



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov

**Town of Berlin
Planning Commission
June 11, 2025 - 5:30 PM
Berlin Town Hall – Council Chambers**

- 1. Call To Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes – May 14, 2025**
- 4. Election of Chairman & Vice-Chairman**
- 5. Case # PC-6-11-25-02: Oceans East Phase 2B, Comprehensive Development Plan – Revised emergency access design**
- 6. Case # PC-6-11-25-03: Application for Re-Zoning Request - 10009 Old Ocean City Blvd. (Tax Map 0025, Parcel 57)**
- 7. Comments from the Public**
- 8. Comments from the Staff**
- 9. Comments for the Chairman**
- 10. Comments from the Commission**
- 11. Adjournment**

Any persons with questions about the above-referenced meeting or any persons needing special accommodations should contact Kate Daub at 410-641-4002. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland.

Town of Berlin
Planning Commission
Wednesday, May 14, 2025
Meeting Minutes

Chairman Matt Stoehr called the Planning Commission meeting to order on May 14, 2025, at 5:30 PM. The members present included Vice Chairman Austin Purnell, Pete Cosby, Newt Chandler, Erich Pfeffer, Steven Scheiber, and Dirk Widdowson. The town staff present were Town Administrator Mary Bohlen, Town Attorney David Gaskill, Acting Planning and Zoning Director Ryan Hardesty, Public Works Director Jimmy Charles, and Special Projects Administrator Kate Daub. Others present included Councilmembers Steve Green and Jay Knerr.

Chairman Stoehr called the meeting to order and requested a motion to approve the agenda for the meeting on May 14, 2025. Mr. Purnell made the motion, which Mr. Cosby seconded, and the Commission approved the agenda unanimously.

Next, Chairman Stoehr requested a motion to approve the minutes from the meeting held on November 13, 2024. Mr. Cosby made a motion to approve the minutes, and Mr. Chandler seconded it. All members approved the minutes unanimously.

Chairman Stoehr then introduced two new members to the Commission, including Mr. Dirk Widdowson and Mr. Steve Scheiber. He clarified that Mr. Scheiber had previously served as an alternate for two years, and Mr. Widdowson was joining as a new member.

The meeting then moved to agenda item number four, Case PC-5-14-25-01, which involved a conceptual review of a proposed parking lot at the intersection of West and Washington Streets. Chairman Stoehr asked the presenters to formally introduce themselves to the Commission. Representing the proposed project were Town Attorney Dave Gaskill, Public Works Director Jimmy Charles, and Councilmembers Steve Green and Jay Knerr.

Mr. Gaskill explained that the town had received approval from the Board of Appeals to operate a public parking lot at the proposed location, in accordance with the zoning regulations for the R-1 Residential District. He noted that the lot qualified as a “public service,” a permitted use under Section 108.325. He further stated that the town did not intend to make any structural or infrastructure changes that would trigger the need for a building permit or stormwater mitigation at this stage.

He went on to explain that the town’s short-term plan involved maintaining a grassy surface and installing fencing to define the area. He confirmed that the purpose of attending the meeting was to present the conceptual layout and gather feedback from the Commission. If the initial use of the lot proved successful, he added that the town planned to return with a more developed proposal that potentially included a crushed stone surface and compliance with applicable stormwater management requirements.

Mr. Charles outlined the operational goals for the parking lot. Emphasizing cost efficiency and minimal infrastructure changes, he stated that the lot would serve as overflow parking, particularly during town events. He mentioned that the site, with the potential for 110 parking spaces, would primarily accommodate 50 to 70 vehicles and was strategically closer to downtown than existing alternatives, such as Stephen Decatur Park.

He referenced a design on page five of the meeting packet, highlighting how signage would guide drivers to enter and exit the lot safely. Mr. Charles explained that entry points would be from West or Washington Streets, while exits would be clearly marked to streamline traffic flow. Additionally, he said signage color-coded as green, orange, and blue would help manage directional flow.

Councilmember Knerr emphasized the parking shortage in the town, particularly during major events like the Farmer's Market and the Christmas Parade. He noted that this shortage often leads visitors to park unsafely or block driveways. Councilmember Knerr suggested that by providing a designated parking lot and mapping it in GPS applications, the town could help alleviate this problem.

Councilmember Green also noted that the lot would not be perfect initially, but the grass-based plan allowed for flexibility and experimentation. Over time, he said the lot would reduce strain on residential parking and help businesses like the Berlin Beer Company and other downtown retailers.

Mr. Charles emphasized that the town already possessed signage equipment, including message boards and orange roll-up signs used for redirecting traffic during events. These resources would be deployed to guide drivers from major thoroughfares, such as North Main and Broad Street, to the new parking lot. Addressing concerns about potential traffic congestion on Washington Street, he acknowledged that the road layout posed some challenges but assured that efforts would be made to optimize vehicle flow.

The conversation then shifted to the question of whether parking should be free. While there was reluctance to implement immediate charges, Councilmember Knerr noted that the town had explored adopting the ParkMobile system, which would entail no upfront costs. However, he clarified that finalizing an agreement was still pending.

Mr. Cosby raised concerns that introducing paid parking might lead drivers to seek free alternatives on residential streets, thereby exacerbating neighborhood congestion. He proposed designating some areas for residents-only parking to mitigate this potential issue. Additionally, he suggested improving traffic flow by allowing vehicles to enter and exit from both points, emphasizing the importance of flexibility and adaptability during this experimental phase.

The discussion continued with concerns about traffic management around the ice plant, particularly due to the challenging corner in that area. Councilmember Green acknowledged the issue and clarified that, although that section of Washington Street was in poor condition, funding for its improvement had been included in the upcoming fiscal year's budget. However, he noted that the repairs would not be completed before the approaching summer, meaning temporary traffic restrictions would remain in place. He emphasized that, in the short term, it was essential to closely monitor traffic patterns and adapt based on real-world conditions, especially during the first summer of implementation.

Ideas continued to develop regarding the use of signage to improve traffic flow management. Mr. Pfeffer proposed installing a right-turn-only sign at the Washington Street exit to help divert traffic away from downtown and toward less congested areas. Mr. Charles agreed and stated that the town planned to install signage directing most drivers toward Broad Street, thereby easing downtown congestion. He acknowledged that some residents might still choose alternate routes but emphasized that the intent was to "coast" the majority of traffic out through Broad Street.

Mr. Pfeffer also raised concerns about vehicles exiting onto West Street, citing the impact of headlights on homes directly across from the lot. To preserve the residential quality of life, he supported restricting West Street to entrance-only access. He further inquired about the lot's operating hours. While the exact

times had not yet been finalized, Mr. Charles explained that most town events typically ended around 7:00 or 10:00 p.m., and the lot would likely be closed afterward.

The discussion then turned to lighting plans for the parking lot. Mr. Charles stated that the town intended to mount LED lights on existing utility poles surrounding the lot. He added that the lights would be app-controlled, allowing remote operation similar to the systems used for flagpoles and tree displays elsewhere in Berlin. He noted that the lights would likely be turned off at a set time, such as 10 or 11 p.m., and that signage would be posted to prohibit overnight parking. He also mentioned that the Police Department could be present at closing time to help clear the lot and that additional lighting could be installed gradually, especially if nearby businesses began to utilize the lot more frequently.

The conversation then shifted to fencing and landscaping. Town Administrator Mary Bohlen explained that the lease agreement for the property restricted the town's ability to make permanent modifications. She stated that any additions, such as fencing or shrubbery, would need to be easily removable. While a more decorative fence was a possibility, she said the initial focus would be on minimal and functional installations.

Mr. Widdowson raised a zoning question regarding whether the lot was located in an R1 or R2 residential district. Mr. Gaskill confirmed that it was in an R2 zone but clarified that the permitted uses mirrored those of the R1 zone under Section 108.347. Mr. Cosby brought up another concern about how the town would delineate parking spaces on the grassy lot. Mr. Charles responded that staff would be present during events to help guide parking but acknowledged the risk of disorganized or haphazard parking. He said they hoped to maintain order through visible signage, staff supervision, and possibly the placement of a police vehicle on-site for added visibility.

