGE = 6,286 S.F.±

TOTAL EXISTING LOT COVERAGE: 6,286 S.F.± / 19,741 S.F. = 0.3184 OR 31.8%

TOTAL EXISTING LOT COVERAGE WITHIN 100' CRITICAL AREA BUFFER = 6,247 S.F.±

PROPOSED LOT COVERAGE

PROPOSED DWELLING	= 1,573 S.F.±
PROPOSED DECKS & STEPS (PERVIOUS)	= 0 S.F.±(612 S.F.±)
PROPOSED DRIVE	= 1,737 S.F.±
PROPOSED WALKWAY	= 173 S.F.±
PROPOSED PROPANE TANK	= 30 S.F.±

EXISTING BUILDING & COV POR	= 1,082 S.F.±
EXISTING WOOD DOCK	= 374 S.F.±

TOTAL EXISTING LOT COVERAGE = 4,969 S.F.±

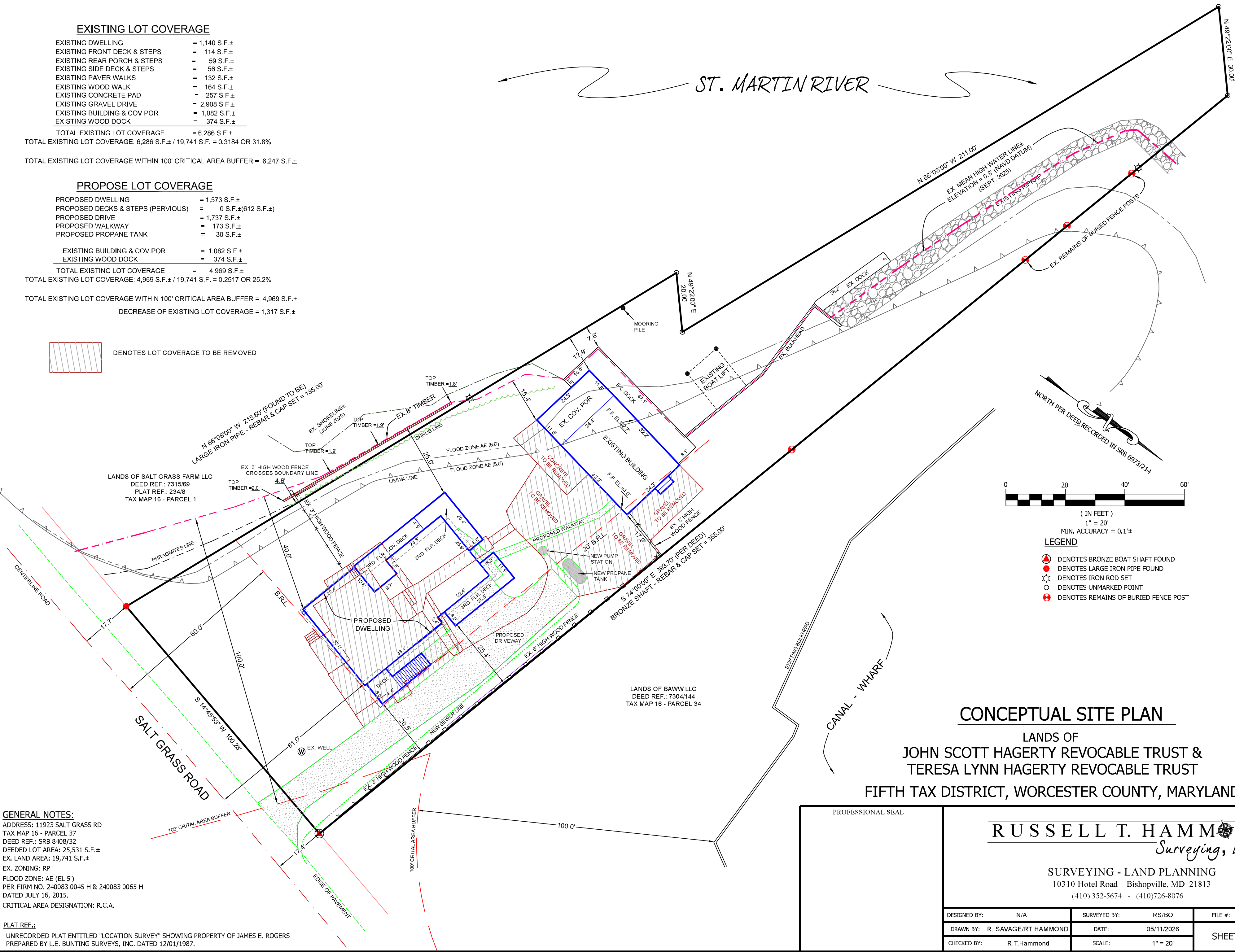
TOTAL EXISTING LOT COVERAGE: 4,969 S.F.± / 19,741 S.F. = 0.2517 OR 25.2%

TOTAL EXISTING LOT COVERAGE WITHIN 100' CRITICAL AREA BUFFER = 4,969 S.F.±

DECREASE OF EXISTING LOT COVERAGE = 1,317 S.F.±



DENOTES LOT COVERAGE TO BE REMOVED



GENERAL NOTES:

ADDRESS: 11923 SALT GRASS RD
TAX MAP 16 - PARCEL 37
DEED REF.: SRB 8408/32
DEEDED LOT AREA: 25,531 S.F.±
EX. LAND AREA: 19,741 S.F.±
EX. ZONING: RP
FLOOD ZONE: AE (EL 5')
PER FIRM NO. 240083 0045 H & 240083 0065 H
DATED JULY 16, 2015.
CRITICAL AREA DESIGNATION: R.C.A.

PLAT REF.:

UNRECORDED PLAT ENTITLED "LOCATION SURVEY" SHOWING PROPERTY OF JAMES E. ROGERS
PREPARED BY L.E. BUNTING SURVEYS, INC. DATED 12/01/1987.

CONCEPTUAL SITE PLAN

LANDS OF
JOHN SCOTT HAGERTY REVOCABLE TRUST &
TERESA LYNN HAGERTY REVOCABLE TRUST

FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

PROFESSIONAL SEAL

RUSSELL T. HAMMOND
Surveying, LLC

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

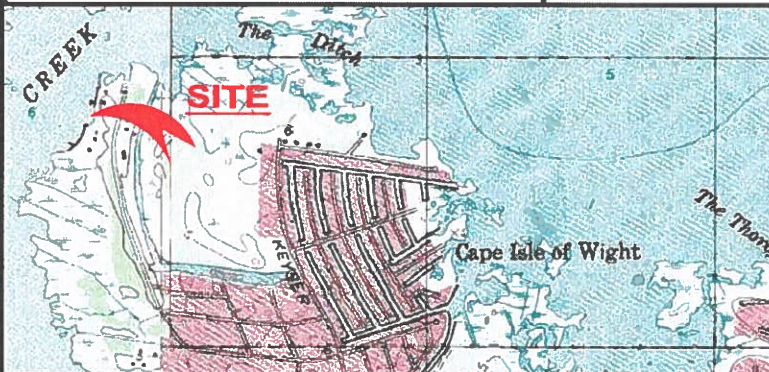
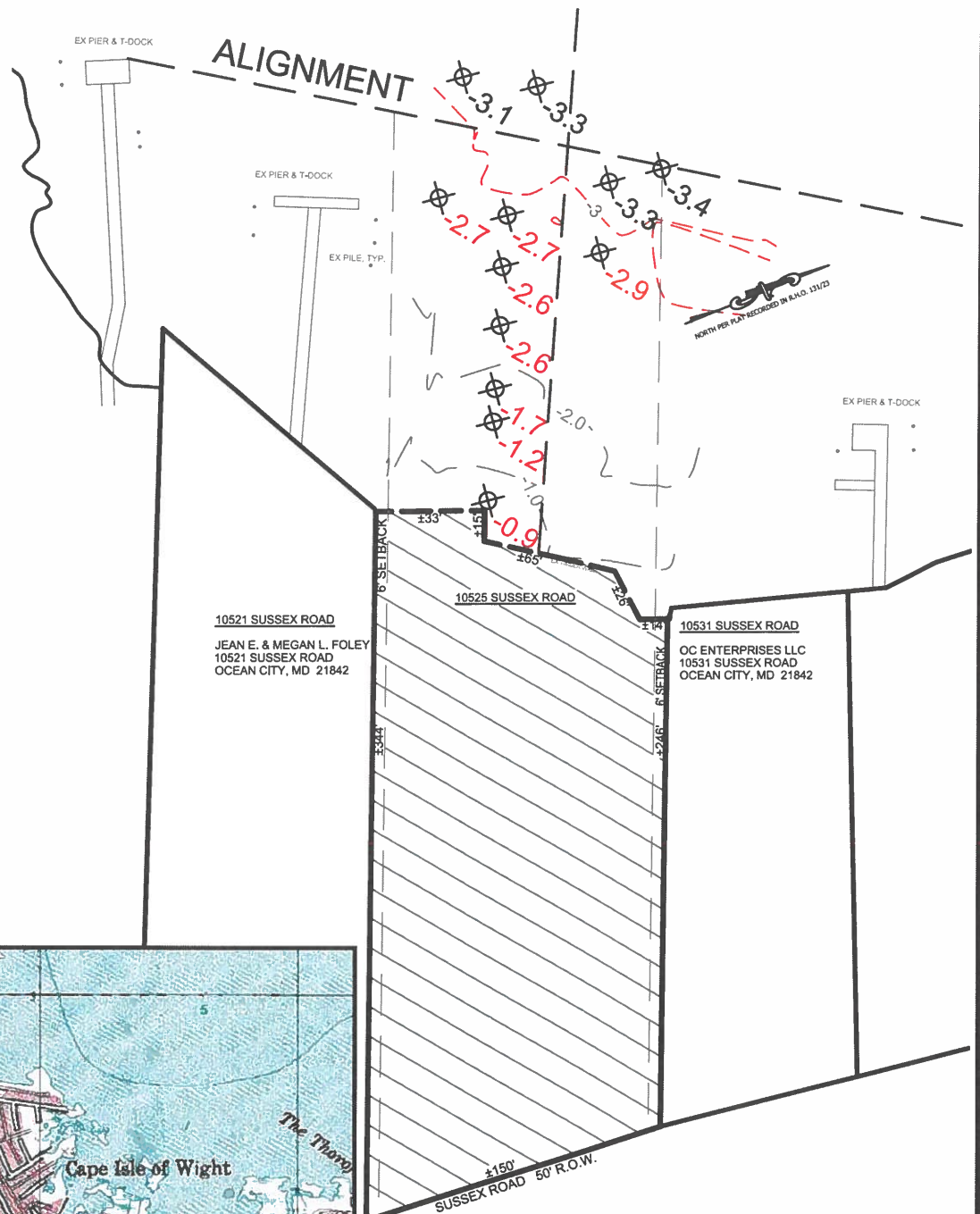
DESIGNED BY:	N/A	SURVEYED BY:	RS/BO	FILE #:	2020-2726
DRAWN BY:	R. SAVAGE/RT HAMMOND	DATE:	05/11/2026	SHEET 1 OF 1	
CHECKED BY:	R.T.Hammond	SCALE:	1" = 20'		

