

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, August 6, 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 – July 2, 2026
- B.** Planning Commission Work Session Meeting Minutes – July 9, 2026
- C.** Board of Zoning Appeals Agenda – August 13, 2026
- D.** Technical Review Committee Agenda – August 12, 2026

III. FY27/28 MALPF Easement Applications Review

- Beauchamp, Map 99, Parcel 6, 2007 New Bridge Road, 55 acres
- Beauchamp, Map 99, Parcel 85, Stockton Road, 75 acres
- Carmean, TM 54, Parcel 18, 6083 Snow Hill Road, 144.5 acres
- Deuberry, TM 48, Parcel 51, Porters Crossing Road, 82.42 acres
- Glad Mar Farms, Inc., Map 69, Parcel 15 and Map 77, Parcel 6A (3 acres withheld), Whitesburg Road, 129.71 acres
- Gravenor, Map 63, Parcel 84, 4915 Pennewell Road, 20.306 acres
- Maddux, Map 91, Parcel 59, New Bridge Road, 144.92 acres (re-application)
- Sterling, Map 100, Parcel 30, Payne/Johnson Roads; 73.52 acres
- Wallace/Hargis, Map 72, Parcel 50, 4308 Paw Paw Creek Road, 205.8 acres
- Watson Powell Land Holdings, Map 56, Parcel 18, Blake Road, 275.74 acres
- Watson Powell Land Holdings, Map 56, Parcel 83, Blake Road, 163.02 acres

IV. Comprehensive Plan – Review of Public Comment

V. Election of Officers

VI. Adjournment

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

Meeting Date: July 2, 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
Kathy Drew
Mary Knight
Teresa Purnell-Milbourne

Staff

Jennifer Keener, Director, DRP
Ben Zito, DRP Specialist, DRP
Savannah Guy, License Permit Clerk, DRP
Robert Mitchell, Director, Environmental Programs
Roscoe Leslie, County Attorney, Administration

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, June 4, 2026.

As the first item of business, the Planning Commission reviewed the minutes of the June 4, 2026, meeting.

Following a review, a motion was made by Mrs. Ott to approve the minutes. Mrs. Knight seconded the motion, **and the motion passed with no opposition.**

B. Review and approval of minutes, June 11, 2026.

As the next item of business, the Planning Commission review the minutes of the June 11, 2026 Work Session meeting.

Following a review, a motion was made by Mrs. Ott to approve the minutes. Mrs. Knight seconded the motion, **and the motion passed with no opposition.**

C. Board of Appeals Agenda, July 9, 2026.

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

No formal comments were forwarded to the Board.

D. Technical Review Committee Agenda, July 8, 2026.

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

No formal comments were forwarded to the Committee.

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – July 2, 2026

III. Major Site Plan Review – 11006 and 11008 Manklin Meadows Lane

Mr. Brock Parker and Mr. Ray Patel approached the table.

Mr. Parker provided an overview of the project, site plan, and architectural drawings. Mr. Parker clarified that there were actually 17 multi-family units proposed, and not 16 as shown on the site plan that was provided. Mr. Parker stated that the final site plan will reflect the 17 multi-family units, and he also clarified that the site plan will make the adjustments as requested in the Code Requirements Letter provided by Staff.

Mrs. Ott inquired about the colors for the proposed buildings, and Mr. Patel clarified that he did not have final colors picked yet, but that they would generally match the colors of the nearby existing buildings.

Following a discussion, a motion was made by Mrs. Wimbrow to approve the site plan as submitted, subject to the Code Requirements Letter provided by Staff. Mrs. Ott seconded the motion, **and the motion passed with no opposition.**

IV. Text Amendment - § ZS 1-305(p)(3)

Mark Cropper, attorney, and Thomas Johnson, applicant, were present for the review. Mr. Cropper stated that this is a text amendment for enabling legislation only, which would allow the Board of Zoning Appeals to consider a special exception request to expand the size of an accessory structure without a primary structure beyond the 500 square foot limit, up to 1,600 square feet. The caveat is that the primary residence shall be located not greater than 100' from lot or parcel where the accessory structure where parcel is to be located. This language was included intentionally; Mr. Cropper stated that he understands that the Planning Commission and County Commissioners don't want to have a proliferation of large accessory structures. In this situation, the Johnson's have a county road between the two lots. While they could construct a 500 square foot structure, they would like something larger for a boat/trailer. Their primary lot cannot accommodate an expansion due to half being marsh and Critical Area impervious surface limitations, so they don't get full use and benefit of their primary lot. The language was written to limit its application as much as possible. If the County Commissioners were to look favorably upon this amendment, and the Board of Zoning Appeals grants a special exception, they would put a deed restriction on the properties so that one could not be sold without the other. They discussed other factors that would be applicable for a special exception justification.

Mr. Johnson added that their primary residence consists of two parcels, one of which is a well parcel across street from house. The other lot cannot be built upon due to septic limitations and well locations for the development.

As Mr. Barbierri pointed out, a text amendment is not specific to the property; it applies to all of Worcester County. While Mr. Johnson may have a unique situation, others may not. Mr.

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – July 2, 2026

Cropper said that's why the Board of Zoning Appeals has the authority to review the case and allow for public comment/testimony. He is just seeking the right to make the case to the Board of Zoning Appeals. The Planning Commission discussed adding the deed restriction language to the proposed amendment. Staff noted that we were unable to determine the number of impacted lots through GIS analysis.

Following the discussion, a motion was made by Mrs. Knight to provide a favorable recommendation on the text amendment with language added relative to a deed restriction. Ms. Ott seconded the motion, and the motion carried unanimously (6 to 0).

V. Miscellaneous

Mrs. Keener reminded the Planning Commission that a Work Session meeting was to be held on 7/9/2026 regarding the Comprehensive Plan.

VI. 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
PUBLIC HEARING
MINUTES – July 9, 2026**

Meeting Date: July 9, 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
Betsy Jackson, Zoning Administrator
Ben Zito, DRP Specialist
Robert Mitchell, Director, EP
Katherine Munson, Planning Manager

I. Call to Order

II. Comprehensive Plan Public Hearing

Jennifer Keener, Director, gave a presentation on the final draft of the 2026 Comprehensive Plan. The presentation covered the background on what a plan is, the public process to date, and how that vision was incorporated into the plan. She discussed highlights of each of the plan chapters and identified where changes had been made to topics such as the E-1 District based upon the public feedback received. An outline of the next steps in the planning process was provided.

Mr. Barbierri opened the public hearing.

Ms. Wendie Green and Ms. Jackie Grindrod testified against data centers and cable landing stations.

Ms. Mary Beth Todd testified in support of retaining the E-1 Estate District and thanked the board for modifying the plan.

Ms. Janice Linner expressed her concerns about homelessness (veterans, kids and families).

Ms. Diane Stelzner testified in support of retaining the E-1 District, and noted she represented the South Point Association as well.

Mr. Alex Shandrowsky testified in support of the E-1 District zoning and was concerned about the definition, or lack thereof, for sprawl.

Mr. Steve Katsanos testified that the plan is aspirational. He would like the Planning Commission to allow the expansion of the E-1 District in future comprehensive rezonings but

**WORCESTER COUNTY PLANNING COMMISSION
PUBLIC HEARING
MINUTES – July 9, 2026**

take a hard look at the uses that are allowed. He was also in support of tightening standards for variances and special exceptions.

Mr. Mark Cropper testified on behalf of BLS Realty regarding the elimination of the Showell Growth Area and the creation of a growth area on property owned by his client along MD Route 589 (Racetrack Road).

Mr. David Kalasky was opposed to changing the E-1 District in South Point. He also inquired if the team had worked with the Maryland Coastal Bays Program.

With no further public comment, Mr. Barbierri closed the public hearing.

The Planning Commission will consider the written and verbal public testimony received at their next regular session meeting on August 6, 2026. The Planning Commission will then make a recommendation on the plan, which will be forwarded to the County Commissioners for another public hearing. 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 AUGUST 13, 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. 26-48, on the lands of Chris and Amy Brown, requesting a variance to the front yard setback from 25 feet to 18.5 feet (encroaches 6.5 feet) for a proposed deck in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 18 Granby Lane, Tax Map 16, Parcel 47, Section 11, Lot 405, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 26-43, on the lands of Ruby Runikera, requesting a special exception to reconstruct a legal non-conforming rear deck and steps and variance to the side yard setback from 6 feet to 5.9 feet (encroaches 0.1 feet) for a proposed screened porch in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-207(b)(2) and ZS 1-305, located at 2 Crows Nest Lane, Tax Map 16, Parcel 38, Section 1, Lot 660, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 26-50, on the lands of Meral Yilmaz, requesting an after-the-fact variance to the rear yard setback from 30 feet to 11.3 feet (encroaches 18.7 feet) for an existing residence with an attached garage in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 608 Ocean Parkway, Tax Map 16, Parcel 46, Section 9, Lot 357, Tax District 3, Worcester County, Maryland.

6:45 p.m.

Case No. 26-52, on the lands of RJM LLC, on the application of Robert Mason Jr., requesting a special exception for a private noncommercial building for the storage of personal property in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(34) and ZS 1-305, located on Old Stage Road approximately 1,700 feet south of Hammond Road, Tax Map 9, Parcel 126, Tax District 5, Worcester County, Maryland.

6:50 p.m.

Case No. 26-54, on the lands of Robert McIntire, requesting a variance to the front yard setback from 25 feet to 15 feet (encroaches 10 feet) for a proposed covered porch in the R-3 Multi-family Residential

District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 55 Moonshell Drive, Tax Map 16, Parcel 41, Section 4, Lot 168, Tax District 3, Worcester County, Maryland.

6:55 p.m.

Case No. 26-53, on the lands of Jennifer and James Weber, requesting a variance to the side yard setback from 6 feet to 1.8 feet (encroaches 4.2 feet) for a proposed detached garage in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 45 Clubhouse Drive, Tax Map 16, Parcel 41, Section 4, Lot 452, Tax District 3, Worcester County, Maryland.

7:00 p.m.