Finally, the discussion shifted to managing wet or muddy conditions on the grassy lot. Mr. Widdowson expressed concern about vehicles tracking mud onto Washington Street and suggested adding gravel at the entrance points to help mitigate the issue. Mr. Charles confirmed that this had already been considered and said the town planned to install small stone or concrete pads, approximately 15 by 20 feet, at each entrance. He added that the natural slope of the property toward the railroad tracks should assist with drainage and help prevent water from pooling near the street.

Mr. Widdowson also recommended posting signage to clearly indicate that overnight parking was prohibited, in order to deter individuals with campers from misusing the lot during events. Mr. Charles acknowledged the concern and noted that the group had already discussed prohibiting overnight parking. He suggested that specific cut-off times could be posted to support enforcement.

Mr. Gaskill added that most public parks in the area closed at 11 p.m., and he recommended a similar restriction on the new parking lot. However, he urged the commission to take into account events where alcohol might be served. In such cases, he noted, some attendees might choose to leave their vehicles overnight and use rideshare services to get home, a behavior the town should encourage for safety reasons. He cautioned that overly strict enforcement of overnight parking bans could unintentionally penalize responsible decisions.

The discussion continued with a suggestion from Mr. Pfeffer to consider implementing resident-only parking on the east side of West Street between Broad and Washington. He noted that the most hazardous area for parking was near the corner of Broad Street and directly across from the proposed lot, where vehicles frequently parked too close to the stop sign, significantly narrowing the roadway.

Mr. Widdowson referred to Paragraph 4A of the lease agreement, which required the landowner's approval of the parking lot plan. Mr. Gaskill confirmed that the town had notified the landowner, Mr. William E. Esham Jr., and his family of its intentions and had informed them of the Planning Commission meeting. While no formal feedback had been received, he stated that the absence of objection was taken as approval.

Mr. Pfeffer then sought clarification on whether the parking lot was intended for daily use or limited to special events. Councilmember Knerr confirmed that the lot was planned for daily use, with operating hours extending until 11 p.m. Mr. Pfeffer expressed concern about the potential impact on nearby residential properties.

The discussion then shifted to lighting. Mr. Pfeffer recommended the use of temporary downlighting or app-controlled lighting systems but acknowledged the potential technical limitations. He also raised concerns about the grading at the West Street entrance, emphasizing that gravel alone would be inadequate and that more extensive site preparation might be required. He cautioned that without regular maintenance, gravel could scatter into the street, posing a safety hazard. For these reasons, he advocated designating Washington Street as the primary access point, as it bordered non-residential properties and would create less disruption for neighboring homes.

The conversation continued with questions about whether parking space delineators, such as bumpers or markers, would be installed. Mr. Widdowson referenced Paragraph 4C of the lease, which required clearly defined entry and exit points, sufficient lighting, and parking bumpers. It was clarified that bumpers had not yet been specified or installed, though their inclusion would likely improve organization and prevent improper use of the lot. Mr. Pfeffer reiterated his concern that, without physical barriers, vehicles might park along the West Street edge of the lot, especially within the 20-foot buffer zone, which could easily be misused as informal parking.

Mr. Pfeffer raised additional concerns regarding the Phase 2 stormwater design area, specifically noting that the removal of on-street parking could prompt drivers to park within the 20-foot setback near the signage area. Without clear physical barriers, he warned, vehicles could easily pull in and back out, creating safety risks and undermining the purpose of the buffer zone. Mr. Charles acknowledged the concern and noted that, based on observations from the first event, the town had considered installing additional posts along the West Street edge to prevent such encroachment.

Mr. Chandler added that, in the absence of active supervision, people would likely park wherever convenient, potentially reducing overall capacity and increasing safety hazards. In response, Mr. Charles stated that while his department planned to assign staff to monitor the lot, fully addressing these issues from a law enforcement standpoint could prove challenging.

Mr. Scheiber then inquired whether the town had considered providing a shuttle service to assist individuals with disabilities traveling from the lot into town. Ms. Bohlen responded that, while the idea had merit, it would involve financial considerations the town had not yet evaluated.

The discussion then turned to long-term investment in the parking lot property. Chairman Stoehr proposed that a long-term lease, potentially a 100-year agreement, would give the town the security and incentive needed to make durable, high-quality improvements. He cautioned that without ownership or a long-term commitment, the site risked remaining a patchwork of temporary fixes, such as grass, poles, and minimal lighting. While acknowledging the lot's value in supporting event parking, Chairman Stoehr expressed concern that its current form might ultimately conflict with the town's character.

Mr. Charles emphasized that, while the project was not ideal, it served as an important starting point. Mr. Cosby acknowledged the potential for basic aesthetic enhancements, such as planting trees to help buffer the site and better integrate it into the surrounding environment. However, Mr. Chandler cautioned that even newly planted trees might need to be removed if future plans were to change. Ms. Bohlen agreed that the current plan was not perfect but recognized it as meaningful progress.

The conversation then shifted to the future role of the parking committee. Chairman Stoehr asked whether the committee would continue beyond the initial planning phase, and Councilmember Green confirmed that it would. He stated that the committee, which included Mr. Cosby and Mr. Pfeffer, intended to reconvene in late fall or early winter to evaluate how the lot had functioned over the summer and to recommend data-driven improvements.

Mr. Charles emphasized the importance of closely monitoring usage during the initial months. Councilmember Green added that he believed the lot would help alleviate parking pressure on nearby streets such as Baker and Harrison, especially as local businesses like Tracks and Yaks and the Berlin Beer Company continued to expand and attract large crowds.

Mr. Pfeffer proposed exploring an alternative access point to the lot from the rear of the property near the icehouse, suggesting that it could offer more direct access for brewery patrons. However, Mr. Charles explained that such a route would require crossing the railroad's right-of-way. He noted that the railroad's property extended 33 feet from the center of the tracks, meaning any development in that area would require formal permission. While not impossible, Ms. Bohlen stated that securing an easement or right-of-way through the railroad would likely be a lengthy and complex process.

Following the conclusion of the discussion, Chairman Stoehr officially welcomed Acting Planning and Zoning Director Ryan Hardesty to the department, noting that the meeting marked her first official appearance with the group since her onboarding. The commission then briefly discussed future planning efforts, particularly focusing on the town's comprehensive plan. Ms. Bohlen explained that the plan would be developed through a formal Request for Proposals (RFP) process. She stated a designated committee would review the submissions, interview prospective vendors, and recommend a contractor to the Mayor and Council. She confirmed that the selected firm would oversee the project from start to finish, including a strong public engagement component, and estimated that the entire process would take approximately 18 months.

With no further questions or comments, Chairman Stoehr called for a motion to adjourn. On a motion made by Mr. Cosby and seconded by Mr. Purnell, the meeting adjourned at 6:42 p.m.

Respectfully submitted,

Kate Daub

Kate Daub
Special Projects Administrator



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov



PLANNING COMMISSION APPLICATION

DATE: 4/30/2025 CASE NUMBER: PC-6-11-25-02

APPLICATION FOR (check one): SUBDIVISION SITE PLAN REVIEW OTHER

PROJECT NAME/DESCRIPTION: Oceans East

LOCATION OF PROPERTY: Tax Map 25, Grid 6, Parcel 91

SIZE OF PROPERTY: 6.64 ZONING: R-4 TOTAL LOTS: n/a

PROPERTY OWNER/AGENT Oceans East II, LLC c/o Blair Rinnier PHONE # 410-742-8151

ADDRESS 218 East Main Street, Salisbury, MD 21801 EMAIL brinnier@rinnier.com

IMPORTANT:

- Applications must be submitted at least thirty (30) days prior to a regularly scheduled meeting of the Planning Commission.
- Nine (9) copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.

ADDITIONAL INFORMATION/EXPLANATION:

The applicant, or an authorized representative, has been advised to appear at the meeting of the Planning Commission scheduled for 5/14/2025 (date).