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BZA Case #26-42

PROJECT DESCRIPTION:

STABILIZE ± 153 LF OF EXISTING BULKHEAD WITH PILES AND CONSTRUCT A 6x172 PIER WITH A 9x22 "L", DRIVE FOUR (4) MOORING PILES AND INSTALL ONE (1) BOAT LIFT AND TWO (2) PWC LIFTS WITH ASSOCIATED PILINGS A MAXIMUM OF 200' CHANNELWARD OF EXISTING BULKHEAD/MHW/MLW.



0 0.5 Mi
0 3000 Ft

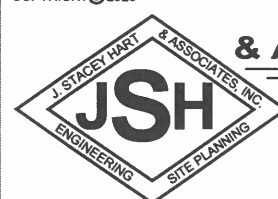
Map provided by MyTopo.com

EXISTING

URBAN PROPERTY PROPOSED MARINE IMPROVEMENTS 10525 SUSSEX ROAD WEST OCEAN CITY

APPLICANT: Andrew Urban IV
9504 Harbor Lights Road
Berlin, MD 21811
PHONE: 303-579-7327
EMAIL: andrewurban5@msn.com

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& ASSOCIATES, INC.**

POST OFFICE BOX 6
SNOW HILL, MD 21863
PHONE: 410-390-8096
EMAIL: stacey@jstaceyhart.com

LOCATION: CAPE ISLE OF WIGHT

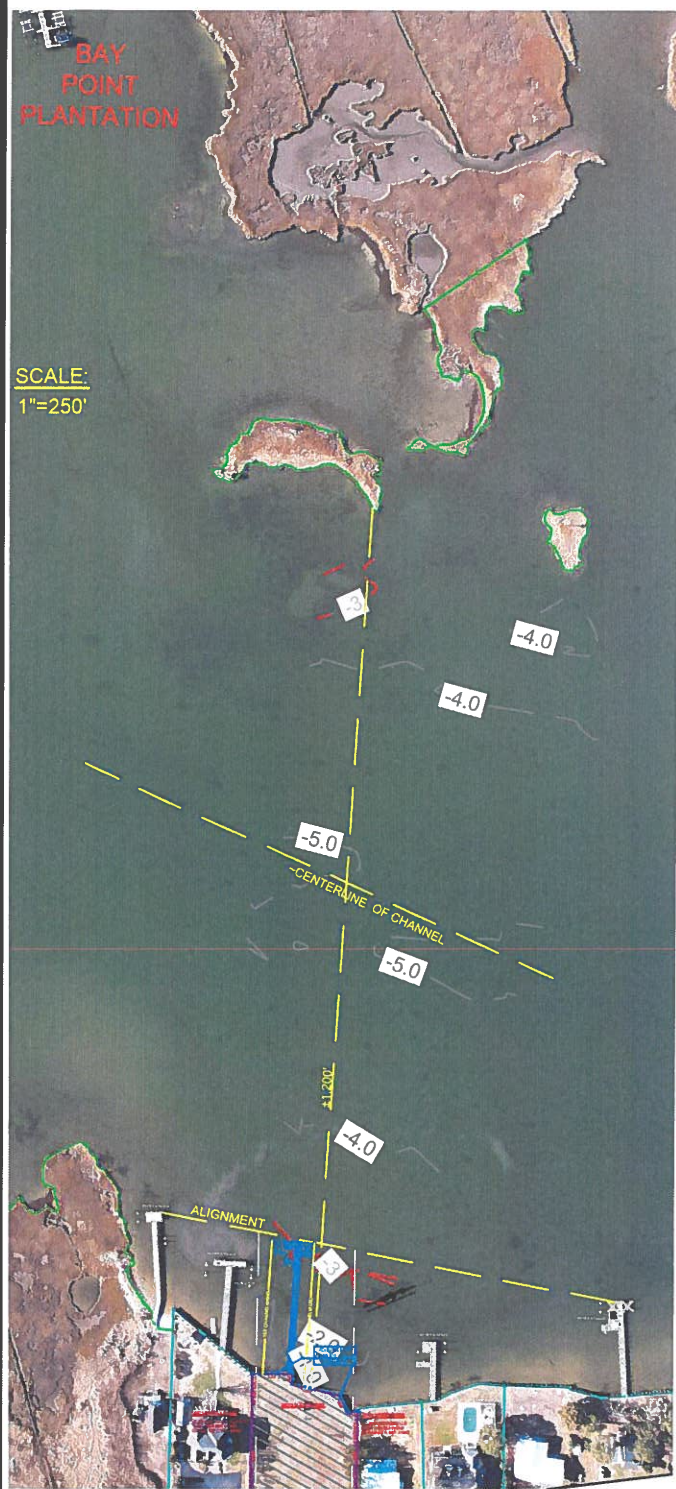
WATERWAY: TURVILLE CREEK

WATER DEPTH MEASUREMENTS: 3/9/2026
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 21
GRID: 18
PARCEL: 196
SECTION: D

JOB NUMBER:	SCALE:	SHEET NO:	DATE:	REVISED:
P25-088	1"=80'	1 OF 4	03/2026	N/A



**URBAN PROPERTY
PROPOSED MARINE IMPROVEMENTS
10525 SUSSEX ROAD
WEST OCEAN CITY**

APPLICANT: Andrew Urban IV
9504 Harbor Lights Road
Berlin, MD 21811
PHONE: 303-579-7327
EMAIL: andrewurban5@msn.com

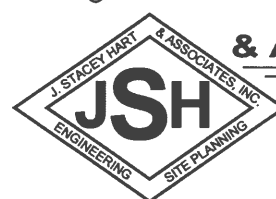
LOCATION: CAPE ISLE OF WIGHT
WATERWAY: TURVILLE CREEK
WATER DEPTH MEASUREMENTS: 3/9/2026
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 21
GRID: 18
PARCEL: 196
SECTION: D