Case No. 26-55, on the lands of Keith Davis and Saumya Kaup, requesting a variance to the front yard setback from 35 feet to 9.35 feet (encroaches 25.65 feet) for proposed attached garage in the V-1 Village District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-204(b)(2) and ZS 1-305, located at 8344 Third Street, Tax Map 73, Parcel 35, Lots 74-76, Tax District 2, Worcester County, Maryland.

7:05 p.m.

Case No. 26-56, on the lands of Daniel E. Clayland, requesting a variance to reduce the lot size from 10,000 square feet to 7,800 square feet (a reduction of 2,200 square feet), a variance to reduce the lot size from 10,000 square feet to 6,500 square feet (a reduction of 3,500 square feet), and a variance to reduce the lot width from 100 feet to 50 feet to create two lots in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 12910 Lake Avenue, Tax Map 22, Parcel 397, Lots 34 and 35, Tax District 10, Worcester County, Maryland.

7:10 p.m.

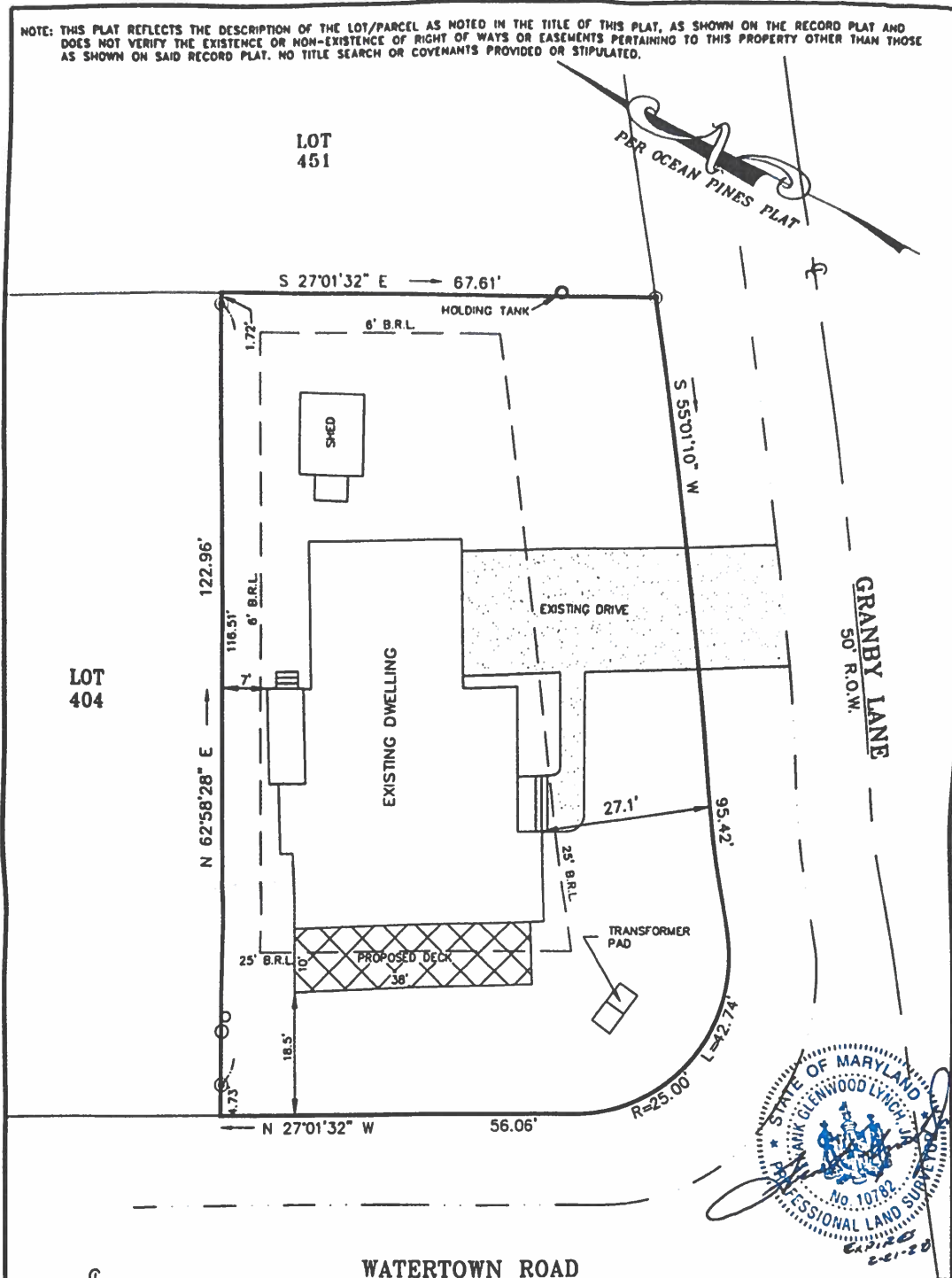
Case No. 26-57, on the lands of Horace L Jr. and Quinna Marshall, requesting a Special Exception to allow the application of a soil amendment created from human decedents, also known as natural organic reduction, as a use of the same general character as permitted uses in the A-1 District, pursuant to §§ ZS 1-116(c)(3) and ZS 1-201(c)(36), located at Scotty Road, Tax Map 62, Parcel 13, Tax District 7, 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.

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



PROPOSED DECK SITE PLAN
LOT 405, SECTION 11, OCEAN PINES
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

EXISTING LOT COVERAGE
 DWELLING, DECK, STEPS = 1,981 SF
 SHED = 143 SF
 DRIVE & WALK = 753 SF
TOTAL = 2,877 SF
 PROPOSED DECK = 380 SF

REFERENCE
 LOT AREA: 9,186 S.F. ±
 EX. ZONING: R-3
 ZONING SETBACKS:
 FRONT: 25', SIDES: 6', REAR: N/A
 FLOOD ZONE: AE BFE 4' PER
 FIRM NO. 24047C0045H
 DATED 7-16-2015.
 A.C.B.C.A. IS I.D.A.
 MIN. ACCURACY = 0.1'±

NOTES

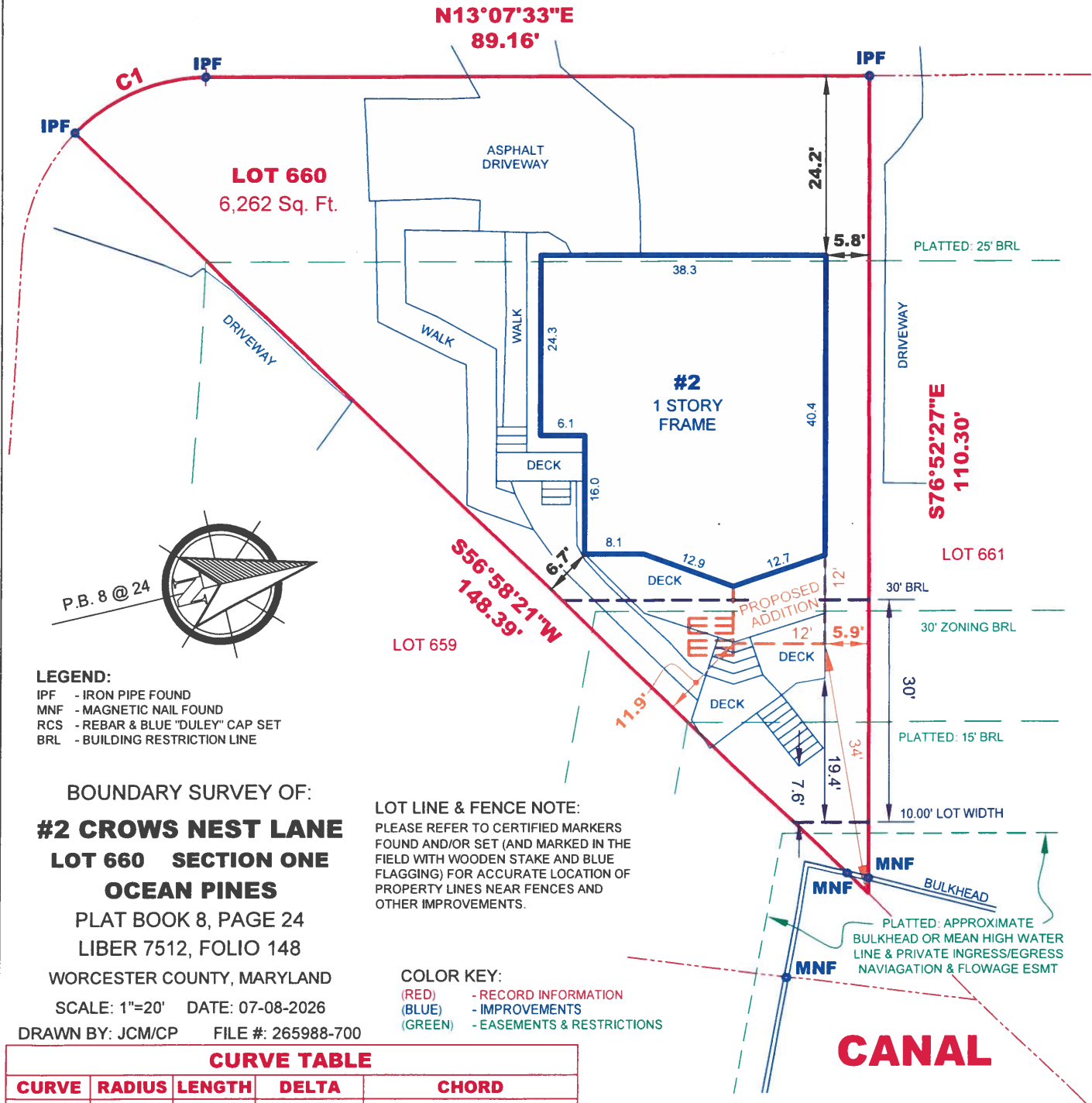
20 0 10 20
 (IN FEET)
 1 Inch = 20 ft.

□ DENOTES CONC. MON. FOUND
 ○ DENOTES IRON PIPE FOUND
 ⊙ DENOTES IRON ROD FOUND
 ☆ DENOTES IRON ROD SET
 △ DENOTES P.K. NAIL SET

**Frank G. Lynch, Jr.
 & Associates, Inc.**
 SURVEYING · LAND PLANNING
 10636 RACETRACK ROAD · BERLIN MARYLAND 21811
 (410) 641-6333 · 641-6773

DRAWN BY FGL JR.
FILE NO. 12671-26
DATE 6-17-2026

CROWS NEST LANE



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENT OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREON.