Applicant Signature [Signature] ON BEHALF OF BLAIR RINNIER Date 4/30/2025

APPROVED:

Planning Commission Chair (Date)

Planning Director (Date)



STAFF REPORT

TO: Planning Commission

FROM: Ryan Hardesty, Acting Planning Director

MEETING DATE: Wednesday, June 11, 2025

SUBJECT: Oceans East – EMS Access- Roundabout

SUMMARY

This report provides a review of the revised access design for Oceans East Phase 2, including proposed changes to the internal roadway network. On November 13, 2024, the Planning Commission approved updates to the Phase 2B site plan, including revisions to the building mix and density. The Commission is now tasked with determining whether the further revised access configuration, including emergency services access and overall circulation routes, complies with the Town of Berlin's development standards.

The applicant, Oceans East II, LLC, has submitted a revised plan for Phase 2 (Sheets CO-1 and SP-1), which includes the following notable changes:

- Removal of the previously planned roundabout, proposed initially to facilitate circulation within the complex, until Phase III is constructed.
- Introduction of a new single-lane segment of Atlantic Lane, intended to tie into the parking lot fronting Apartment Building #1 in Phase 2A.
- Continuation of emergency access provisions as detailed in earlier EMS access plans.
- These revisions affect both emergency access and general site circulation and must be evaluated in light of public safety, connectivity, and future development phases.

BERLIN FIRE COMPANY REVIEW

The Berlin Fire Company has reviewed the current site access layout and provided the following feedback:

- The original design intent of the internal roadway network should be preserved to allow maximum access to multiple sides of all buildings during fire or rescue operations.
- Any redesigns must allow for vehicular detours in the event that an emergency or blockage occurs in another area of the development.
- The removal of the roundabout should not limit emergency maneuverability or obstruct large vehicle access.

DEPARTMENT REVIEW

- **Connectivity:** The addition of the Atlantic Lane extension to the Phase 2A parking area provides a functional link that supports site circulation. However, as a single-lane connection, it may have limitations for two-way movement or emergency staging.

- **Emergency Access:** The revised layout should be evaluated for fire truck turning and clear access around buildings, especially where the roundabout was originally proposed.
- **Circulation Impacts:** The removal of the roundabout simplifies the internal layout but could reduce turning flexibility and loop-through traffic patterns, particularly for emergency vehicles and service deliveries.

RECOMMENDATIONS

Staff recommends that the Planning Commission:

- Conditionally approve the revised site circulation plan with the following provisions:
 - Confirmation from the Berlin Fire Company that the revised Atlantic Lane connection and elimination of the roundabout still meet emergency access requirements.
 - Identification and, if necessary, expansion of areas for emergency vehicle turnaround and staging near Building #1 and throughout Phase 2.
- Ensure future development phases incorporate consistent circulation logic and do not rely solely on single-point connections.

CONCLUSION

While the proposed changes offer simplicity and directness, staff recommend careful review of emergency vehicle access and internal traffic flow. Conditional approval is advised, subject to emergency services confirmation and appropriate traffic control measures.



528 RIVERSIDE DRIVE
SALISBURY, MD 21801
PHONE: 410-749-1023
FAX: 410-749-1012
WWW.PARKERANDASSOCIATES.ORG

LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

March 10, 2025

Ryan Hardesty
Acting Planning Director
Town of Berlin
10 William Street
Berlin, Maryland 21811

Re: Oceans East – EMS Access

Ryan,

Attached hereto are the proposed exhibit showing EMS Access to Phase IIA of the Oceans East project as well as the Comprehensive Development Plan for Phase IIB that was approved in November of 2024. The purpose of this exhibit is to show how EMS Access can be achieved until the boulevard roads of Atlantic Lane and Surfside Lane are constructed as part of Phase III.

We would like to construct a single lane portion of Atlantic Lane to tie into the parking lot in front of Apartment Building #1 in Phase IIA. This is shown in red. We are proposing “Do Not Enter, Emergency Vehicles Only” signs at both the parking lot and where new portion of Atlantic Lane will tie into the existing portion. This will allow two (2) points of ingress/egress for EMS traffic to the community.

We are respectfully requesting that the portions of the plan shown in blue be constructed as part of Oceans East Phase III.

If you have any questions, please do not hesitate to contact us at any time.

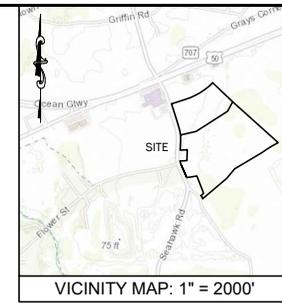
Thank you,

Brock E. Parker P.E., R.L.S.
Vice President
Parker & Associates

OCEAN EAST, PHASE 2B

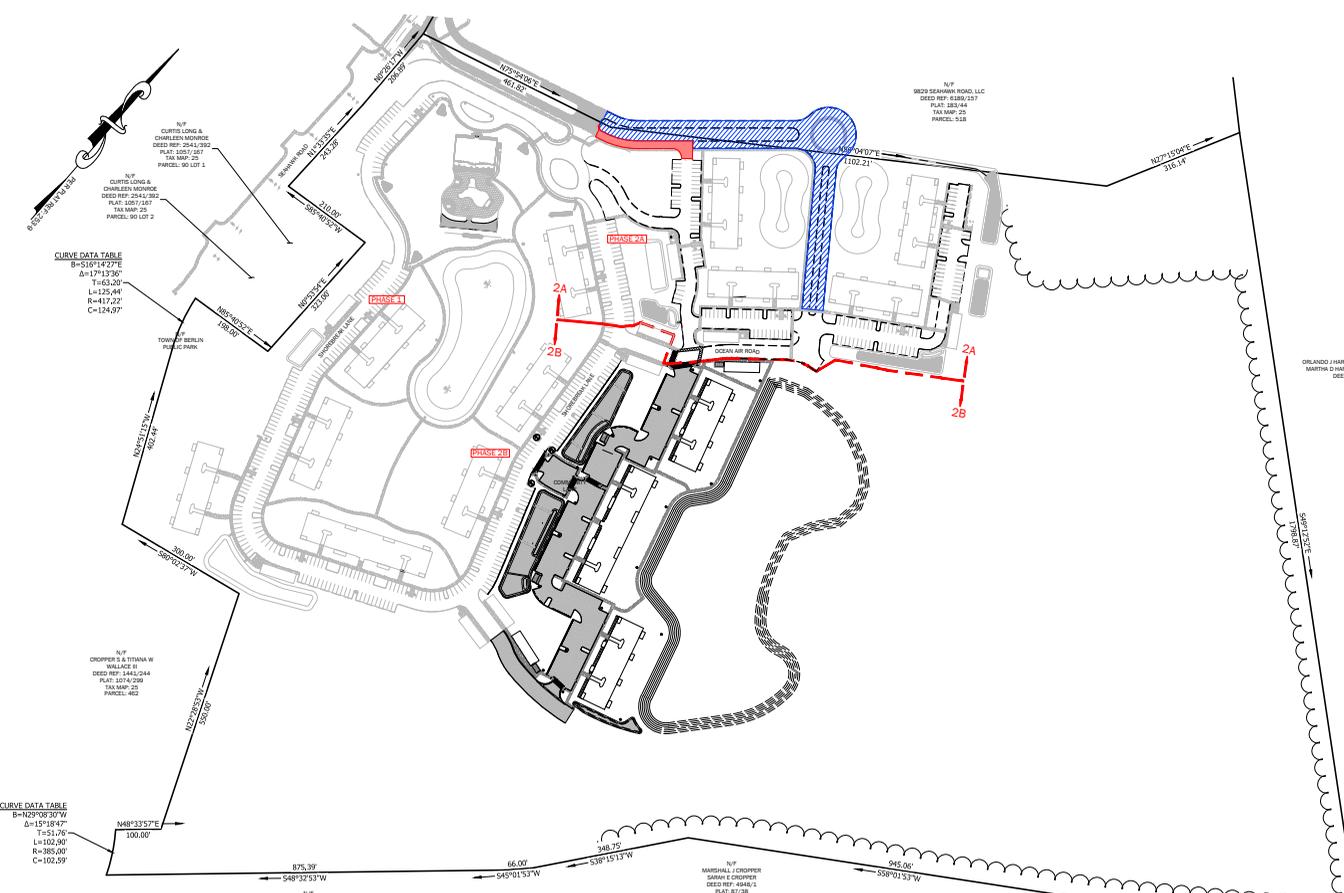
BERLIN, WORCESTER COUNTY, MD

COMPREHENSIVE DEVELOPMENT PLAN



Sheet Number	Sheet Title
CO-1	TITLE SHEET
SP-1	SITE PLAN
LS-1	LANDSCAPE & LIGHTING PLAN
AR-1	ARCHITECTURAL ELEVATIONS
AR-2	ARCHITECTURAL FLOOR PLANS