JOB NUMBER: P25-088	SCALE: As Noted	SHEET NO: 2 OF 4	DATE: 03/2026	REVISED: N/A
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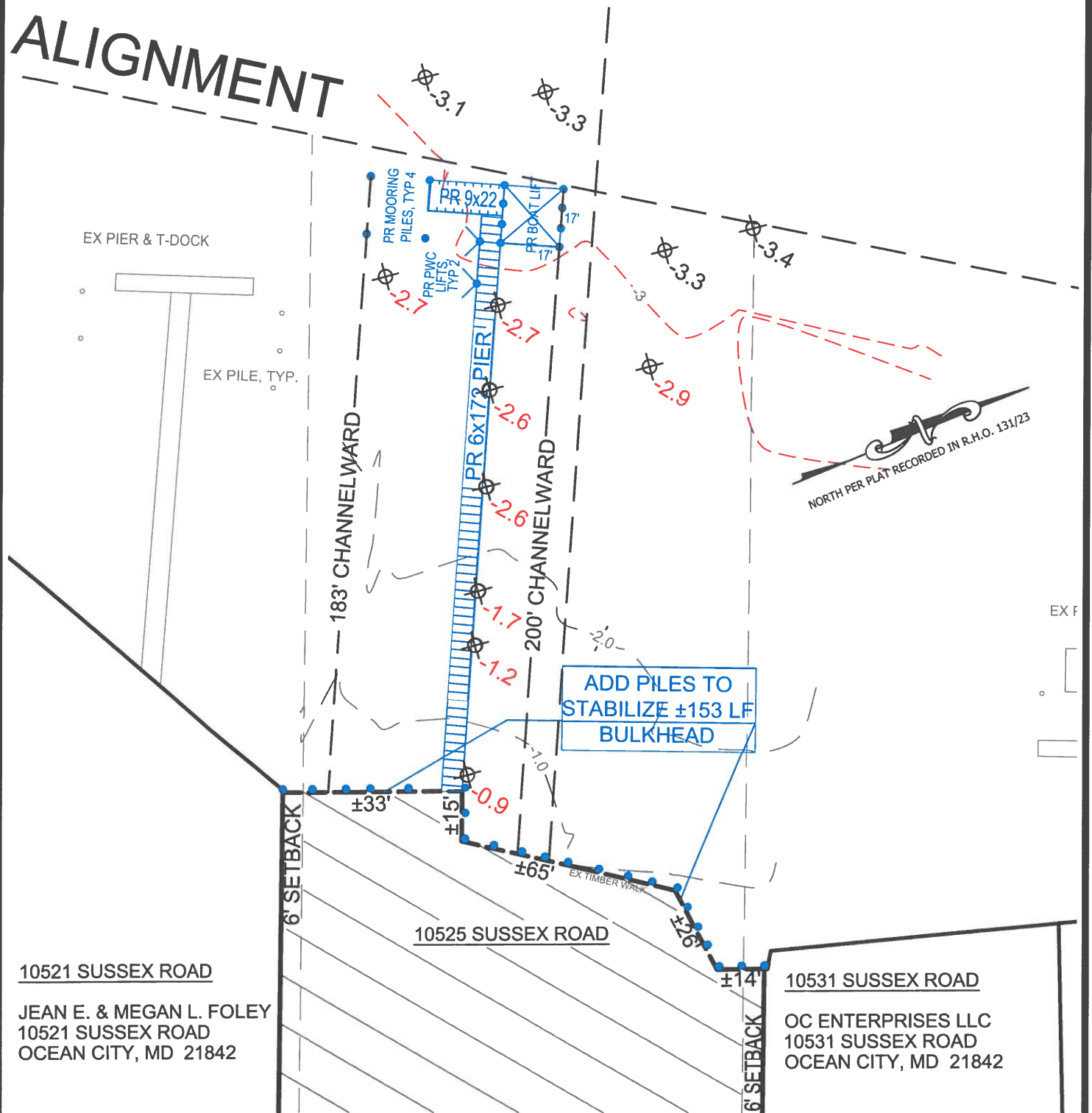
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& ASSOCIATES, INC.**

**POST OFFICE BOX 6
SNOW HILL, MD 21863
PHONE: 410-390-8096
EMAIL: stacey@jstaceyhart.com**

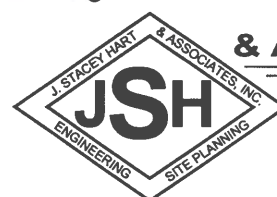
ALIGNMENT



URBAN PROPERTY PROPOSED MARINE IMPROVEMENTS 10525 SUSSEX ROAD WEST OCEAN CITY

APPLICANT: Andrew Urban IV
9504 Harbor Lights Road
Berlin, MD 21811
PHONE: 303-579-7327
EMAIL: andrewurban5@msn.com

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& ASSOCIATES, INC.**

POST OFFICE BOX 6
SNOW HILL, MD 21863
PHONE: 410-390-8096
EMAIL: stacey@jstaceyhart.com

LOCATION: CAPE ISLE OF WIGHT

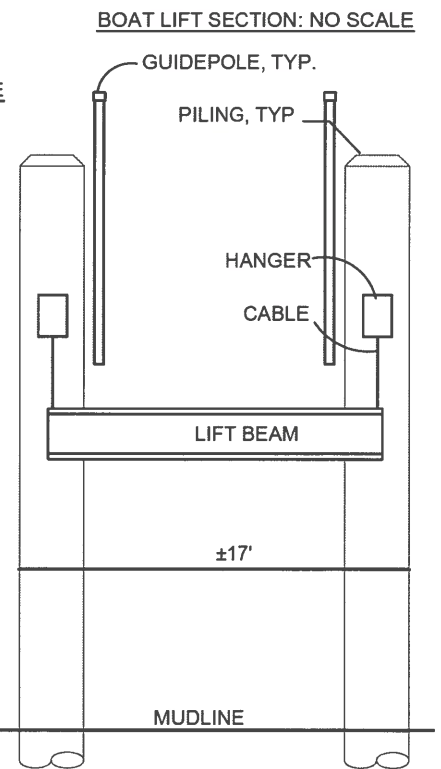
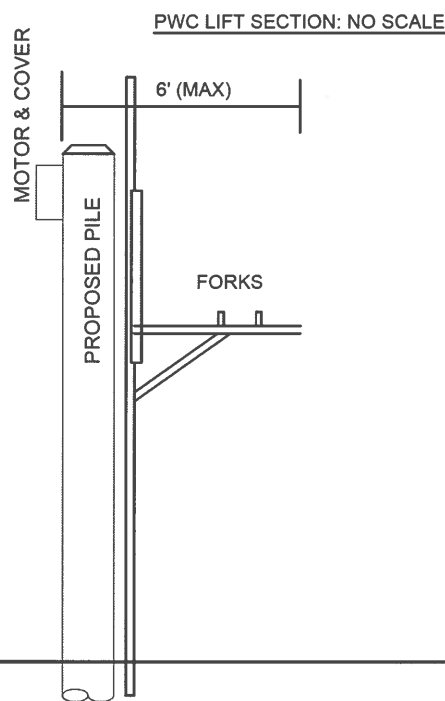
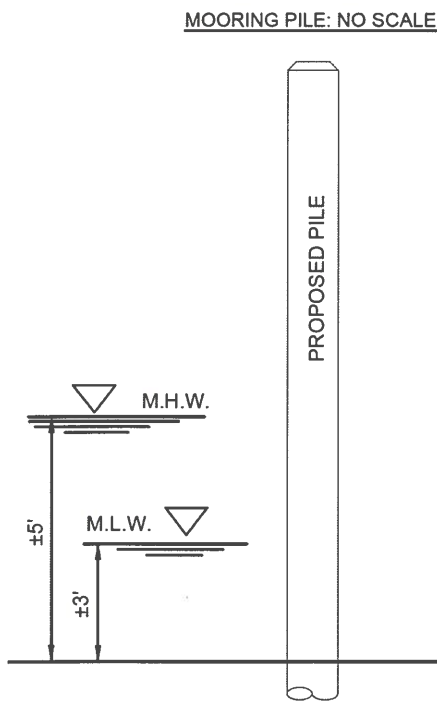
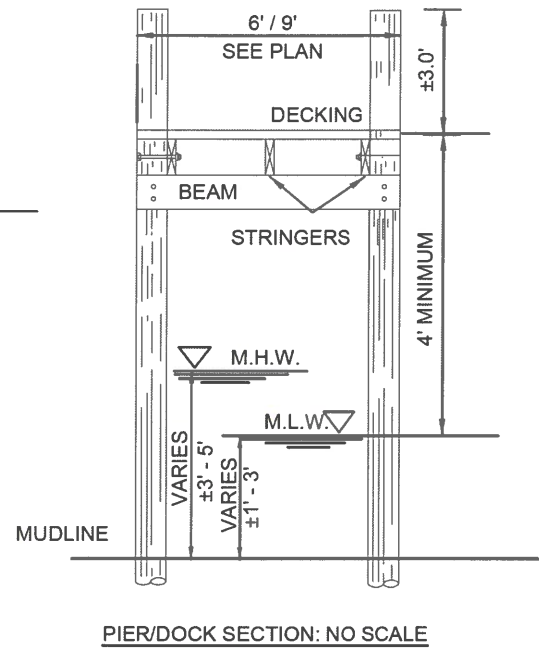
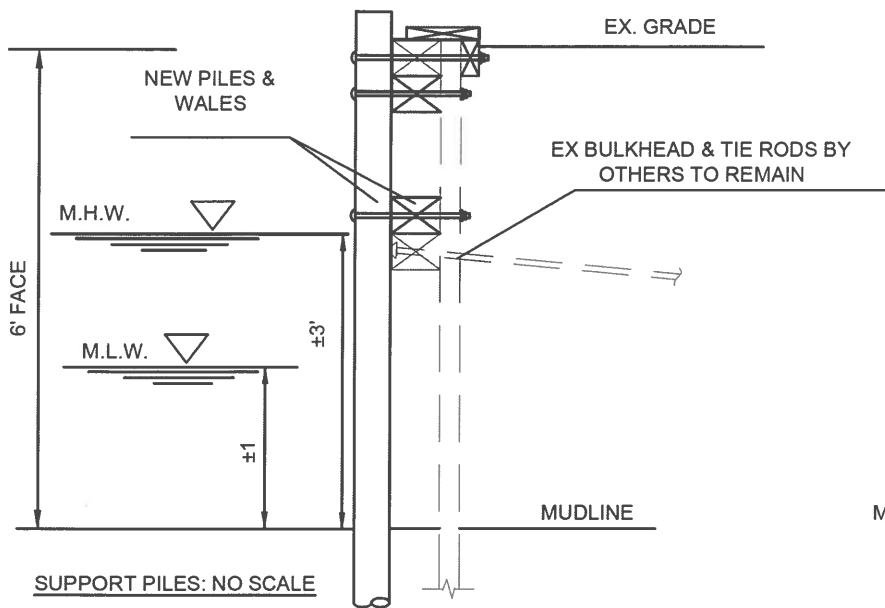
WATERWAY: TURVILLE CREEK