LICENSE EXPIRATION DATE: 01-16-2027

A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

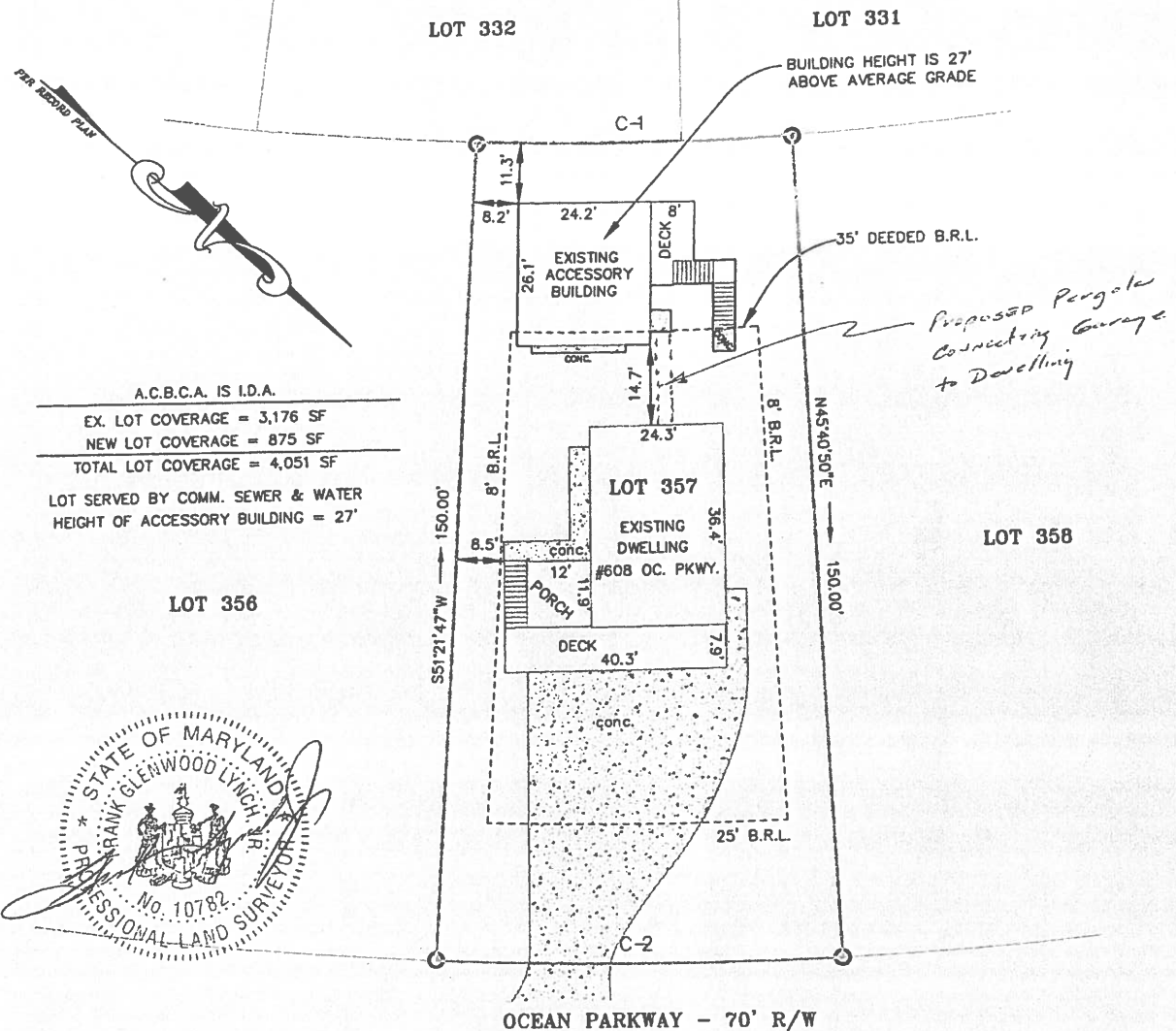
Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

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ACCESSORY BUILDING AS CONSTRUCTED

LOT 357 - SECTION 9 - OCEAN PINES
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

MIN. ACCURACY = 0.1'±

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C-1	57.55	580.28	05°40'57"	28.80	N41°28'42"W	57.53
C-2	72.43	730.28	05°40'57"	36.24	N41°28'42"W	72.40

REFERENCE

LOT AREA: 9,750 S.F. ±

EX. ZONING: R-2

ZONING SETBACKS:

FRONT: 25', SIDES: 6', REAR: 30'

FLOOD ZONE: X PER FIRM

NO. 24047C0045H

DATED 7-16-2015.

B.E. = 4,454 SF

PARCEL 46 - TAX MAP 16

NOTES



(IN FEET)

1 inch = 30 ft.

○ DENOTES IRON PIPE FOUND

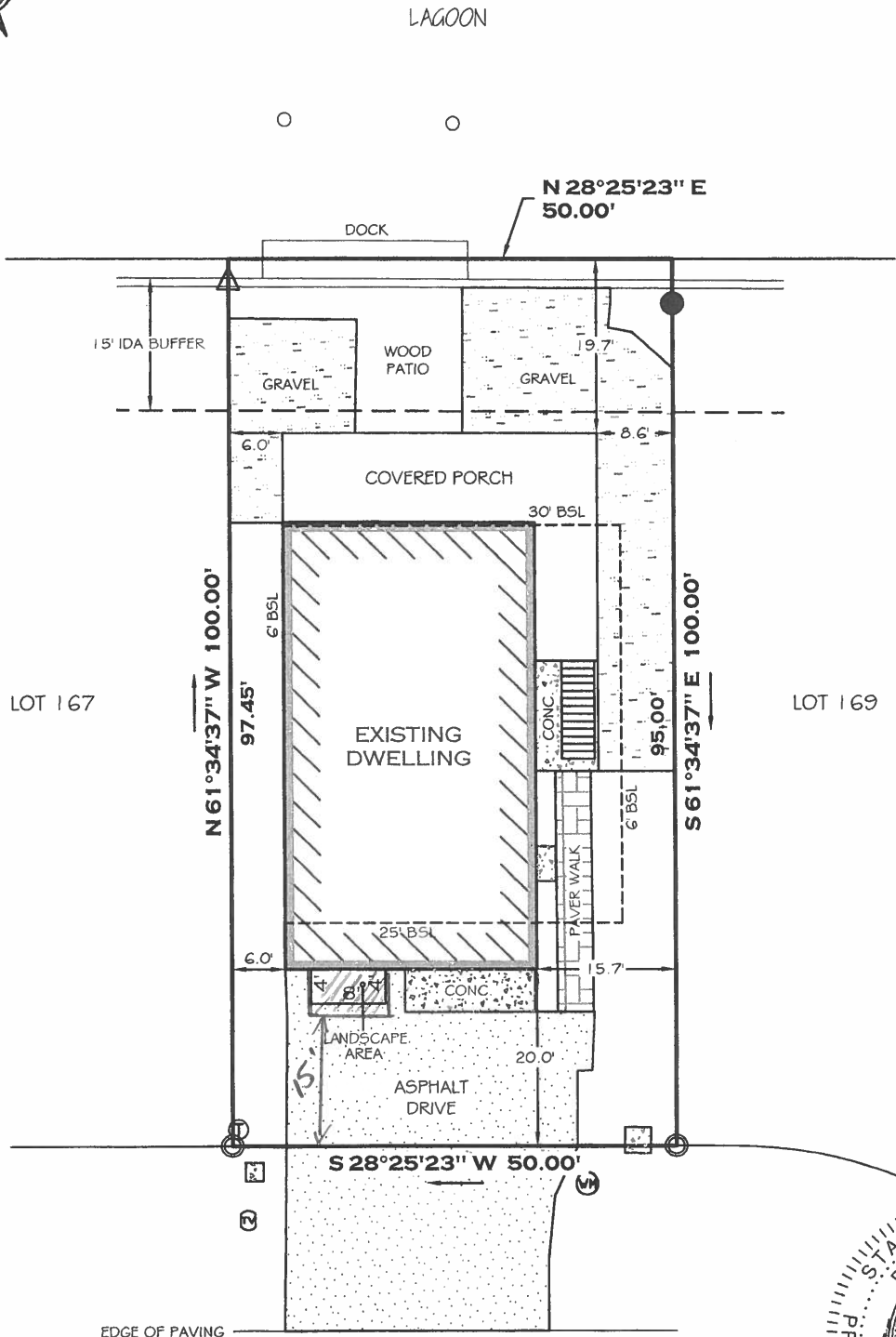
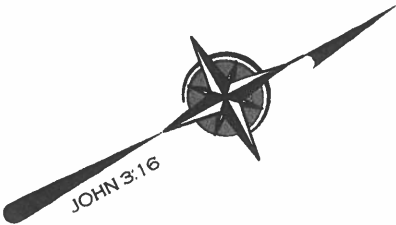
Frank G. Lynch, Jr.
& Associates, Inc.

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

DRAWN BY FGL JR.

FILE NO. 11882-19

DATE 12-15-2020



MOONSHELL DRIVE
50' RIGHT OF WAY

GENERAL NOTES:

1. ZONED: R-3
SETBACKS
FRONT: 25'
SIDE: 6'
REAR: 30'
2. FLOOD ZONE: AE - 5 FEET, PER FEMA MAP 24047C0045H, EFFECTIVE DATE 07-16-2015.
3. THIS PROPERTY IS LOCATED IN THE CRITICAL AREA DESIGNATED IDA (INTENSELY DEVELOPED AREA).
4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTION, EASEMENTS, AND / OR RIGHTS OF WAY THAT MAY BE REVEALED BY A THOROUGH TITLE SEARCH.
5. A LICENSEE EITHER PERSONALLY PREPARED A BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION . 12 OF CHAPTER 06 IN TITLE 09, DEPT. OF LABOR, LICENSING, & REGULATION, SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS.