- GENERAL NOTES**
- THE PROPERTIES SHOWN HEREON IS CURRENTLY OWNED BY:
OCEAN EAST II, LLC
C/O BLAIR RINNIE
238 EAST MAIN ST
SALISBURY, MD 21801
PHONE: (410) 742-8151
EMAIL: brinnier@rinnier.com
 - DEED REFERENCE: 6189/157
 - PLAT REFERENCE: ALTA/ACS SURVEY OF THE LANDS OF NATIONAL PENN BANK
 - TAX MAP: 25, GRID 6, PARCEL 91
 - TOTAL AREA OF PROPERTY = 90.50+ ACRES.
 - THE PRESENT ZONING OF THIS PROPERTY IS: R-4 RESIDENCE DISTRICT
 - THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24047/03160H (PANEL 150 OF 400, AND 24047/03161H (PANEL 154 OF 400) DATED 7/16/15, AS BEING IN FLOOD ZONE C, AREA OF MINIMAL FLOODING.
 - DEVELOPMENT SHOWN HEREON CONFORMS TO TOWN OF BERLIN ZONING REGULATIONS AND CONSTRUCTION SPECIFICATIONS.
 - ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE LATEST (2016) EDITION OF THE TOWN OF BERLIN DESIGN AND CONSTRUCTION STANDARDS.
 - TRASH COLLECTION AND SEWER SHALL BE PRIVATE WATER SYSTEM BEYOND THE SEAWALK ROAD RIGHT OF WAY TO REMAIN PRIVATE WITH A BLANKET EASEMENT FOR WATER METER ACCESS AND MAINTENANCE.
 - CONTRACTOR TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HEREON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
 - THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
 - ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL BE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
 - LANDSCAPING SHOWN HEREON IS FOR DEMONSTRATIVE PURPOSES ONLY AND SHALL BE CONSIDERED A PRELIMINARY DESIGN ONLY. IT IS THE DEVELOPER'S INTENT TO FOLLOW THIS PRELIMINARY LANDSCAPING DESIGN AS A GUIDE FOR THE FINAL DESIGN HOWEVER, THE SIZE, TYPE, NUMBER AND LOCATION OF THE LANDSCAPING INCLUDED IN THE FINAL DESIGN MAY DIFFER FROM WHAT IS SHOWN HEREON.
 - ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT TOWN OF BERLIN CODE AND STORMWATER ORDINANCE, MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT PLAN FOR THIS SITE.
 - ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.
 - ALL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION.
 - UPON COMPLETION OF THE PROJECT, AN AS CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOCO), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE TOWN, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
 - FOREST CONSERVATION PLAN NUMBER 18-24.



Natural Resources and Corresponding Regulatory Authorities

1.1 Federal Resources
Wetlands: There are no wetlands located within the project site.
Major Waterways: There are no major waterways located within the project site.
Floodplains: This property is shown on F.I.R.M. Community Panel #24047/03160H, dated 7/16/2015, as being in Flood Zone X, Area of Minimal Flooding.
1.2 State Resources
Wetlands: There are no wetlands located within the project site.
Wetlands of Special State Concern (WSSC): There are no identified WSSC located within the project site.
Wetland Buffers, Stream Buffers, Perennial Streams: There are no wetland buffers, stream buffers or perennial streams located within the project site.
Forests and Forest Buffers: A portion of the on-site forest will be cleared and a forest management plan will be submitted.
Critical Areas: There are no critical areas located within the project site.
State Resources: There are no state resources located within the project site.
1.3 Local Resources
Steep Slopes: There are no steep slopes present within the project site.
Highly Erodible Soils: There are no highly erodible soil types within the project site.
Topography/Slopes: The existing project site is an agricultural row crop farm with several drainage ditches collecting runoff. The topography is generally flat sloping in a south easterly direction.
Streams: There are no streams located within the project site.
Seeps: There are no seeps located within the project site.
Intermittent Streams: There are no intermittent streams located within the project site.
Vegetative Cover: The existing project site is an agricultural row crop farm with several drainage ditches collecting runoff.
Soils: Please refer to Appendix D of this report for soils information.
Bedrock and Geology: There are no measurable or mappable exposures to bedrock in the vicinity.
Existing Drainage Areas: The existing drainage area has been modeled to represent the most hydraulically remote point of the project to the point of analysis. Refer to the Pre-Development HydroCAD section of this report for the model and Appendix A for the Pre-development Drainage Area Map.
2.0 Natural Resource Protection and Enhancement Strategies
Identifying mitigation opportunities and setting aside land for natural conservation: Allowance and conservation will be accomplished by a mixture of on-site conservation plantings and on-site mitigation. **Minimize disturbance to highly permeable soils:** Disturbance to the site and highly permeable soils, if any, will be controlled through the use of the standard sediment control practices.

LEGEND

	ADA COMPLIANT HANDICAP RAMP
	EVAN ACCESSIBLE HANDICAP SPACE
	PROPOSED PARKING WHEEL STOP
	PROPOSED WATER METER
	PROPOSED BACK FLOW PREVENTER
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	EXISTING STORM DRAIN MANHOLE
	PROPOSED FIRE
	PROPOSED OUTFALL STRUCTURE
	PROPOSED OBSERVATION PORT
	PROPOSED SANITARY SEWER PUMP STATION
	PROPOSED 25' POLE LAMP, 400 WATT METAL HALID (L) OUT OFF TYPE
	FIXTURE BUILDINGS ALSO TO BE FITTED WITH WALL PACK LIGHTING
	DUMPSTER ENCLOSURE TO BE SCREENED FROM VIEW ON ALL SIDES
	BUILDING SETBACK LINE
	EXISTING DITCH
	FORESTRY EASEMENT LINE
	EXISTING CONTOUR
	EXISTING ACCESS EASEMENT LINE
	EXISTING WATER LINE
	PROPOSED CONTOUR
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN PIPE
	EXISTING CURB
	PROPOSED CURB
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	SOILS LINE
	EXISTING TREE LINE
	PROPOSED SIDEWALK
	EXISTING PAVING
	EXISTING PAVING TO BE REMOVED
	PROPOSED PAVING
	PROPOSED ESDN FACILITY

LAND USE SUMMARY

ZONE: ANNEXED R-4 RESIDENCE DISTRICT
 MULTIFAMILY DWELLINGS PERMITTED INHERENTLY
 PROPOSED TOTAL NUMBER OF DWELLING UNITS = 84
 TOTAL AREA OF PROPERTY = 90.50+ AC
 TOTAL LOT THIS PHASE = 6.64+ AC
 TOTAL EXISTING IMPERVIOUS AREA: 0+ AC
 TOTAL PROPOSED IMPERVIOUS THIS PHASE: 3.31+ AC
 PERCENT IMPERVIOUS THIS PHASE: 50%
 NO PUBLIC ROADS CONTAINED WITHIN THIS PROJECT

30% OPEN SPACE REQUIRED
 (OPEN SPACE MEANS THE AREA OF A LOT OR PARCEL UNOCCUPIED BY PRINCIPAL OR ACCESSORY STRUCTURES, STREETS, DRIVEWAYS OR PARKING AREAS, BUT INCLUDING AREAS OCCUPIED BY WALKWAYS, PATIOS, PORCHES WITHOUT ROOFS, PLAYGROUNDS, OUTDOOR RECREATION OR PLAY APPARATUS, GARDENS OR TREES)

OPEN SPACE THIS PHASE= 4.00 AC
 PERCENTAGE OPEN SPACE = 4.00 AC / 6.64 AC = 60%

COMMON AREAS IN MULTIFAMILY UNIT DEVELOPMENTS SHALL BE AT LEAST 500 SF PER UNIT, WITH A MINIMUM OF 5,000 SF OF THE OPEN SPACE PER PROJECT SHALL BE DEVOTED TO USABLE COMMON AREA OPEN SPACE.
 COMMON AREA OPEN SPACE MAY INCLUDE SUCH AREAS AS PLAYGROUNDS AND LANDSCAPED OR SEATING AREAS. COMMON OPEN SPACE AREAS SHALL BE IMPROVED BY GRADING, SEEDING, LANDSCAPING AND THE INSTALLATION OF BENCHES, PLAYGROUND EQUIPMENT, LANDSCAPE FEATURES OR THE LIKE AS SHOWN ON THE APPROVED SITE PLAN. SUCH IMPROVEMENTS SHALL BE PROVIDED AND MAINTAINED AT THE SOLE EXPENSE OF THE DEVELOPER. (SUBDIVISION IMPROVEMENT OR BONA FIDE COMMUNITY ASSOCIATION.)