WATER DEPTH MEASUREMENTS: 3/9/2026
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 21
GRID: 18
PARCEL: 196
SECTION: D

JOB NUMBER: P25-088	SCALE: 1"=40'	SHEET NO: 3 OF 4	DATE: 04/2026	REVISED: N/A
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**URBAN PROPERTY
PROPOSED MARINE IMPROVEMENTS
10525 SUSSEX ROAD
WEST OCEAN CITY**

APPLICANT: Andrew Urban IV
9504 Harbor Lights Road
Berlin, MD 21811
PHONE: 303-579-7327
EMAIL: andrewurban5@msn.com

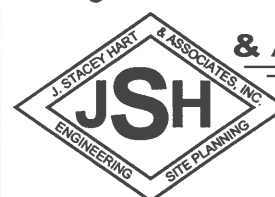
LOCATION: CAPE ISLE OF WIGHT
WATERWAY: TURVILLE CREEK
WATER DEPTH MEASUREMENTS: 3/9/2026
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 21
GRID: 18
PARCEL: 196
SECTION: D

JOB NUMBER: P25-088	SCALE: NONE	SHEET NO: 4 OF 4	DATE: 04/2026	REVISED: N/A
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**J. STACEY HART
& ASSOCIATES, INC.**

POST OFFICE BOX 6
SNOW HILL, MD 21863
PHONE: 410-390-8096
EMAIL: stacey@jstaceyhart.com

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, July 8, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

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

II. Site Plan Review (§ ZS 1-325)

A. Woodside Solar – Major Site Plan Review

Proposed utility-scale solar project. Located on Worcester Highway, Snow Hill, MD 21863. Tax Map 71, Parcel 35, Tax District 2, A-1 Agricultural District. Shockley Family Trust, owner / ARM Group, LLC, applicant & engineer.

B. Snow Solar – Major Site Plan Review

Proposed utility-scale solar project. Located at 6217 Timmons Road, Snow Hill, MD 21863. Tax Map 56, Parcel 10, Tax District 2, A-1 Agricultural District. Dan Westerlund, owner / ARM Group, LLC, applicant & engineer.

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: July 2, 2026

PURPOSE: Major Site Plan Review

DEVELOPMENT: 11006 and 11008 Manklin Meadows Lane

PROJECT: Proposed 16-unit multi-family residential development on two (2) existing building pads

LOCATION: 11006 and 11008 Manklin Meadows Lane, Berlin, MD 21811 Tax Map 21, Parcel 266

ZONING DESIGNATION: C-2 General Commercial District

BACKGROUND: The development of Manklin Meadows Lane was originally proposed in the late 1970s, with subsequent site plan revisions approved in 1988 and 1998. Today, both sides of Manklin Meadows Lane are developed with commercial uses, including salons, real estate offices, and a pharmacy.

The 1998 approved site plan included four buildings, associated parking, and landscaping on the western portion of the parcel. While most of these improvements were constructed, two of the approved buildings—the subject of the current application—were never completed. Although concrete foundations were installed, the buildings themselves were not constructed.

Section §ZS1-210(b)(21) permits multi-family dwelling units as an accessory use on C-2-zoned properties that are adjacent to R-3 or R-4-zoned properties, provided that at least 65% of the parcel's net lot area is improved with uses permitted in the C-2 General Commercial District. Staff has determined that the property satisfies this requirement and exceeds the 65% commercial-use threshold.

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

PARKING: There are 62 total existing parking spaces on the parcel, of which 27 are currently allocated to the commercial portion and 35 are proposed to be allocated to the residential units. The Department will need to confirm the existing tenant list at 11002 and 11004 Manklin Meadows Lane to verify that the parking requirements for the commercial uses continue to be satisfied.

Staff notes that the three (3) surplus parking spaces are proposed to be allocated to the residential units. Therefore, no future intensification of the commercial uses may occur unless additional parking is provided, as no excess parking capacity would remain available for the commercial portion.

TRAFFIC CIRCULATION: The site is accessed from Manklin Meadows Lane and the adjacent internal travel way, both of which have already been constructed.

LANDSCAPING: Landscaping has already been constructed in accordance with the 1998 site plan.

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

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project is exempt from Stormwater Management approval, as the Limits of Disturbance are under 5,000 square feet.

CRITICAL AREA LAW: This property is in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary. Written confirmation will be required from Environmental Programs Natural Resources Division that their requirements have been met prior to signature site plan approval.

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.

PROPERTY OWNER: DVA Group, LLC

APPLICANT/ENGINEER: Parker & Associates, Inc.

PREPARED BY: Ben Zito, DRP Specialist



WORCESTER COUNTY

DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
GOVERNMENT CENTER ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200

<http://www.co.worcester.md.us/departments/drp>

July 1, 2026

Parker & Associates, Inc.
c/o Kevin Aydelotte
528 Riverside Drive
Salisbury, MD 21801

Re: 11006 and 11008 Manklin Meadows Lane – Major Site Plan Review

Dear Mr. Aydelotte:

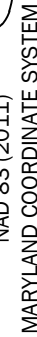
This is to advise you that the Department has completed a review of the site plan dated May 15, 2026, associated with the above-referenced project. The plans have been reviewed in accordance with the pertinent sections of the Worcester County *Zoning and Subdivision Control Article*. The following revisions will be needed prior to signature site plan approval:

1. The submitted site plan states that there are 16 proposed multi-family units, while there are in fact 17 proposed multi-family units. Please update the density, parking, and EDU calculations based on the 17 units.
2. Please provide typical details for the ADA parking layout, access aisle, and signage. The height of the ADA sign at installation shall be a minimum of 7' from the bottom of the sign to grade.
3. Please ensure each bike rack will hold at least five (5) bicycles. §ZS1-320(a).
4. Staff has confirmed that the buildings will be approximately 35' high from average finished grade and does not exceed the maximum building height of 45' high from average finished grade; please label the building height on the elevations.

Please do not with any questions or comments you may have.

Sincerely

Ben Zito
DRP Specialist III



MANKLIN MEADOWS LANE, WORCESTER COUNTY, MARYLAND



1) THE PROPERTIES SHOWN HEREON ARE CURRENTLY OWNED BY:

1) THE PROPERTIES SHOWN HEREON ARE CURRENTLY OWNED BY:

DVA GROUP LLC
UNIT 1
11005 MANKLIN MEADOWS LN
BERLIN MD 21811

- 2) DEED REFERENCES: 09073/00120
- 3) TOTAL AREA: 1.96 AC +/-
- 4) THE PRESENT ZONING OF THIS PROPERTY IS: C62
- 5) THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGER ZONE B-1:
 - a) NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THIRTY FEET OF DESIGNATED WET SITE(S).
 - b) SEWAGE DISPOSAL SYSTEM(S) MUST BE LOCATED AT HIGHEST ELEVATION OF SEWAGE RESERVE AREA(S).
- 6) APPROVAL BY THE WORCESTER COUNTY HEALTH DEPARTMENT WILL BE LIMITED BY THE NATURE AND VOLUME OF WASTE. NO PERMITS WILL BE ISSUED UNTIL THE SITE PLAN AND SEWAGE VOLUMES HAVE BEEN REVIEWED AND APPROVED BY THE WORCESTER COUNTY HEALTH DEPARTMENT.
- 7) THIS PROPERTY IS SITUATED ON F.I.R.M. COMMUNITY PANEL #24047000458, DATED 7/16/2015, AS BEING IN FLOOD ZONE X AREA OF MINIMAL FLOOD HAZARD.
- 8) SET BACKS:

FRONT=25'
SIDE=6'
REAR=20'

11) IN THE EVENT THAT AN ERROR, OVERSIGHT, OR OMISSION BY PARKER & ASSOCIATES IS DISCOVERED OR SHOULD HAVE REASONABLY BEEN DISCOVERED DURING THE COURSE OF CONSTRUCTION; CLIENTS OR CONTRACTORS SHALL PROVIDE PARKER AND ASSOCIATES AN IMMEDIATE NOTICE IN ORDER TO PROVIDE THE OPPORTUNITY TO IMPLEMENT AN ACCEPTABLE SOLUTION TO REMEDY OR MINIMIZE THE IMPACTS OF THE DISCOVERED ISSUE. IF IMMEDIATE NOTICE IS NOT PROVIDED BY CLIENT OR CONTRACTOR TO PARKER & ASSOCIATES, THE CLIENT OR CONTRACTOR SHALL RELIEVE PARKER & ASSOCIATES OF ANY LIABILITY THAT MAY BE INCURRED FROM SUCH ERROR, OVERSIGHT, OR OMISSION.

12) CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECTS UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023. AND WORCESTER COUNTY PUBLIC WORKS AT 410-548-4927.

13) THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.

EXISTING SEWER MANHOLE
TELEPHONE/COMMUNICATIONS

PROPERTY LINE

ADJACENT PROPERTY LINE

PROPOSED FORESTRY EASEMENT

BUILDING SETBACK

EXISTING CURB

EDGE OF PAVEMENT
EXISTING PARKING SPACE

EXISTING OVERHEAD UTILITIES

EXISTING ROAD CENTERLINE

EXISTING SIDEWALK/CONCRETE

EXISTING ROADWAY

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

MAXIMUM ALLOWABLE PER CODE: 10 UNIT PER ACRE
 LOT AREA: 1.968 ACRES
 MAXIMUM ALLOWABLE UNITS: 1.968 ACRES X 10 UNITS = 19.68 = 19 UNITS
 PROPOSED UNITS: 16
 PROPOSED DENSITY: 16 UNITS / 1.968 ACRES = 8.13 UNITS PER ACRE

TABLE PER CODE: 10 UNIT PER ACRE	MULTI-FAMILY DWELLINGS: 2 SPACES
ACRES	
TABLE UNITS: 1.968 ACRES X 10 UNITS = 19.68 = 19 UNITS	16 APARTMENTS = 32 SPACES REQUIRED
16	
Y: 16 UNITS / 1.968 ACRES = 8.13 UNITS PER ACRE	35 SPACES PROVIDED

CURRENTLY THIS PROJECT IS RATED FOR 12 EDUs (6 PER BUILDING)

THE PROPOSED 16 UNITS WILL REQUIRE 1 PER UNIT FOR A TOTAL OF 16 EDUs

I HEREBY CERTIFY THAT THIS IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS AN OWNER OF THE SUBJECT PROPERTY.

DATE _____

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27739 , EXPIRATION DATE: JULY 24, 2026 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193 , EXPIRATION DATE: JANUARY 25, 2026.

DATE

COVER SHEET MANKLIN MEADOWS

PROPERTY LOCATION: MANKLIN MEADOWS LN
FOR: RAY PATEL

CITY OF BERLIN, WORCESTER COUNTY, MD

JCS	05/15/2026	PARCEL
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DWG FILE: S2624-PS-COVER.DWG

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PLANNING

SURVEYING

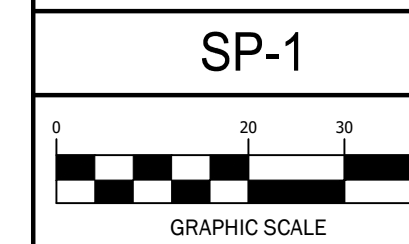
CIVIL
ENGINEERING

SSO

ASSOCIATE

SITE PLANNING

Jun 12, 2026-11:21am



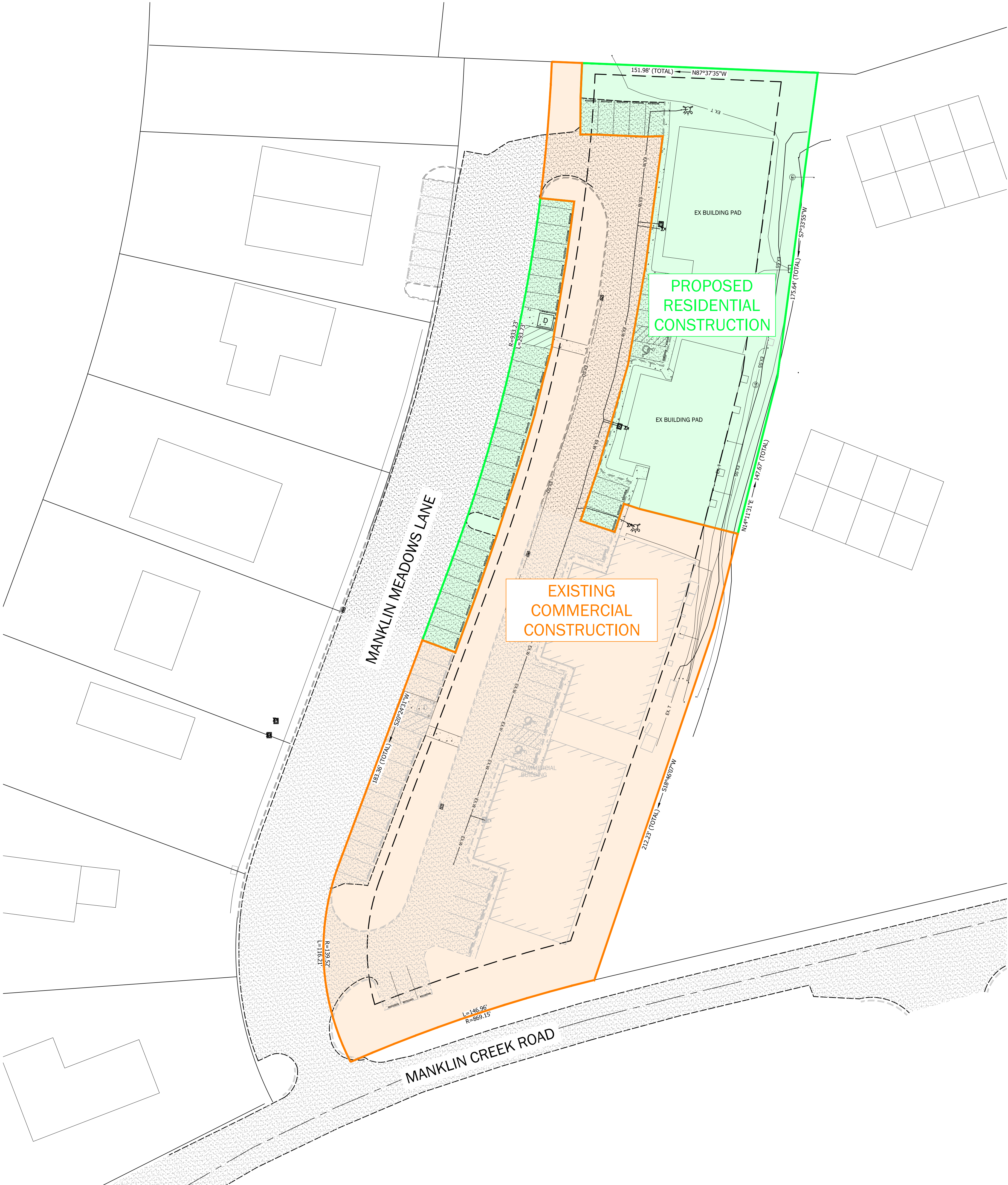
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PROPERTY LOCATION: MANKLIN MEADOWS LN

FOR: RAY PATEL
CITY OF BERLIN WORCESTER COUNTY MD

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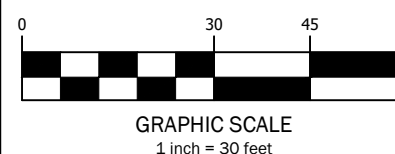




<u>LOT COVERAGE TABLE</u>	
<i>PER ZS1-210(b)(21)</i>	
TOTAL AREA OF PARCEL:	1.968 AC. (100%)
AREA OF MULTIFAMILY RESIDENTIAL:	0.67 AC. (34.1%)
AREA OF USES PERMITTED IN C-2 ZONING DISTRICT:	1.30 AC. (65.9%)
THE AREA OF USES PERMITTED IN THE C-2 ZONING DISTRICT EXCEEDS THE 65% THRESHOLD.	