BRADLEY A. ABSHER, PROF. LAND SURVEYOR
MD 21165 - EXP. FEB. 03, 2026

LEGEND

- IRON PIPE FOUND
- △ PK NAIL TO BE SET
- ⊙ WATER METER
- Ⓣ TELEPHONE PEDESTAL
- Ⓜ CATV PEDESTAL
- EX. PILING

TAX MAP #	16
PARCEL	41
DISTRICT	03
COUNTY	WORCESTER
STATE	MARYLAND
AREA	5,000 ± SQ. FT.
DEED REF.	5013 / 724
PLAT REF.	11 / 54
DRAWN BY	CJP
DATE	02 / 12 / 2025
SCALE	1" = 20'
SURVEY #	MD - 00372

BOUNDARY SURVEY
PLAN

LOT C - 04 - 168
TEAL BAY - OCEAN PINES

FOR
ROBERT MCINTIRE

55 MOONSHELL DRIVE, OCEAN PINES, MD 21811

TRUE NORTH

LAND SURVEYING

35322 BAYARD ROAD
FRANKFORD, DE 19945
302 - 539 - 2488



Curve Table				
CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH
C1	N 71° 14' 19" E	59.99'	946.39'	60.00'
C2	S 71° 14' 19" W	69.72'	1099.89'	69.73'

BZA Case 26-53

Floodplain Information:

Zone: X & AE (BFE = 5.0')

Community Panel No. 240083-0045 H

Effective Date: July 16, 2015

Atlantic Coastal Bays Critical Area Note:

This property lies within the Atlantic Coastal Bays Critical Area and is designated I.D.A.

Property Zoning: R-3

Multi-Family Residential District

Minimum Yard Setbacks:

Front Yard - 25 feet

Side Yards - 6 feet (Primary Structure)

Rear Yard - 30 feet (15' from Bulkhead)

Lot 452 Property Area:

9,957 SqFt +/- = 0.229 Ac. +/- (Total)

- 2,820 SqFt +/- (Canal)

7,137 SqFt +/- (Uplands)

Lot Coverage

Existing Coverage:

House = 1,654 SF +/-

Porch & Steps = 53 SF +/-

Deck w/ 1/4" gaps = 420 SF +/-

Asphalt Drive = 1,030 SF +/-

HVAC = 23 SF +/-

Pavers = 120 SF +/-

TOTAL Existing Coverage = 3,300 SF +/-

Proposed Coverage:

Building (14x28') = 280 SF +/-

Asphalt Drive as shaded = 210 SF +/-

- portion of Asphalt Drive = 300 SF +/-

TOTAL Proposed Coverage = 190 SF +/-

Lot Coverage per this Plan

Existing = 3,330 SF +/-

+ Proposed = 190 SF +/-

3,520 SF/ 7,137 SF = 49.32 %

Total Uplands Lot Coverage



LEGEND

- Property Corner (unmarked)
- Iron Rod w/ Cap Set
- ⊙ Iron Pipe Found
- ⊕ Utility Pedestal
- Ⓢ Sanitary Sewer
- Ⓜ Water Meter
- ⊙ Iron Pipe w/ Cap Fd

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.

Surveyor's Certification

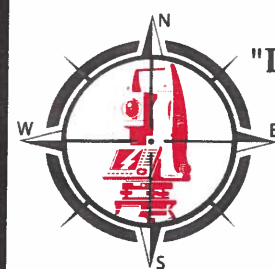
THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR WAS UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN COMAR 09.13.06.12 AND .09.13.06.03 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

R. Lee Gilliss

7/1/2026

Date:

R. Lee Gilliss
Professional Land Surveyor
State of Maryland
License No. 10936 - Renews 06/18/2028



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: July 1, 2026 SCALE: 1" = 20 feet JOB NO. 26-078

Clubhouse Drive (50' Right of Way)

Ocean Parkway

Lot 453
"Utility Lot"

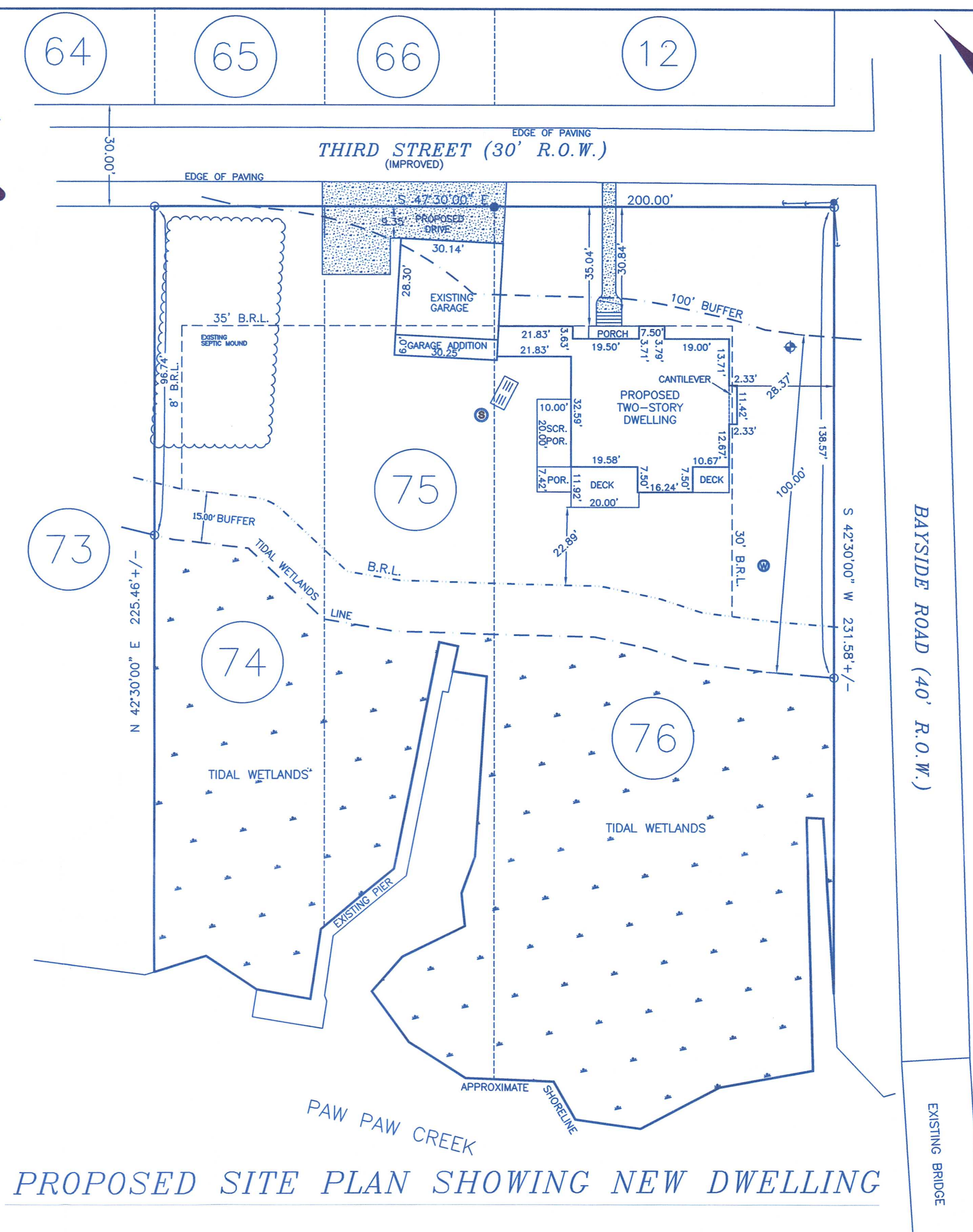
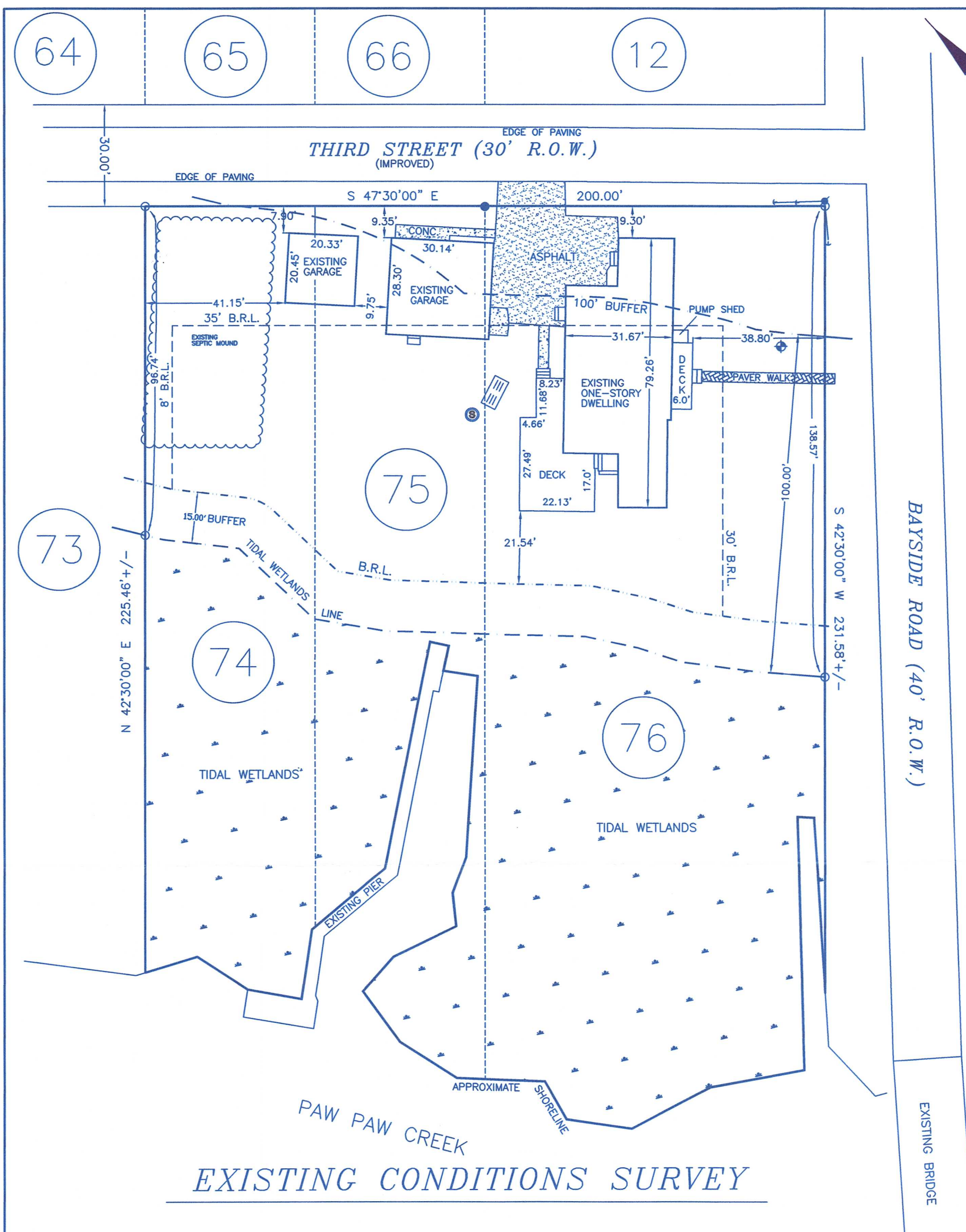
Lot 451

2-Story Frame House
(No. 45)

CANAL

Flood Zone X
Flood Zone Line (Scaled)
Flood Zone AE

PLAN NO.2



LEGEND

These standard symbols will be found in the drawing.