TOTAL COMMON AREA REQUIRED THIS PHASE = 84 UNITS x 500 SF = 42,000 SF
 TOTAL COMMON AREA PROVIDED THIS PHASE = 2.13 AC (92,580 SF)

MINIMUM ZONING REQUIREMENTS

R-4 RESIDENCE DISTRICT MULTIFAMILY DWELLINGS
 MINIMUM AREA OF LOT = 5,000 SF
 MAXIMUM BUILDING HEIGHT = 50'
 MINIMUM SETBACKS = 25' FRONT = 50' REAR = 6' LEAST SIDE WIDTH (1/2 SUM OF WIDTHS)
 MINIMUM SPACE BETWEEN BUILDINGS AS FOLLOWS:
 A. TWO FACING WALLS BOTH CONTAINING WINDOWS = 25' OR GREATER
 B. TWO FACING WALLS ONE CONTAINING A WINDOW = 30' OR GREATER
 C. TWO FACING WALLS NO WINDOWS = 30' OR GREATER

NO ACCESSORY BUILDING SHALL NOT EXCEED 1 1/2 STORIES OR 25' IN HEIGHT, EXCEPT AS PROVIDED IN SECTION 108.241.

OPEN SPACE SHALL NOT BE LESS THAN 30% OF THE NET PROJECT AREA. IN MULTIFAMILY UNIT DEVELOPMENTS, AT LEAST 500 SF PER UNIT, WITH A MINIMUM OF 5,000 SF OF THE OPEN SPACE PER PROJECT SHALL BE DEVOTED TO USABLE COMMON AREA OPEN SPACE. COMMON OPEN SPACE AREAS SHALL BE IMPROVED BY GRADING, SEEDING, LANDSCAPING AND THE INSTALLATION OF BENCHES, PLAYGROUND EQUIPMENT, LANDSCAPE FEATURES OR THE LIKE SHOWN ON THE APPROVED SITE PLAN.

PARKING NOTES

REQUIREMENTS (PER CODE)
 APARTMENT PARKING SPACES REQUIRED:
 2 SPACES PER UNIT

REQUIRED (PER CODE)
 APARTMENT PARKING REQUIREMENT (84 UNITS x 2 SPACES) = 168 SPACES

PROVIDED:
 STANDARD SPACES PROVIDED = 180 SPACES
 HANDICAP SPACES PROVIDED = 12 SPACES
 8 SPACE GARAGE UNIT - 2 EACH = 10 SPACES
 TOTAL SPACES PROVIDED = 182 SPACES

STORMWATER MANAGEMENT PLAN APPROVAL
 TOWN OF BERLIN WATER RESOURCES DEPARTMENT
 BERLIN, MD 21811

APPROVED BY _____ DATE _____

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT THE TERRITORIAL 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.

OCEAN EAST II, LLC
 C/O BLAIR RINNIE
 238 EAST MAIN ST
 SALISBURY, MD 21801
 PHONE: (410) 742-8151
 EMAIL: brinnier@rinnier.com

DATE _____

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27729. EXPIRATION DATE: JULY 24, 2024 AND I DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21198. EXPIRATION DATE: JANUARY 25, 2024.

[Signature]
 BROCK E. PARKER, P.E., R.L.S.
 528 BIVERTS DRIVE
 SALISBURY, MARYLAND 21801
 PHONE: (410) 742-8151
 EMAIL: brinnier@rinnier.com

DATE _____

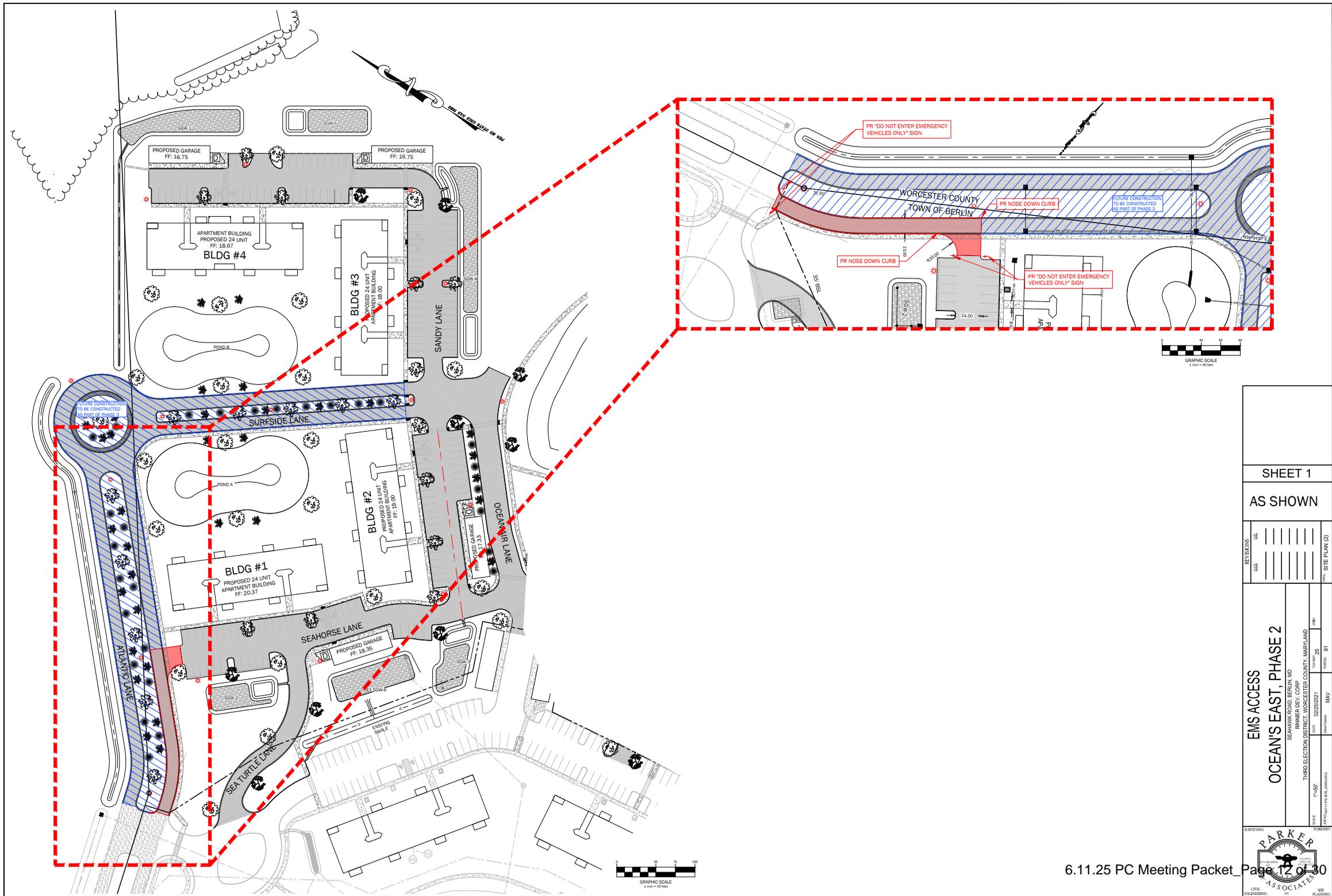
TITLE SHEET
OCEAN EAST, PHASE 2B

ROAD NAME: SEAWALK ROAD
 TOWN OF BERLIN, MARYLAND
 THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

DATE: 11/15/24
 SCALE: 1" = 150'
 SHEET: 25 OF 25
 PROJECT: RRB

DESIGNED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____
 PROJECT ENGINEER: _____

CITY ENGINEERING
ASSOCIATES



SHEET 1

AS SHOWN

NO.	REVISIONS

**EMS ACCESS
OCEAN'S EAST, PHASE 2**

SEAHAWK ROAD, BERLIN, MD
RINNER DEV. CORP.
THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

DATE: 02/22/2021
DRAWN BY: MAV
CHECKED BY: JAV
SCALE: 1"=50'
PROJECT NO: 25
PAGE: 91





Berlin Fire Company, Inc.