LC-1

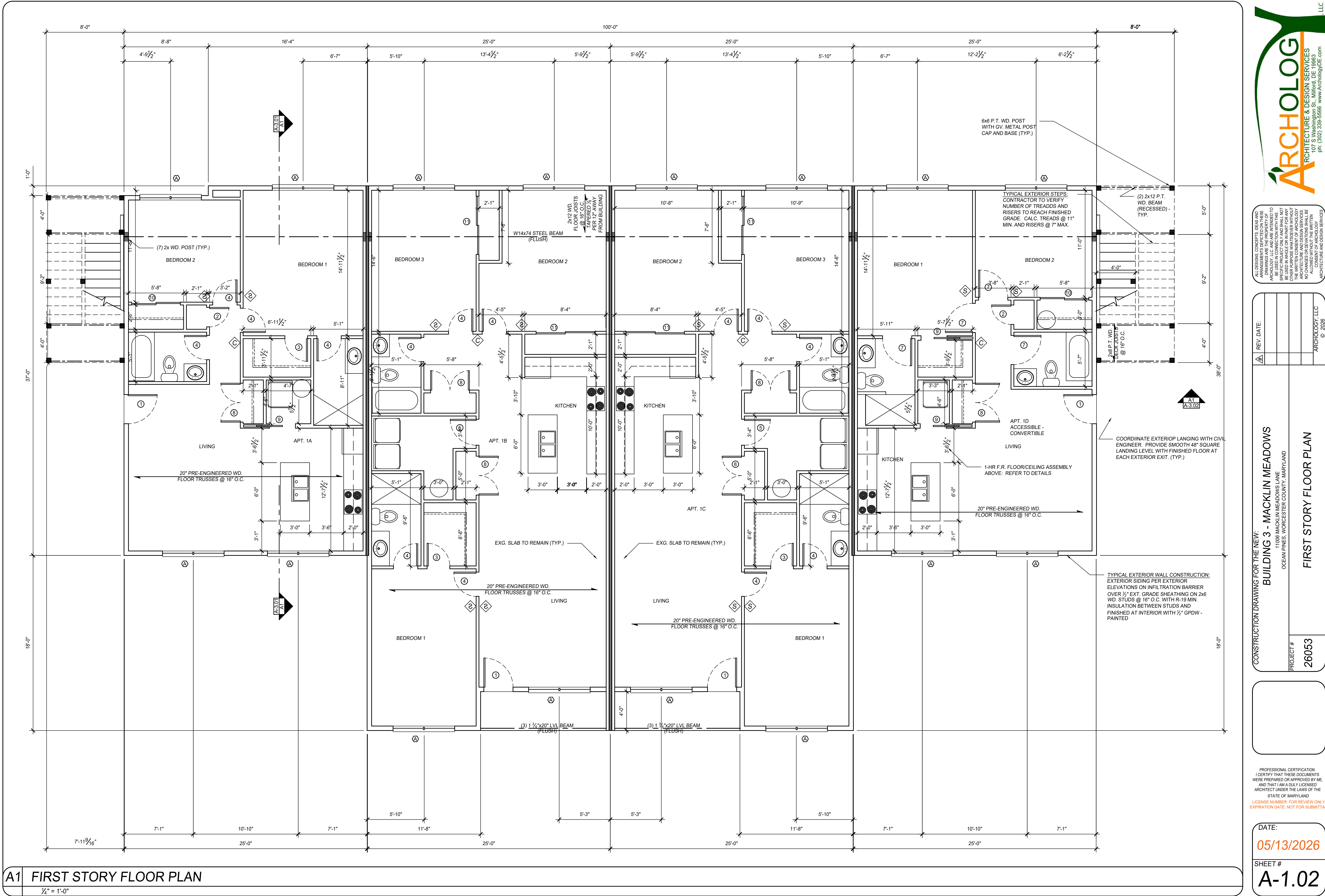
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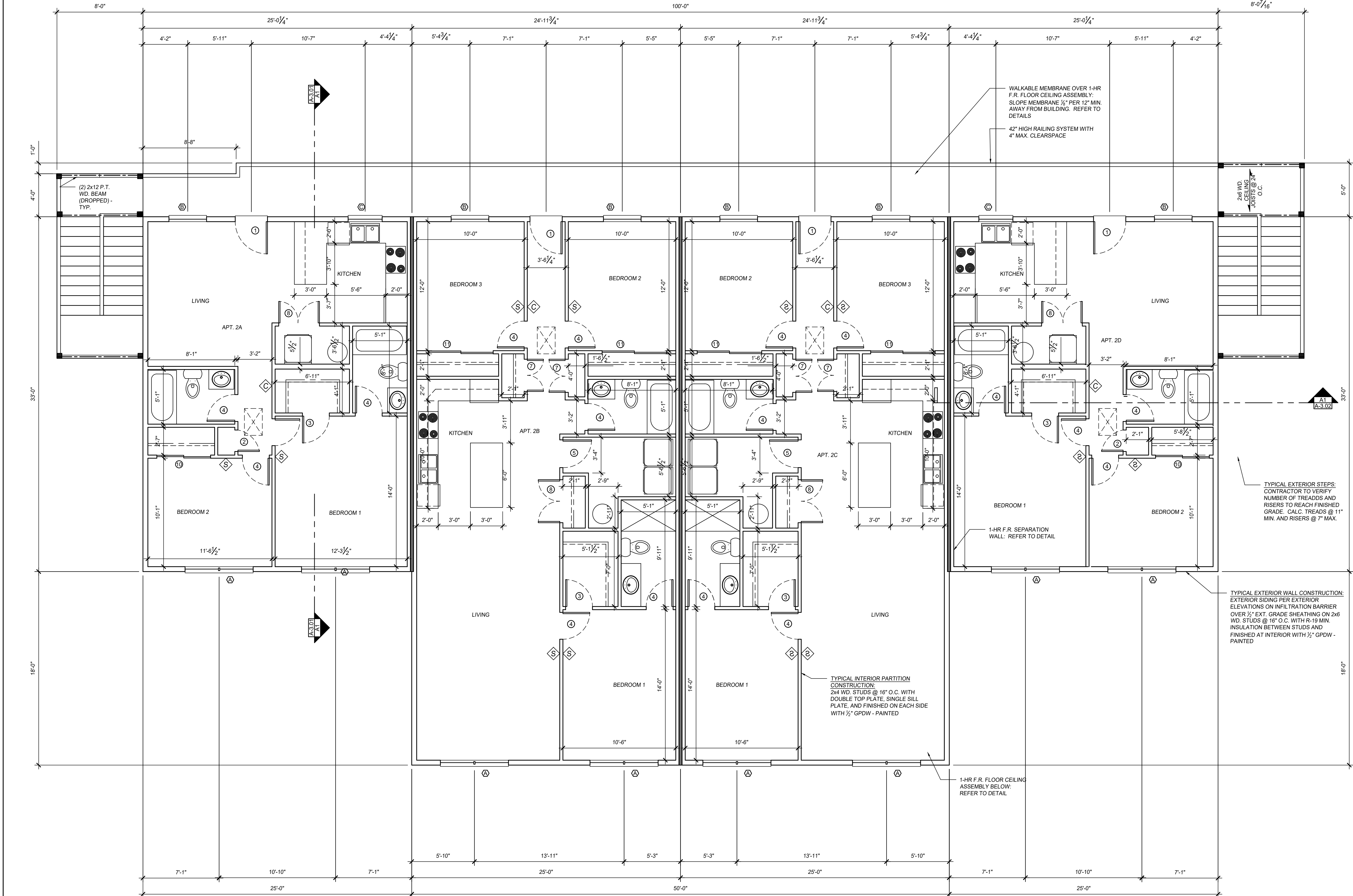
LOT COVERAGE MANKI IN MEADOWS

PROPERTY LOCATION: MANKLIN MEADOWS LN

CITY OF BERLIN, WORCESTER COUNTY, MD

02707/CT/CO	20
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A1 SECOND STORY FLOOR PLAN

1/4" = 1'-0"



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CONSTRUCTION DRAWING FOR THE NEW:
BUILDING 3 - MACKLIN MEADOWS
11006 MACKLIN MEADOWS LANE
OCEAN PINES, WORCESTER COUNTY, MARYLAND
PROJECT #
26053
SECOND STORY FLOOR PLAN
ARCHITECTURE & DESIGN SERVICES, LLC
© 2026

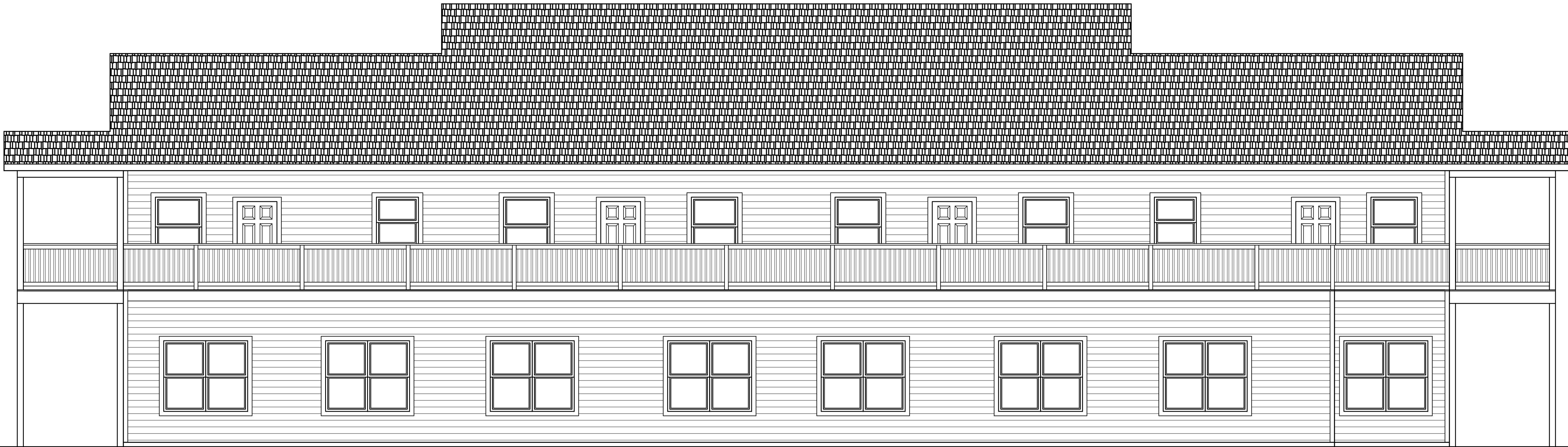
PROFESSIONAL CERTIFICATION:
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STATE OF MARYLAND
LICENSE NUMBER: FOR REVIEW ONLY
EXPIRATION DATE: NOT FOR SUBMITTAL

DATE:
05/13/2026
SHEET #
A-1.03



A2 FRONT ELEVATION

1/4" = 1'-0"



A1 REAR ELEVATION

1/4" = 1'-0"

REFER TO DRAWING A2/A-2.01
"FRONT ELEVATION" FOR TYPICAL
NOTES, DIMENSIONS, AND
MATERIALS (TYP.)