■ FOUND CONCRETE MONUMENT

○ FOUND IRON ROD

● FOUND IRON PIPE

74

LOT NUMBER



APPROX. LOCATION OF SEPTIC TANK



EXISTING LIFT PUMP



EXISTING UTILITY POLE AND GUY WIRE



EXISTING WELL



PROPOSED WELL

EXISTING CONDITIONS SURVEY

&

PROPOSED SITE PLAN SHOWING NEW DWELLING

LOTS 74, 75 & 76

"PLAT OF LOTS OF ELTON M. JONES - PUBLIC LANDING 1936"

SECOND TAX DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 73, PARCEL 35
LOT AREA = 1.08 ACRES± (TOTAL)
UPLAND AREA = 0.565 ACRES± (24,614.8 SQ.FT.+/-)
ALLOWABLE IMPERVIOUS/COVERAGE AREA = 5,445 SQ.FT.
EXISTING IMPERVIOUS/COVERAGE AREA = 5,406.4 SQ.FT.+/-
CURRENTLY ZONED: V-1 (VILLAGE DISTRICT)
ZONING SETBACKS: FRONT = 50' FROM CENTERLINE ROAD R.O.W.
SIDES = 8' EACH, REAR = 30'
FLOOD ZONE X.2 & AE, BASE FLOOD ELEV. = 3.00' NAVD
PLAT REFERENCE : O.D.C. 2/58

NOTES: 1. THIS LOT LIES WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND IS CLASSIFIED AS A (LDA) LIMITED DEVELOPMENT AREA AND IS LOCATED IN BUFFER MANAGEMENT AREA GROUP A15.
2. THE TIDAL WETLANDS LINE AS SHOWN HEREON IS AS DELINEATED BY SPENCER ROWE, INC.

EXISTING COVERAGE AREAS

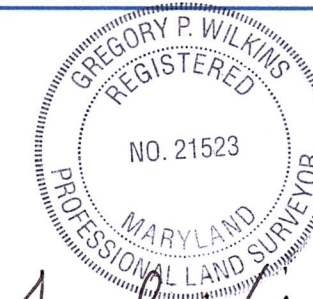
HOUSE/DECKS/STEPS = 2,836.9 Sq. Feet
GARAGE = 418.0 Sq. Feet
GARAGE = 872.3 Sq. Feet
WALKS/DRIVE = 1,279.2 Sq. Feet
TOTAL = 5,406.4 Sq. Feet

EXISTING & PROPOSED COVERAGE AREAS

HOUSE = 3,164.8 Sq. Feet
PORCHES/DECKS = 674.4 Sq. Feet
WALK/DRIVE = 876.7 Sq. Feet
TOTAL = 4,715.9 Sq. Feet

3. THIS SITE PLAN REPRESENTS A 690.5 SQ. FT. REDUCTION IN CRITICAL AREA COVERAGE.

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



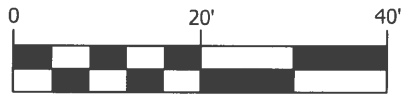
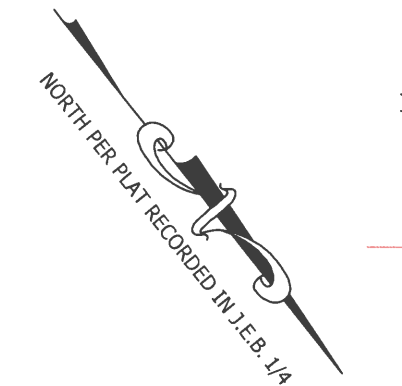
GREGORY P. WILKINS - PRESIDENT
MD PROF. LS #21523 - EXP. DATE 07/13/2027
GREGORY P. WILKINS SURVEYOR, INC.

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

SCALE: 1" = 30'
DATE: 07/15/2026
DRAWN BY: GPW9
JOB NO.: 7381
CRD FILE 2298

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.



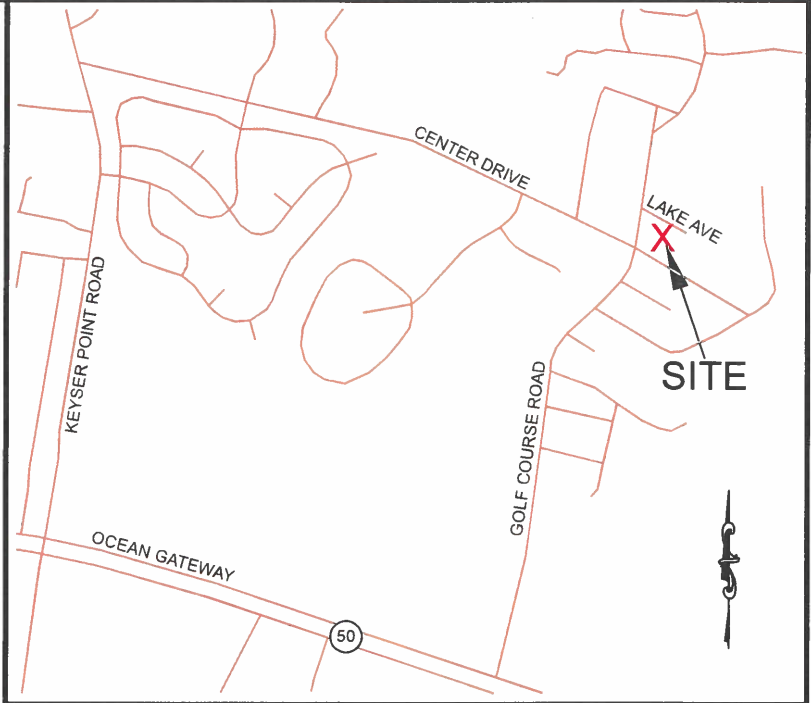
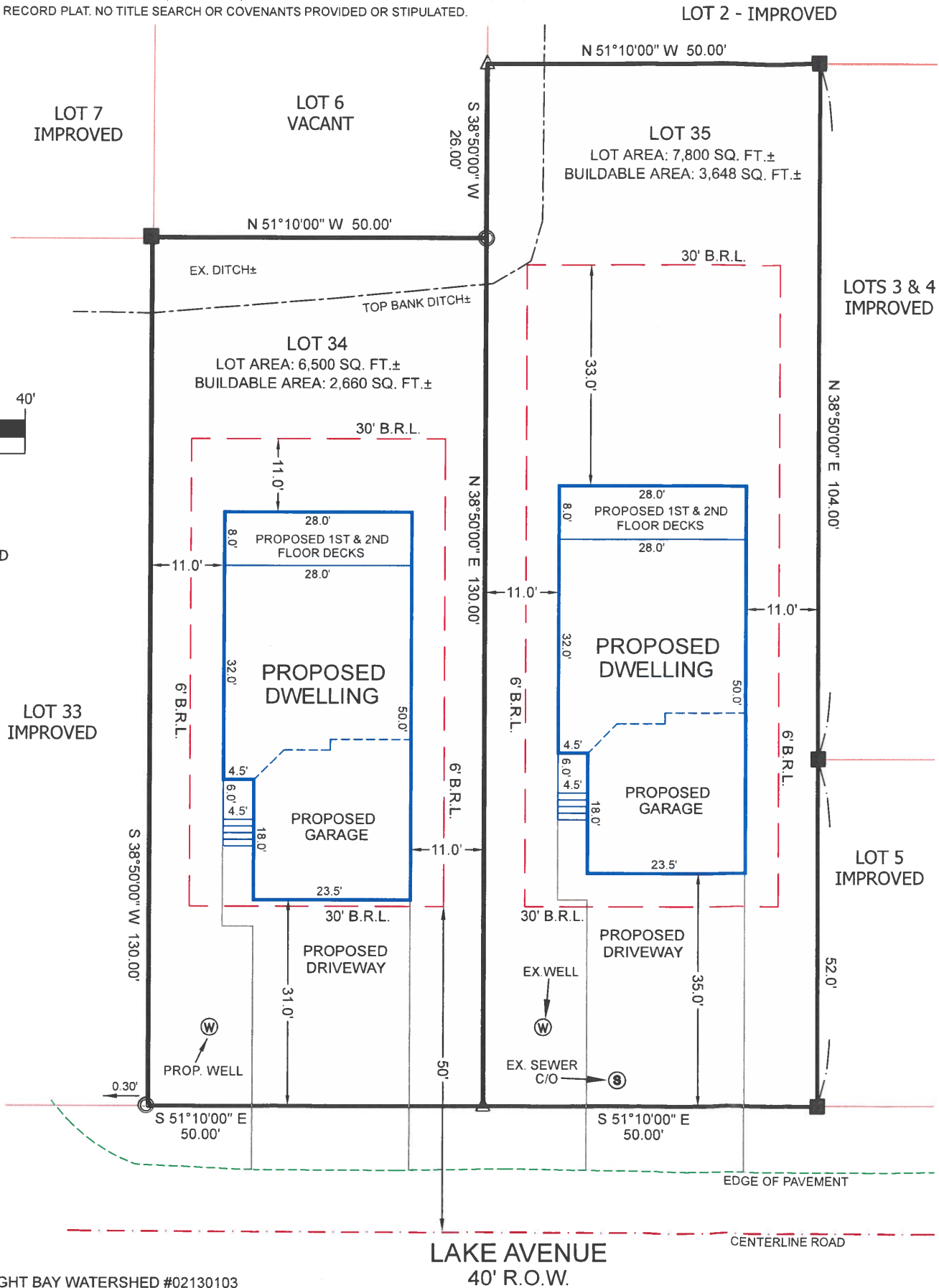
(IN FEET)
1" = 20'
MIN. ACCURACY = 0.1'±