Berlin Fire Company Emergency Medical Services, Inc

214 North Main Street
Berlin, Maryland 21811-1004
410-641-1977 • 410-641-2494 FAX
www.berlinfire.com



BERLIN FIRE COMPANY, INC PLAN / DEVELOPMENT OPERATIONS AND IMPACT STATEMENT—Jan 31, 2025

Ocean's East

General Comments

General Fire Code / Life Safety should be reviewed and inspected by Worcester County Fire Marshal---410-632-5666. Our comments relate only to the specific operational and financial impacts to Berlin Fire Company, Inc.

Addressing should be coordinated with Worcester County Department of Emergency Services—410-632-1311 to ensure the national addressing standards are followed and no duplications or similar roadway names are used.

Fire Operations

The original design of roads should continue. This allows the maximum access possible to multiple sides of buildings should a fire or rescue emergency occur and allows additional paved areas should detours of vehicles need to occur with an emergency in another area of the complex.

Proper areas for the fire apparatus to be able to operate and turn around would need to be planned for restricted fire lanes and parking and adequate turning radius.

Common areas such as private roads, parking lots, shared sidewalks should have a plan to maintain for ease of access and for snow removal.

Knox boxes should be placed on each building to provide emergency access to save response time and avoid unnecessary damage to property to gain emergency access. Alarm company or 911 center should have a list of emergency contacts on file that is updated regularly.

Fire Operational Impact

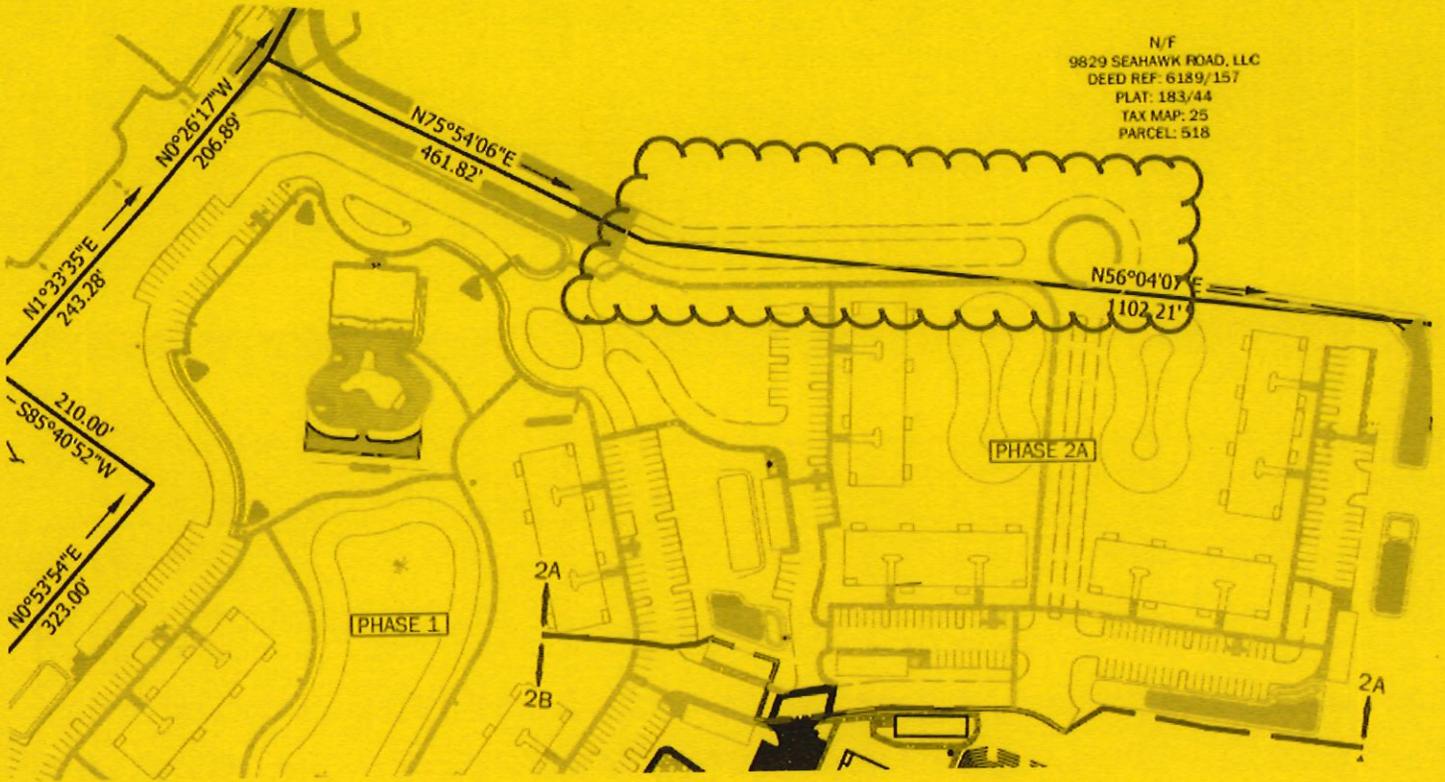
The fire company would expect to respond to calls such as but not limited to fire, sprinkler, and carbon monoxide detector alarms, vehicle fires, elevator rescues (if applicable), medical assist calls, and structure fires in this development. Increased call volume puts a larger demand on our volunteer and career personnel.

The proposed event venue would put an additional life safety and rescue responsibility on the fire company and depending on the number of attendees and the event may require the need for standby engine crews that would increase our volunteer's time commitment or career staffing overtime.

Page 2—Ocean's East

Fire Financial Impact

The fire company is in the process of working with the Town of Berlin to develop public safety impact fees. This development sustains the need for Berlin Fire Company to have specialized apparatus such as a ladder truck due to multi-story units. Estimated replacement costs of our ladder truck well exceed one million dollars and fire engines are approximately one million dollars. Additional call volume impacts the demand on our volunteer staff and could result in need for additional on-duty personnel. In addition, it increases the frequency in which fire apparatus and capital equipment would need to be replaced.



N/F
9829 SEAHAWK ROAD, LLC
DEED REF: 6189/157
PLAT: 183/44
TAX MAP: 25
PARCEL: 518







Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov

Application for Re-Zoning Request by Property Owner

The information below is a guide to the minimum requirements and expectations for the Town of Berlin Re-Zoning process and does not necessarily include all information or actions applicable to a specific Re-Zoning Request. Additional State and/or County regulations will apply to all re-zoning requests.

PROJECT INFORMATION

Property Physical Address: 10009 Old Ocean City Blvd., Berlin, Maryland 21811-0000

Property Tax Map/Parcel: Tax Map 25, Parcel 57 Tax Account Number: 03-014800

Current Zoning Designation: R-1 Residence District Desired Zoning Designation: B-2 Shopping District

Property Owner Name: Mayor and Council of Berlin

Mailing Address: 10 William Street, Berlin, Maryland 21811-0000 (Owner)/6200 Coastal Highway, Suite 200 Ocean City, Maryland 21842 (Applicant/Attorney)

Phone: 410-723-1400 (Applicant/Attorney) Email: mcropper@ajgalaw.com (Applicant/Attorney)

Representative (if applicable) Name: Mark Spencer Cropper as attorney for Coastal Venture Properties, LLC

Representative Mailing Address: 6200 Coastal Highway, Suite 200 Ocean City, Maryland 21842

Phone: 410-723-1400 Email: mcropper@ajgalaw.com

By my signature below, I affirm that:

1. I have sufficient legal authority to submit this Request for Re-zoning;
2. The information provided is true and correct to the best of my knowledge;
3. I have read and understand this document and have been given the opportunity to request additional information or clarification of any items included below.
4. I understand that Re-zoning is a legal process and that it is recommended that I engage with legal counsel to represent my best interests in this process.