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REV.	DATE

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OCEAN PINES, WORCESTER COUNTY, MARYLAND

PROJECT #
26053

EXTERIOR ELEVATIONS

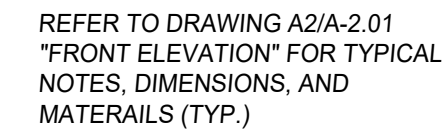
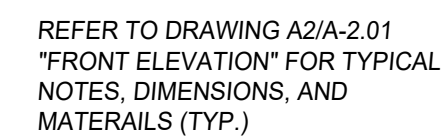
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05/13/2026

SHEET #

A-2.01


$$\frac{1}{4}'' = 1'-0''$$

$$\frac{1}{4}'' = 1'-0''$$

DATE:
05/13/2026
SHEET #
A-2.02

CONSTRUCTION DRAWING FOR THE NEW:

BUILDING 3 - MACKLIN MEADOWS

11006 MACKLIN MEADOWS LANE
OCEAN PINES, WORCESTER COUNTY, MARYLAND

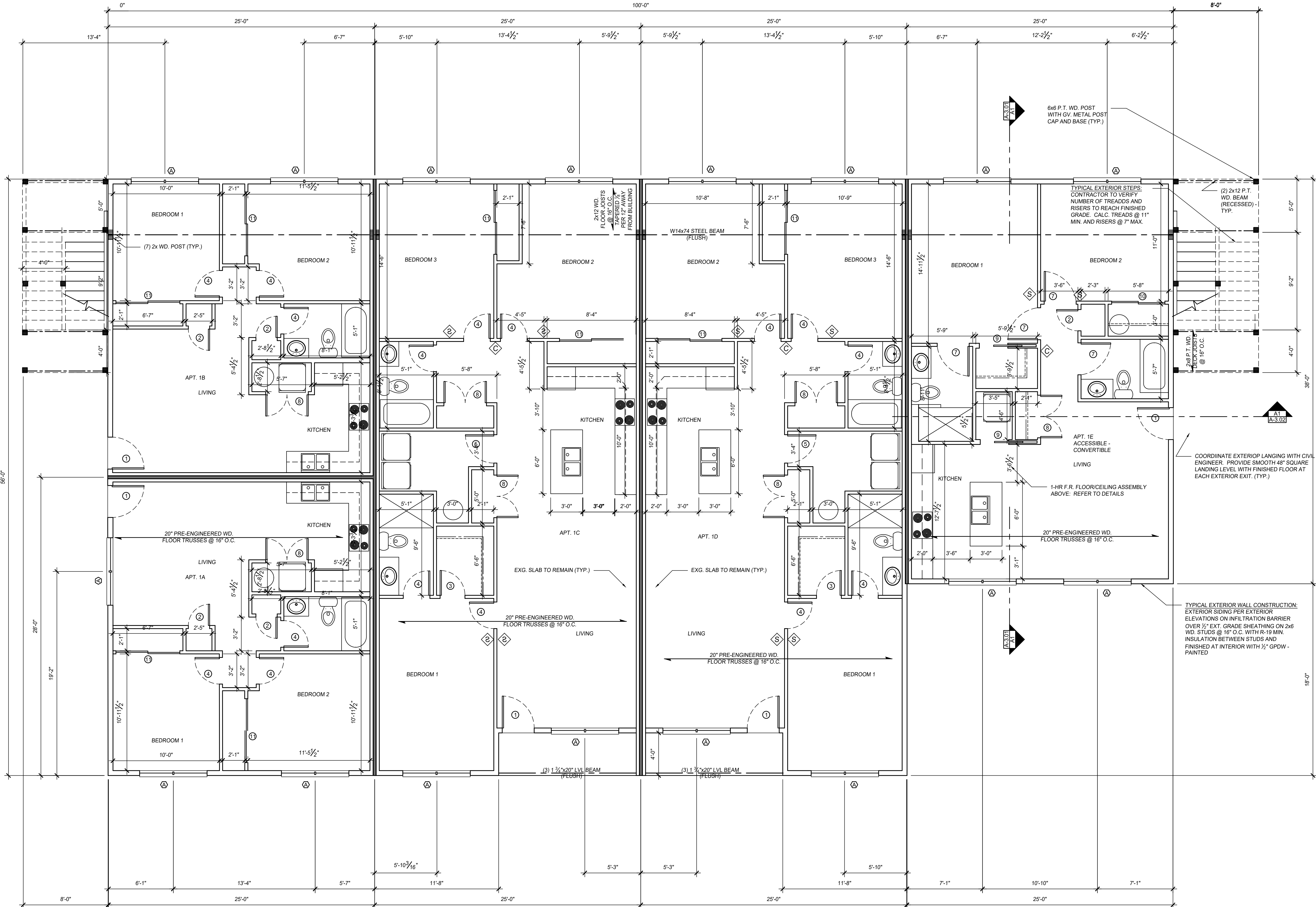
PROJECT #

26053

FOUNDATION PLAN

ARCHOLOGY, LLC

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A1 FIRST STORY FLOOR PLAN

1/4" = 1'-0"

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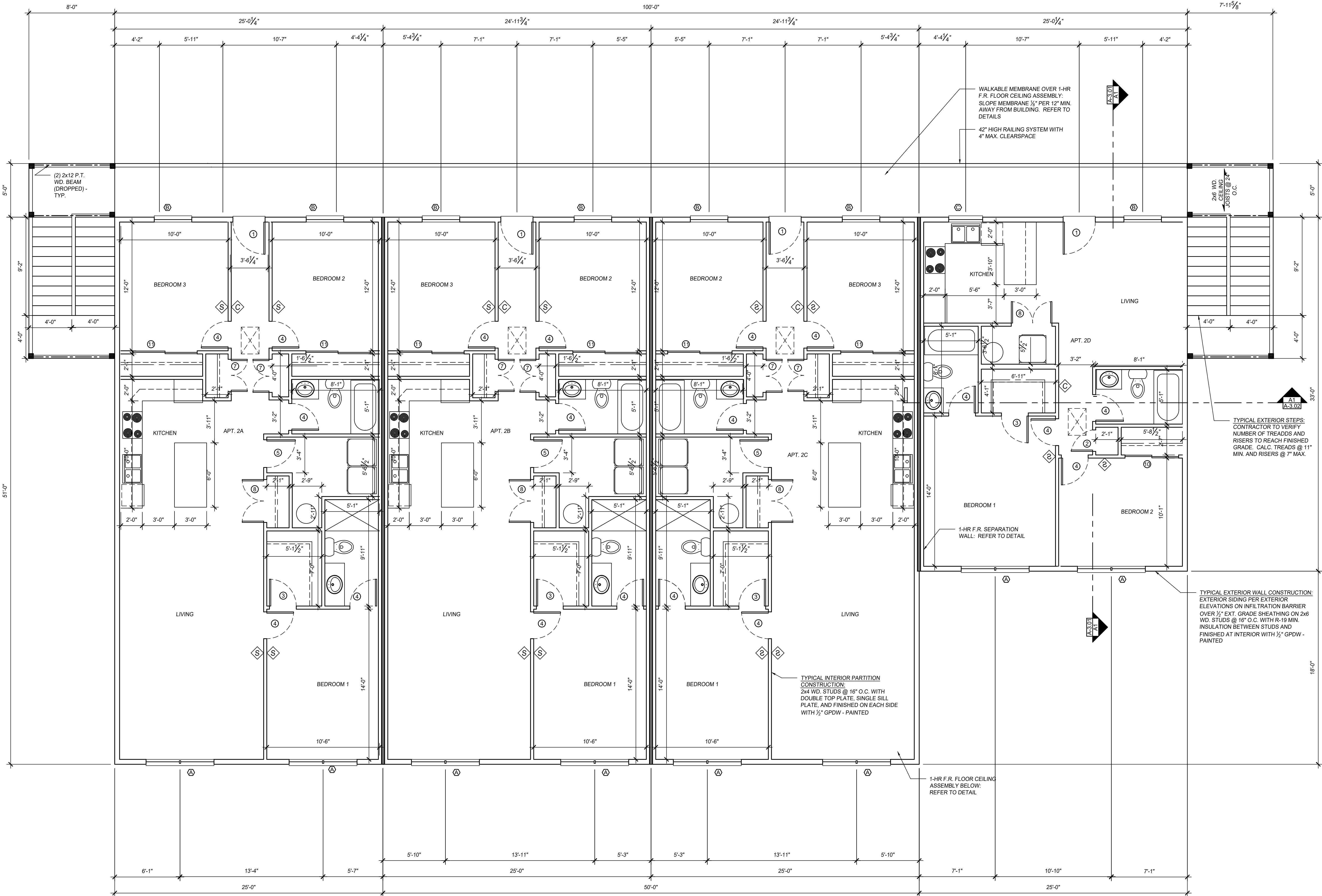
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CONSTRUCTION DRAWING FOR THE NEW:
BUILDING 3 - MACKLIN MEADOWS
11006 MACKLIN MEADOWS LANE
OCEAN PINES, WORCESTER COUNTY, MARYLAND
FIRST STORY FLOOR PLAN