LEGEND

- DENOTES CONC. MON. FOUND
- DENOTES IRON PIPE FOUND
- △ DENOTES UNMARKED POINT

SITE NOTES

- OWNER: DANIEL E. CLAYLAND
ADDRESS: 12925 HORN ISLAND DRIVE
OCEAN CITY, MD. 21842
SITE ADDRESS: 12910 LAKE AVENUE
OCEAN CITY, MD. 21842
- DEED REF.: S.V.H. 4279/202
PLAT REF.: J.E.B. 1/4
- EX. ZONING: R-2
PLATTED SETBACKS:
FRONT: 50' FROM CENTERLINE ROAD
SIDES 8', REAR 50'
- FLOOD ZONE: AE (EL 4')
PER FIRM NO. 240083 0180 H
DATED JULY 16, 2015.
- TAX MAP: 22, PARCEL: 397
- THIS SITE IS LOCATED WITHIN ISLE OF WIGHT BAY WATERSHED #02130103



VICINITY MAP - NOT TO SCALE

WORCESTER COUNTY
ATLANTIC COASTAL BAYS
CRITICAL AREA NOTE

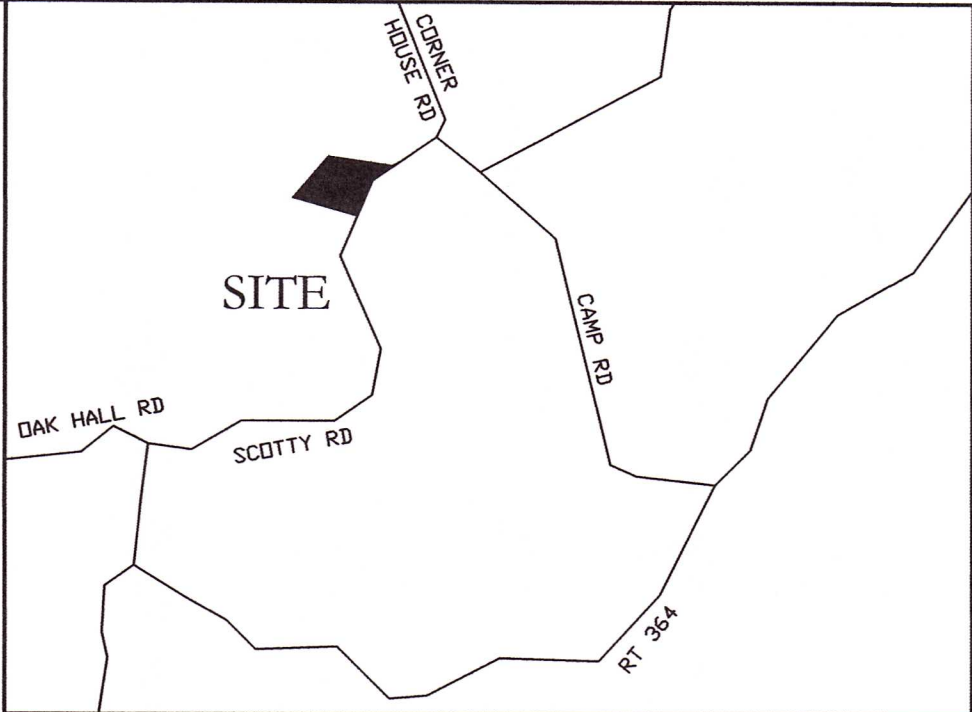
THIS PROPERTY LIES WITHIN THE LIMITS OF THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.
CRITICAL AREA DESIGNATION: I.D.A. (INTENSELY DEVELOPMENT AREA)

SITE PLAN FOR B.Z.A.
LOT 34 & LOT 35 - BLOCK 14
ADDITION TO BAY SHORE ACRES
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

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

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

DRAWN BY R. SAVAGE
FILE NO. 2016-1535
DATE 06/01/2026



LOCATION MAP • NOT TO SCALE

GENERAL NOTES

1. WORCESTER COUNTY TAX MAP NO. 62, P.13, AND MAP 70, P.1
2. ZONED: A-1
3. DEED REF: 8386/333
4. PLAT REF: 59/22, 237/68
5. SEVENTH TAX DISTRICT
6. FLOOD ZONE 'X'

LEGEND

- CPF CONCRETE POST FOUND
- DITCH LINE
- IRCF IRON ROD W/ CAP FOUND
- ▲ PROPERTY CORNER
- SEWAGE RESERVE AREA
- WOODS LINE
- 50' SETBACK LINE



This plat is based on a current field survey.

No Title Report Furnished.

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; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

LANDS OF
A&A REALTY OF SOMERSET COUNTY
HORACE L. JR., AND QUINNA MARSHALL

EXHIBIT PLAT

SCALE 1" = 100'	SURVEYED DAW	JOB NO. SCOTTY RD.
DATE 7/14/2026	DRAWN DAW	FIELD BOOK X PAGE X
REVISED	CAD FILE SCOTTY	SHEET 1 OF 1

WILKINS-NOBLE LLC
LAND SURVEYING
11755 SOMERSET AVE. 410-621-0321
PRINCESS ANNE, MD 21853 410-621-0320 (FAX)

DAVID ANDREW WILKINS, LIC. #21186, EXPIRATION DATE OF 01-04-2028, EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF COMAR TITLE 9, SUBTITLE 13, CHAPTER 09.13.06.

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, August 12, 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. 10529 Flower Street Contractor Shops – Minor Site Plan Review

Proposed fit-out of existing pole building into a contractor shop and construction of two (2) new contractor shops. Located at 10529 Flower Street, Berlin, MD 21811. Tax Map 25, Parcel 275, Tax District 3, A-2 Agricultural District. Build Pines, LLC, owner / Frank Lynch, Jr. & Associates, Inc., surveyor.



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

To: Worcester County Planning Commission

From: Katherine Munson, Planning Manager *KM*

Subject: FY27/28 MALPF Application Review

Date: July 30, 2026

The following eleven (11) applications to sell an easement to the Maryland Agricultural Land Preservation Foundation (MALPF) in Worcester County have been received by the county for the FY 25/FY 26 funding cycle and approved by the Worcester County Agricultural Land Preservation Advisory Board:

- a. Beauchamp, Map 99, Parcel 6, 2007 New Bridge Road, 55 acres
- b. Beauchamp, Map 99, Parcel 85, Stockton Road, 75 acres
- c. Carmean, TM 54, Parcel 18, 6083 Snow Hill Road, 144.5 acres
- d. Deuberry, TM 48, Parcel 51, Porters Crossing Road, 82.42 acres
- e. Glad Mar Farms, Inc., Map 69, Parcel 15 and Map 77, Parcel 6A (3 acres withheld), Whitesburg Road, 129.71 acres
- f. Gravenor, Map 63, Parcel 84, 4915 Pennewell Road, 20.306 acres
- g. Maddux, Map 91, Parcel 59, New Bridge Road, 144.92 acres (re-application)
- h. Sterling, Map 100, Parcel 30, Payne/Johnson Roads; 73.52 acres
- i. Wallace/Hargis, Map 72, Parcel 50, 4308 Paw Paw Creek Road, 205.8 acres
- j. Watson Powell Land Holdings, Map 56, Parcel 18, Blake Road, 275.74 acres
- k. Watson Powell Land Holdings, Map 56, Parcel 83, Blake Road, 163.02 acres

All applications meet the minimum requirements of the MALPF Program (All are zoned A-1, or a combination of A-1 and RP (see attached map)).

The Planning Commission must determine whether an easement on each applicant property is compatible with existing county plans and policy and thus whether or not approval of the application is recommended to the Worcester County Commissioners.

Each county uses a ranking system for MALPF easement applications, approved by both the county commissioners and the MALPF board. The application ranking prioritizes offers to landowners made by MALPF. Applicant ranking order is confidential, by state law, until after offers are made. Ranking can be discussed in closed session only.

Enclosed please find three maps showing the location of the applicant properties relative to protected lands, county zoning, and the proposed growth areas from the 2026 Comprehensive Plan. A table summarizing information for each application is also included.

I will attend the Planning Commission meeting on August 6, 2026 to answer any questions. Thank you for your attention to this matter.