Printed name: Mark Spencer Cropper/Attorney for Coastal Venture Properties, LLC

Signature: Date: May 12, 2025

This document is generally intended to be used for a party requesting re-zoning of their legally owned property(ies) and not including property owned by others. In such case additional requirements and considerations will need to be addressed.

This document is intended to be used as a guide and additional information may be requested by applicable parties/agencies, including the Town of Berlin, Worcester County, and the State of Maryland and others as appropriate. Requesters are advised to use the General Requirements, Process, and Procedures section below as a guide to determine relevant information to include in their request, or to understand what further information or data may be requested during the annexation process.

NOTE: See owner's consent form signed by Mayor Z. Tyndall - at end of applicant's submittal.

Application for Re-Zoning Request by Property Owner

Check (✓) if information is provided in the plan submittal package or indicate N/A if item is not applicable. Provide notes of explanation where necessary (use space allocated at the end of this form or additional sheet(s) as appropriate). Requests not completed per these instructions may be rejected.

(✓)	MINIMUM INFORMATION REQUIRED FOR SUBMITTAL
<input checked="" type="checkbox"/>	1. Dated request submitted to the Planning Department of the Town of Berlin. Such request may contain additional sheets providing narrative to address the various questions and information in this document.
	2. Request must contain, at a minimum;
<input checked="" type="checkbox"/>	a. Name, Address, Phone, and email of ALL legal owners of the subject property(ies). In the case of ownership by a corporation or other legal entity: authorized agent or representative(s) with a statement affirming such.
<input checked="" type="checkbox"/>	b. Signatures of ALL legal owners(s) identified above.
<input checked="" type="checkbox"/>	c. Copies of State Department of Assessments and Taxation (SDAT) Property data, including Tax Map with subject property clearly marked.
<input checked="" type="checkbox"/>	d. Reason for request including intent for use of property to include an indication of planned future use.
<input checked="" type="checkbox"/>	3. Map identifying subject property(ies) and current Town of Berlin Zoning Designation to demonstrate that property is within the Town of Berlin and to indicate zoning of surrounding properties.
<input checked="" type="checkbox"/>	4. Plat to-scale showing property and significant landmarks, structures, and other features.
<input checked="" type="checkbox"/>	5. Refer to State of Maryland Code, Land Use §4-204. Zoning regulations – Amendment, repeal, and Reclassification for the minimum information which will be addressed in the findings for re-zoning.
<input checked="" type="checkbox"/>	6. Payment of Re-zoning Request fee must accompany application. The applicant further understands that payment of the request fee does not imply approval of the request and that any fees/invoices paid as part of the re-zoning process are non-refundable regardless of final outcome. Additional invoicing for advertising costs for public hearing as applicable will be due and payable prior to final processing of successful re-zoning request..

GENERAL REQUIREMENTS, PROCESS, AND PROCEDURES FOR ANNEXATION REQUESTED BY PROPERTY OWNER

1. Minimum Requirements

- The area must be within the existing corporate limits of the municipality.
- Per MD Code, Land Use §4-204, the requester must allege and adequately demonstrate that the Re-zoning is based on:
 - A substantial change in the character of the neighborhood where the property is located; or
 - A mistake in the existing zoning classification.
- Any additional information that is relevant to the request, including land surveys and information pertaining to any of the points listed below must be compiled and presented by the requester and at their expense.

2. Review by Town of Berlin Planning Director within 30 business days of submission

- Submission of this request must be accompanied by payment of the non-refundable Re-Zoning Request Fee.
 - The Town of Berlin Planning Department will engage with the applicant and appropriate Departments of the Town and outside agencies to review the request to determine the minimum submission requirements to continue the process as appropriate, including, but not limited to:
 1. All items indicated in MINIMUM INFORMATION REQUIRED section above;
 2. Determination of general, potential benefit/detriment to surrounding properties;
 3. Determination of general, potential impact to public services including emergency services, infrastructure, Town owned/operated utilities, including stormwater, and general Town services.
- If any of the items listed above are deemed by the Planning Department to be insufficient in addressing the anticipated questions and concerns of the Planning Commission, the applicant will be invited to review and address those items prior to resubmitting. The Planning Department itself does not have the authority to halt the re-zoning process, except in cases where the applicant is either unable or unwilling to provide the necessary information. A minimum of one (1) meeting with the applicant and Town Departments and/or outside agencies will be scheduled prior to advancement of application.

3. Referral to Planning Commission:

- Following review and determination of satisfaction to the minimum requirements for consideration, the Planning Department will forward the request to the Planning Commission of the Town of Berlin for additional consideration according to the Charter and Code of the Town of Berlin and the requirements of the State of Maryland and Worcester County.
 - The Planning Commission will review the request at the next appropriately scheduled meeting of that body to determine:
 1. If, as deemed pertinent to the Planning Commission, additional data and information is required from the applicant; and/or
 2. If the request is recommended for immediate referral and recommendation to the Mayor and Council; OR
 3. The Planning Commission MAY elect to hold a public hearing within sixty (60) days of referral. Such Public Hearing shall be held in accordance with the Charter and Code of the Town of Berlin.
 - If the Planning Commission DOES NOT find the request to be appropriate and complete, they shall:
 1. Advise the applicant of their decision; and
 2. Recommend to the Mayor and Council that the request be denied.
 - The Planning Commission must render their decision within sixty (60) days of submission of the request.
- 4. Referral to the Mayor and Council:**
- Regardless of favorable or unfavorable recommendation and independent of any Public Hearing held by the Planning Commission:
 - The Mayor and Council, as required by the State of Maryland Code, Land Use, §4-204(b)(1). Zoning regulations, shall examine findings of fact that address:
 - (i) population change;
 - (ii) the availability of public facilities;
 - (iii) present and future transportation patterns;
 - (iv) compatibility with existing and proposed development for the area;
 - (v) the recommendation of the planning commission; and
 - (vi) the relationship of the proposed amendment to the local jurisdiction's plan.
 - The Mayor and Council SHALL hold a public hearing regarding such request for re-zoning.
 - Placement on an agenda of the Mayor and Council shall be dependent on meeting the advertising requirements for such public hearing.
 1. Such advertising must provide at least 15 days' notice and run for two successive weeks.
 2. Property must be posted indicating the date, time, and place of such public hearing.
 3. Notice shall contain a summary of the proposed zoning regulation or boundary.
 - A Resolution of the Town of Berlin must be drafted for passage by the Mayor and Council of the Town of Berlin at said public hearing.
- 5. Upon Approval/Denial of Re-zoning Request by the Mayor and Council:**
- If APPROVED
 - Per State of Maryland Code, Land Use §4-203 , the Zoning Resolution may not become effective until ten (10) days after the public hearing or hearings. At that time, appropriate action shall be taken to update/incorporate the re-zoning designation on Town maps and other official documents as applicable.
 - If DENIED
 - Per MD Code §4-204(b)(4) The Mayor and Council may not allow the filing of all or part of the land for which a re-zoning request has been denied on the merits in the 12 months before the date of the application.

ADDITIONAL ITEMS FOR CONSIDERATION BY APPLICANT

The applicant(s) must be aware that, if Request for Re-zoning is approved there will be future considerations and requirements imposed upon the property(ies), including, but not necessarily limited to:

- 1. All applicable conditions of the zoning designation will be applicable per Town Code and/or other authorities/agencies as appropriate.
- 2. No specific development project, whether new construction, re-development, renovation of existing structures, or other is implied to be approved by approval of the re-zoning requests; all applicable permits and approvals will be required before any development-associated work can begin. This shall include connections to Town utilities and any site plan review and approval.

Upon receipt and review of this application, and prior to advancement of the request, the applicant will be provided additional information regarding what specific considerations will be applicable to their specific request.

ADDITIONAL NOTES OF EXPLANATION: Please add additional sheets as needed.