PROJECT #
26053

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DATE:
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A-1.02



A1 SECOND STORY FLOOR PLAN

1/4" = 1'-0"



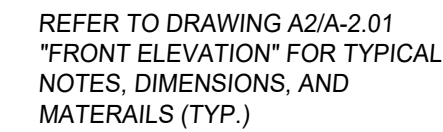
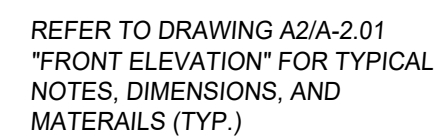
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$$\frac{1}{4}'' = 1'-0''$$

$$\frac{1}{4}'' = 1'-0''$$

DATE:
05/07/2026

SHEET #
A-2.02



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
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<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

MEMORANDUM

To: Worcester County Planning Commission
From: Jennifer Keener, AICP, Director
Date: May 21, 2026
Re: Text Amendment– Amend § ZS 1-305(p)(3) - Amending the square foot limitations for accessory buildings on a lot or parcel without a principal structure

Mark Cropper has submitted a text amendment application to allow a larger residential accessory structure on a lot or parcel without having a principal structure (i.e. dwelling). The current 500 square foot limitation remains, but a special exception provision would be added to allow up to 1,600 square feet where the lot or parcel is located within 100 feet of the applicant's primary residence. A copy of the draft bill language is attached.

The original provision was added to the zoning code in 1995; prior to that, no accessory use or structure was permitted without the primary use first being established. It is my understanding that the intent of this amendment was to allow a small shed to house maintenance equipment for the property where no dwelling existed. It addressed the need for property maintenance to reduce nuisance complaints about tall grass and weeds within communities. Under the current request, the property owner will live within 100 feet of the property in question; therefore, property maintenance does not appear to be the issue.

Mr. Cropper's client owns two lots separated by a county road, one of which is improved with a dwelling. Therefore, he cannot file a Declaration of Consolidation to construct a residential accessory structure larger than 500 square feet. The application states that he is desirous of constructing a larger accessory building to potentially store watercraft, vehicles, and building materials. Any private, noncommercial storage of personal property for the property owner would be allowed within a residential accessory building.

It is staff's opinion that the request is arbitrary, designed to suit one property owner's circumstances. Additionally, staff would be unable to enforce a primary residence condition should the properties be transferred later.

While this seems like a bill that will have very limited applicability, it is unclear why an addition or detached accessory building could not be accommodated on the main parcel if there is already a primary dwelling. If the amendment is approved, any application to the Board of Zoning Appeals shall explain the unique circumstances of the lots or parcels in question that would justify the expansion of

the accessory structure. Additionally, the department would require a deed of consolidation or other appropriate legal mechanism at permit stage to bind the two properties together.

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

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

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 26-__

BY:

INTRODUCED:

A BILL ENTITLED

AN ACT Concerning

Zoning – Accessory structure size

For the purpose of amending the Zoning and Subdivision Control Article to establish a special exception provision to allow up to 1,600 square feet where the lot or parcel is located within 100 feet of the property owner's primary residence.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-305(p)(3) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and replaced to read as follows:

- (3) No accessory use or structure shall be permitted on a lot unless the principal use or structure was in existence previously or until construction of the principal structure is diligently pursued; provided, however, that a single customary residential accessory structure less than five hundred square feet in area, a single private dock, boat ramp or pier abutting a single-family lot may be constructed for the exclusive, personal use of the lot owner. THE FIVE HUNDRED SQUARE FOOT SIZE LIMITATION MAY BE INCREASED TO NOT MORE THAN ONE THOUSAND SIX HUNDRED SQUARE FEET BY SPECIAL EXCEPTION OF THE BOARD OF ZONING APPEALS, PROVIDED THE PROPERTY OWNER'S PRIMARY RESIDENCE IS LOCATED ON A LOT OR PARCEL OF LAND NOT GREATER THAN ONE HUNDRED FEET FROM THE LOT OR PARCEL WHERE THE ACCESSORY STRUCTURE IS TO BE LOCATED.

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

PASSED this _____ day of _____, 2026.



**Worcester County Commissioners
Worcester County Government Center
Once West Market Street, Room 1103
Snow Hill, MD 21863**

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

(Office Use Only - Please Do Not Write In This Space)

Date Received by Office of the County Commissioners: _____

Date Received by Development Review and Permitting: April 9, 2026

Date Reviewed by Planning Commission: _____

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

- A. Resident of Worcester County X
B. Taxpayer of Worcester County X
C. Governmental Agency _____

(Name of Agency)

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

A. Section Number: ZS 1-305(p)(3)

B. Page Number: ZS_1:III:22

C. Proposed revised text, addition or deletion:

No accessory use or structure shall be permitted on a lot unless the principal use or structure was in existence previously or until construction of the principal structure is diligently pursued: provided, however, that a single customary residential accessory structure less than five hundred square feet in area, a single private dock, boat ramp or pier abutting a single-family lot may be constructed for the exclusive, personal use of the lot owner. The five hundred square feet size limitation of the accessory structure as set forth herein may be increased to not more than sixteen hundred square feet by a special exception approved by the Board of Zoning Appeals provided the primary residence of the

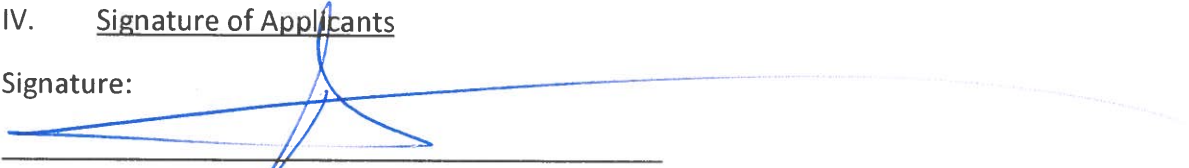
applicant is located on a lot or parcel of land not greater than 100 feet from the lot where the accessory structure is located.

III. Reasons for Requesting Text Change.

The reason for the requested text change is that 500 sq. ft. is simply too small to accommodate the storage of many watercraft, cars, tools, building materials or other items that many homeowners need and/or desire. By way of example only, most watercraft in excess of 25' in length, with an outboard motor and located on a trailer would be unable to comfortably fit into an accessory structure that is 500 sq. ft. or less. Moreover, there would be insufficient room for accessories such as fishing equipment, coolers, life preservers, etc. It would be virtually impossible to store a boat and/or a car in an accessory structure of this size unless both were extremely small. As proposed, the increase to not more than 1600 square feet would only apply if the applicant also has a primary residence located on a lot that is no more than 100 feet from the lot where the accessory structure is to be located.

IV. Signature of Applicants

Signature:



Printed Name of Applicant:

Mark Spencer Cropper

Mailing Address: **6200 Coastal Highway, Suite 200, Ocean City, MD 21842**

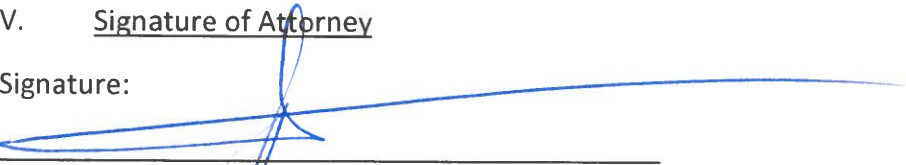
Phone Number: **(410) 723-1400**

Email: mcropper@ajgalaw.com

Date: _____

V. Signature of Attorney

Signature:



Printed Name of Applicant:

Mark Spencer Cropper

Mailing Address: **6200 Coastal Highway, Suite 200, Ocean City, MD 21842**

Phone Number: **(410) 723-1400**

Email: mcropper@ajgalaw.com

Date: 04.08.26

VI. General Information Relating to the Text Change Process.

- A. Applications for text amendments shall be addressed to and filed with the Office of the County Commissioners. The required filing fee must accompany the application.
- B. Procedure for Text Amendments – Text amendments shall be passed by the County Commissioners of Worcester County as Public Local Laws according to legally required procedures, with the following additional requirements. Any proposed amendment shall first be referred to the Planning Commission for recommendation. The Planning Commission shall make a recommendation within a reasonable time after receipt of the proposed amendment. After receipt of the recommendation of the Planning Commission, the County Commissioners shall hold at least one public hearing in relation to the proposed amendment, at which parties and interested citizens shall have an opportunity to be heard. At least fifteen (15) days notice of the time and place of such hearing and the nature of the proposed amendment shall be published in an official paper or a paper of general circulation in Worcester County. IN the event no County Commissioner is willing to introduce the proposed amendment as a bill, it will not be considered.