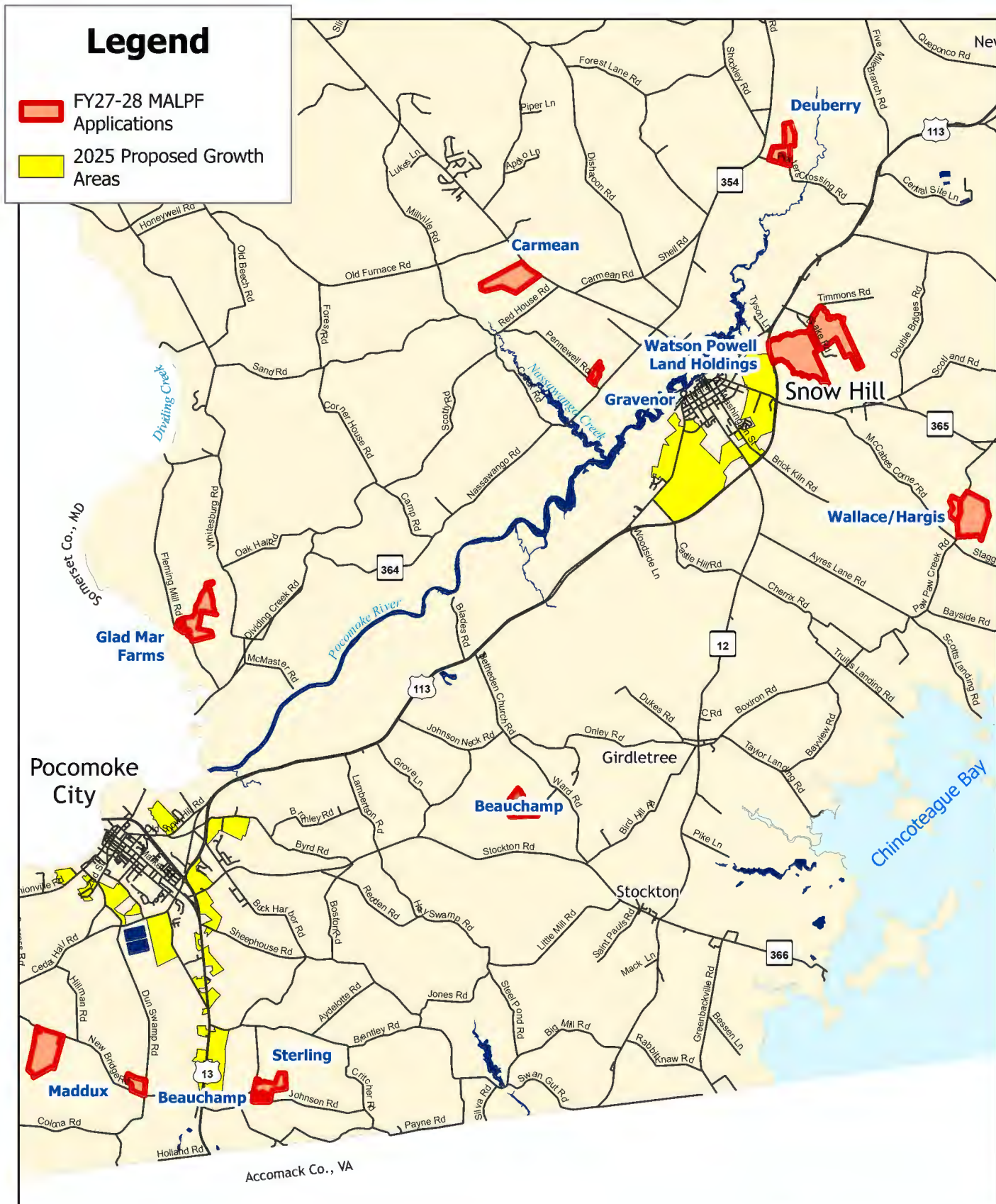
Attachments

cc: Bob Mitchell, Director

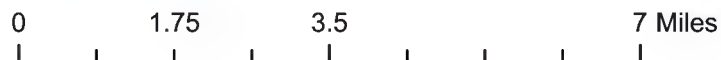
FY27/28 MALPF Applicants

Landowner name	TM	P	Acres	Address	Development Rights to be Extinguished	Lot option selected	% class I, II, III soils	Reapplication
Beauchamp, Jeannette	99	6	55	2007 New Bridge Road	3	unrestricted subdividable	100%	no
Beauchamp, Jeannette	85	99	75	Stockton Road	1	waive all rights	53%	no
Carmean, Kirk	54	18	144.5	6083 Snow Hill Road	3	unrestricted subdividable	88%	no
Deuberry, Joyce	48	51	82.42	N side Porters Crossing Road	3	unrestricted subdividable	80%	no
GladMar Land Company, Inc.	77, 69	6A, 15	129.71	S side of Whitesburg Road	4	unrestrictied non subdividable	68%	no
Gravenor, Kelley and Tom	63	84	20.306	4915 Pennewell Road	2	unrestricted subdividable	93%	no
Maddux, Percy, S	91	59	144.92	New Bridge Road	2	unrestricted subdividable	91%	yes
Sterling, Tonya, Larry, Brian	100	30	73.52	E side of Payne Road/N side of Johnson	4	waive all rights	72%	no
Wallace, Annette and Christine Hargis	72	50	205.8	4308 Paw Paw Road	9	family lots	73%	no
Watson Powell Land Holdings, LLC	56	83	163.02	Blake Road	5	waive all rights	85%	no
Watson Powell Land Holdings, LLC	56	18	275.74	Blake Road	5	waive all rights	78%	no

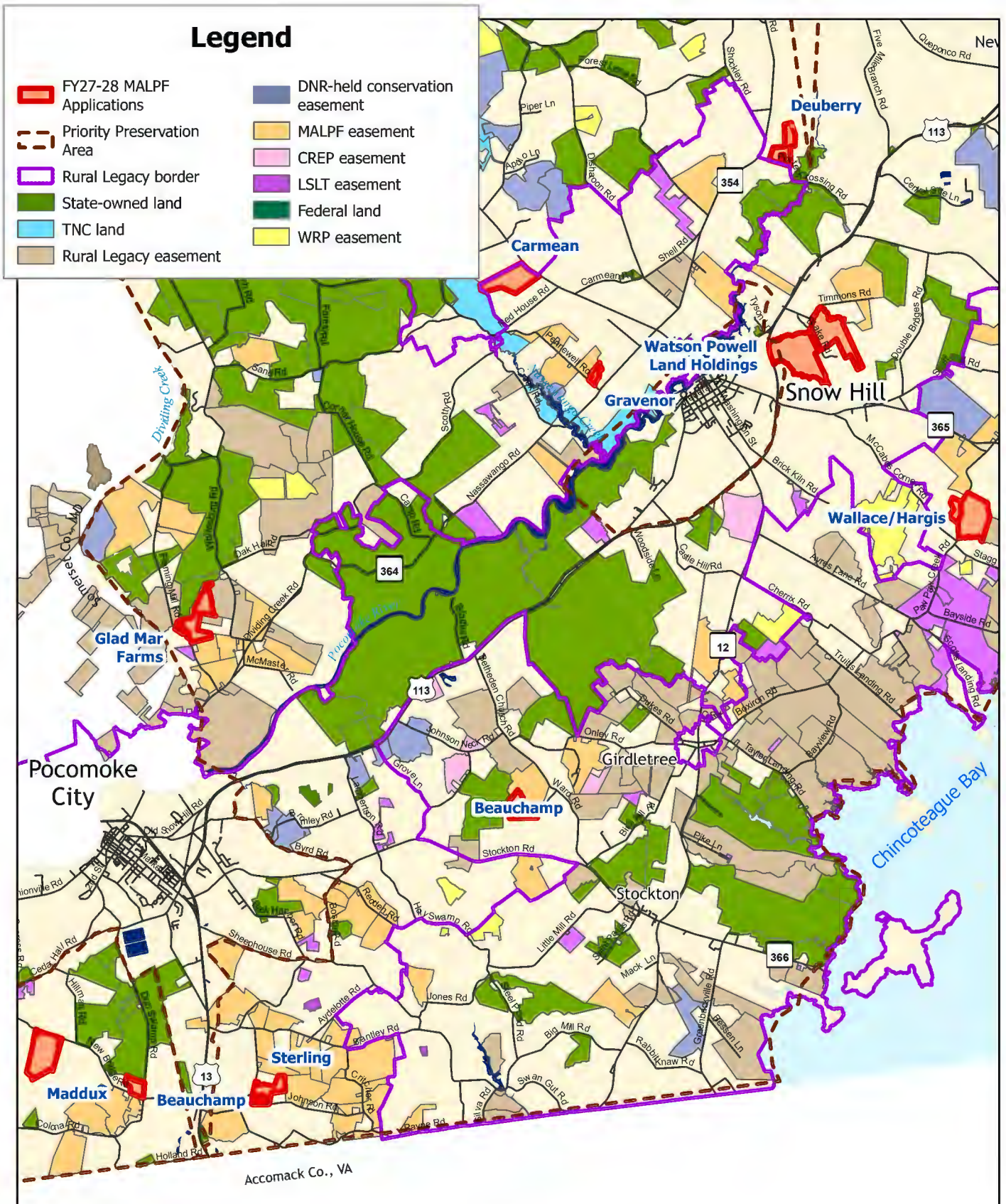
FY 27/28 MALPF Easement Applications and Growth Areas, Worcester County



Map prepared July 16, 2026

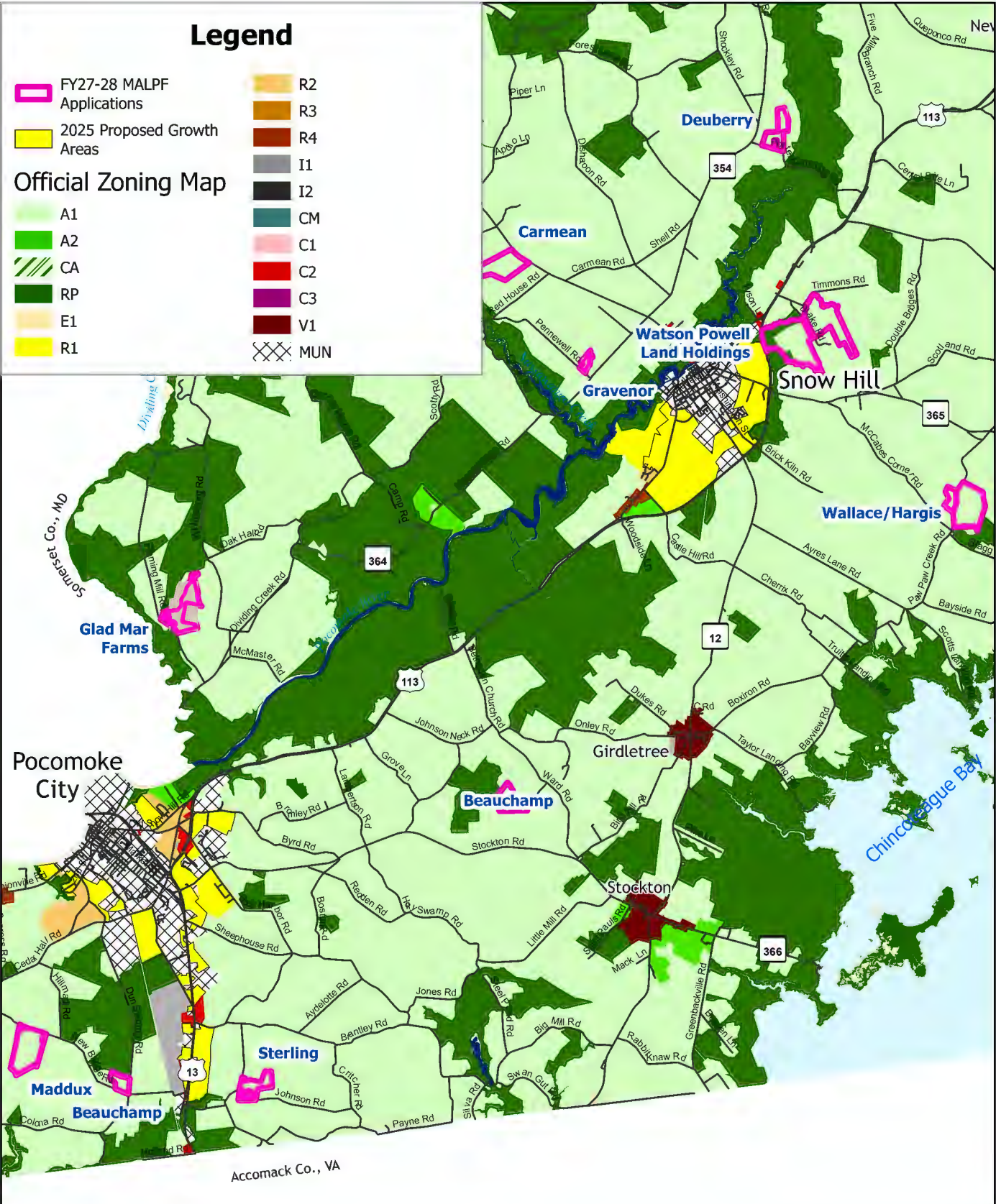


FY 27/28 MALPF Easement Applications and Protected Lands, Worcester County

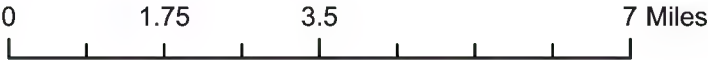


0 1.75 3.5 7 Miles

FY 27/28 MALPF Easement Applications and Zoning, Worcester County

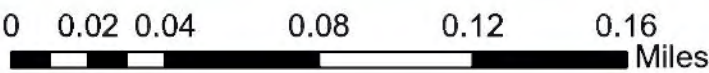


Map prepared July 16, 2026



FY27 MALPF Applicant
Jeannette Beauchamp
New Bridge Road, Pocomoke
Tax Map 99 Parcel 6
55 Acres

Soils Index: 52.83
100% Class I, II, and III Soils

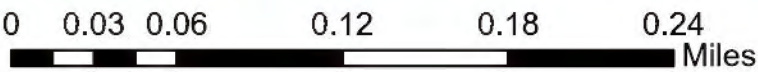


2024 Aerial Image
Map created 6/8/26



FY27 MALPF Applicant
Jeannette Beauchamp
Stockton Road, Stockton
Tax Map 85 Parcel 99
75 Acres

Soils Index: 38.74
53% Class I, II, and III Soils



2024 Aerial Image
Map created 6/8/26



FY 27 MALPF Applicant
Kirk Carmean
6083 Snow Hill Road, Snow Hill
Tax Map 54, Parcel 18
144.5 acres

Soils index: 52.06
88% Class I, II, and III soils



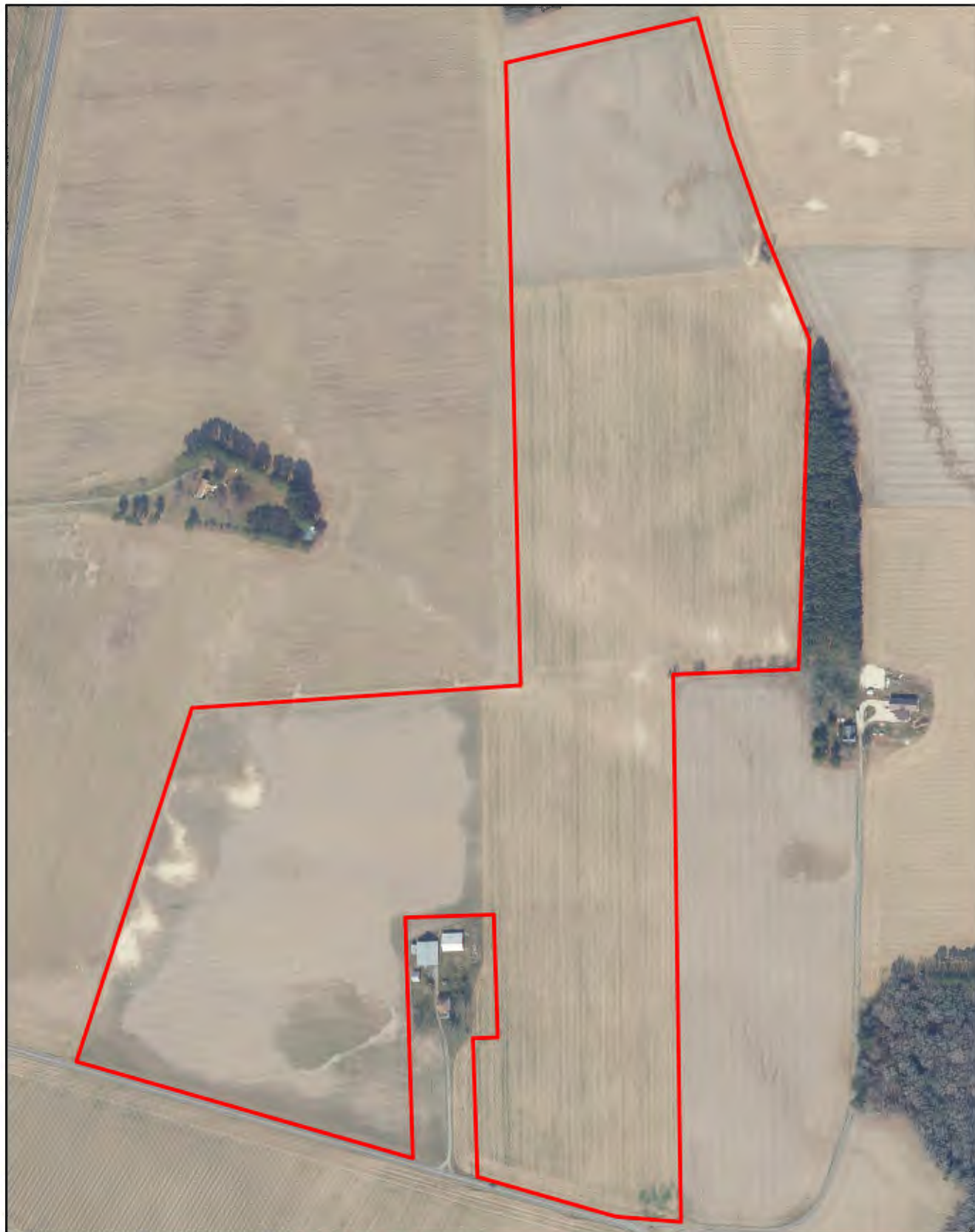
2024 aerial image
Map prepared 6/2/2026





FY27 MALPF Applicant
Joyce D. Quillen Deuberry
Map 48, Parcel 51
82.42 acres

Soils Index: 54.96
80% Class I, II and III soils

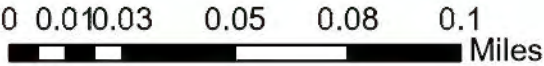


0 0.05 0.1 0.2 Miles

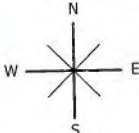
2024 Aerial Image
Map prepared 6/3/2026

FY27 MALPF Applicant
Kelley and Tom Gravenor
Pennewell Road, Snow Hill
Tax Map 63 Parcel 84
20.306 Acres

Soils Index: 50.16
93% Class I, II, and III Soils



2024 Aerial Image
Map created 6/8/26



FY27 MALPF Applicant
Percy S. Maddux
New Bridge Road, Pocomoke City
Tax Map 91, Parcel 59

Soil Index: 54.99
91% Class I, II III soils

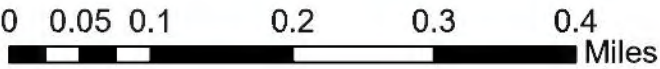


0 0.05 0.1 0.2 Miles

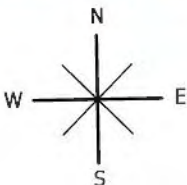
2024 Aerial Image
Map prepared 6/4/2026

FY27 MALPF Applicant
Watson Powell Land Holdings, LLC
Blake Road, Snow Hill
Tax Map 56 Parcel 18
275.74 Acres

Soils Index: 53.62
78% Class I, II, and III Soils

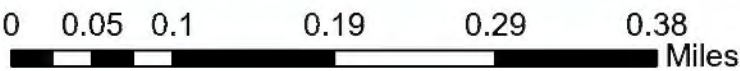


2024 Aerial Image
Map created 6/8/26

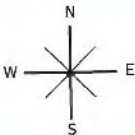


FY27 MALPF Applicant
Watson Powell Land Holdings, LLC
Blake Road, Snow Hill
Tax Map 56 Parcel 83
163.02 Acres

Soils Index: 59.11
85% Class I, II, and III Soils



2024 Aerial Image
Map created 6/8/26



FY27 MALPF Applicant
Tonya Sterling, Larry Sterling, Brian Sterling
Payne and Johnson Roads, Pocomoke City
Tax Map 100, Parcel 30
73.52 acres

Soils Index: 49.83
72% Class I, II and III soils



0 0.05 0.1 0.2 Miles

2024 Aerial Image
Map prepared 6/5/2026

FY27 MALPF Applicant
Annette Wallace and Christina Hargis
4308 Paw Paw Creek Road, Snow Hill
Tax Map 72, Parcel 50
205.8 acres

Soils index: 48.97
73% Class I, II and III soils



0 0.07 0.15 0.3 Miles

2024 Aerial Image
Map prepared June 5, 2026