OFFICE USE ONLY Below this line

Date Request Rec'd:	Initials:	Fee: \$	
		Check #	
	Or circle:	Cash	CC

Additional invoicing for advertisement	Inv. #: _____ Date Issued: _____	Amount \$ _____	
Date Paid: _____	Check # _____	Or circle:	Cash CC

	REVIEWED BY	Favorable Yes/No If no indicate reason (attach)	Date
PLANNING AND ZONING	_____	_____	_____
ADMINISTRATION	_____	_____	_____
ECONOMIC AND COMMUNITY DEVELOPMENT	_____	_____	_____
ELECTRIC DEPARTMENT	_____	_____	_____
FINANCE	_____	_____	_____
LEGAL	_____	_____	_____
POLICE	_____	_____	_____
PUBLIC WORKS DEPARTMENT	_____	_____	_____
STORMWATER MANAGEMENT	_____	_____	_____
WATER DEPARTMENT	_____	_____	_____
WASTEWATER DEPARTMENT	_____	_____	_____

Public Hearing Process: BY PLANNING COMMISSION	
Public Hearing Notice Published (copy attached):	1st _____ Paper _____ 2nd _____ Paper _____
Date Notice sent _____:	_____ Wor. County Planning _____ MD Dept of Planning
Public Hearing Process: BY MAYOR AND COUNCIL Resolution _____ - _____	
Public Hearing Notice Published (copy attached):	1st _____ Paper _____ 2nd _____ Paper _____
Date Notice sent _____:	_____ Wor. County Planning _____ MD Dept of Planning

Law Offices
AYRES, JENKINS, GORDY & ALMAND, P.A.
6200 COASTAL HIGHWAY, SUITE 200
OCEAN CITY, MARYLAND 21842
www.ajgalaw.com

GUY R. AYRES, III (1973-2019)
JAMES W. ALMAND
WILLIAM E. ESHAM, III
MARK SPENCER CROPPER
BRUCE F. BRIGHT
HEATHER E. STANSBURY
MAUREEN F. L. HOWARTH
RYAN D. BODLEY
BRADFORD F. KIRBY
VICTORIA O'NEILL
SPENCER AYRES CROPPER

EMAIL ADDRESS:
mcropper@ajgalaw.com

(410) 723-1400
FAX (410) 723-1861

May 12, 2025

OF COUNSEL
HAROLD B. GORDY, JR.
M. DEAN JENKINS
ALVIN I. FREDERICK

Town of Berlin
Attn: Mary Bohlen, Administrator
10 William Street
Berlin, Maryland 21811-0000

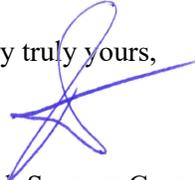
Re: Tax Map 25, Parcel 57/ Tyson Property/ Rezoning

Dear Ms. Bohlen:

Please see attached the application for re-zoning ("Application") to change the zoning classification for that improved real property generally referred to and known as Tax Map 25, Parcel 57 that is owned by the Town of Berlin ("Berlin"), but under contract to be purchased by my client, Coastal Venture Properties, LLC ("CVP"). The legal basis for the rezoning is that there is a mistake in the existing zoning and that a change in the character of the neighborhood has occurred. As the matter progresses through the approval process, I reserve the right to withdraw one of the arguments as deemed necessary or appropriate.

Should any additional information be needed in the Application to proceed with the map amendment, let me know and it will be supplied without delay. Your anticipated cooperation is appreciated.

Very truly yours,


Mark Spencer Cropper

Enclosures

Mary Bohlen

From: Mark Cropper <mcropper@ajgalaw.com>
Sent: Thursday, May 22, 2025 3:23 PM
To: Emily Morris; Ryan Hardesty
Cc: Mary Bohlen
Subject: FW: 2025 05 12 Gillis Letter & Application with Exhibits.pdf

Emily and Ryan,

In response to the below email:

2 (d). – The intended use of the property is described in the Land Disposition Agreement between Coastal Ventures Properties, LLC (“CVP”) and the Town of Berlin (“Berlin”) dated April 15, 2025 (“Agreement”) in Article I under the definition of “Project”, Section 2.1.5 and on Exhibit “D”.

4. – The property to be rezoned is described as “Parcel 57” in Recital R-1 of the Agreement. Attached to my cover letter and draft application form was a copy of the plat entitled “Subdivision Plat of Lands of Berlin Properties North, LLC, Parcel # 1705, Tax Map #301”, filed on June 4, 2008 and recorded at SVH 226/Folio 70. Since Berlin owns Parcel 57, it already knows the “significant land marks or other features.” Of greatest importance is the fact that it was previously the location of the Tyson Poultry Plant. As far as what will be demolished or remain, that has not yet been determined.

5. – (i) Population change, none of significance;
(ii) Public facilities are now and will be provided by Berlin;
(iii) Transportation patterns provided by MD Rt. 346, Rt. 50, US 113 and Berlin roads.
(iv) All proposed improvements will be compatible and permitted with C-2 zoning and surrounding uses;
(vi) The rezoning can only occur if consistent with Berlin Comprehensive Land Use Plan, which it is. That Plan supports commercial/retail uses where deemed appropriate provided adequate roads and utilities exist, which they do.

As indicated in my cover letter (previously sent with the form application), I am proceeding based upon (i) a mistake in existing zoning and (ii) a change in the character of the neighborhood. As for mistake, it is presently zoned R-1 (Residential) and it was used for industrial purposes (Tyson Plant) for decades. As for the change in the character of the neighborhood, the Tyson

Plant no longer exists and the property has been conveyed to Berlin for redevelopment purposes, including commercial and retail uses. Industrial uses are no longer favored within Berlin town limits, while commercial/retail uses are favored and benefit all of the Berlin community.

This message should be more than sufficient to address your below questions and clarifications. But, if you disagree, let me know. We intend to proceed at the next available Planning Commission meeting. Because of the terms of the Agreement, we expect the Mayor and Council of Berlin to make known to the Planning Commission that it supports the requested rezoning, even though it should be obvious by its consent to the application.

Mark

Mark Cropper
Partner
Ayres, Jenkins, Gordy & Almand, P.A.

Tel: 410-723-1400
Fax: 410-723-4730
Email: mcropper@ajgalaw.com
Web: www.ajgalaw.com



6200 Coastal Highway, Suite 200
Ocean City, MD 21842

LEGAL NOTICE

Unless expressly stated otherwise, this e-mail is intended to be confidential and may be privileged. It is intended for the addressees only. Access to this e-mail by anyone except addressees is unauthorized. If you are not an addressee, any disclosure or copying of the contents of this email or any action taken (or not taken) in reliance on it is unauthorized and may be unlawful. If you are not an addressee, please inform the sender immediately. E-mail communications may be intercepted or inadvertently misdirected. While the American Bar Association deems e-mail a valid and authorized form of communication between attorneys and clients, absolute secrecy, confidentiality, and security (of this e-mail message and any attachments thereto) cannot be assured. The relationship of attorney/client shall not be, and is not, established solely as a result of the transmission of this e-mail. Absent a written engagement letter signed by Ayres, Jenkins, Gordy and Almand, P.A., no attorney/client relationship shall be deemed to, nor shall, exist and any belief that information or documents provided by this e-mail are privileged is mistaken, unwarranted and incorrect.

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 03 Account Identifier - 014800

Owner Information

Owner Name: MAYOR & COUNCIL OF BERLIN Use: EXEMPT COMMERCIAL
 Mailing Address: 10 WILLIAM ST BERLIN MD 21811- Principal Residence: NO
 Deed Reference: /06717/ 00453

Location & Structure Information

Premises Address: 10009 OLD OCEAN CITY BLVD Legal Description: 9.35 ACS
 BERLIN 21811-0000 NORTH SIDE R-346
 SUBDIV LDS BERLIN PROPERTIES

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0025	0009	0057	30081.24	0000				2023	226/ 70

Town: BERLIN

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1950	79,547 SF		9.3500 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		LIGHT MANUFACTURING	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
Land:	610,200	710,200	07/01/2024	07/01/2025
Improvements	354,900	420,200		
Total:	965,100	1,130,400	1,075,300	1,130,400
Preferential Land:	0	0		

Transfer Information

Seller: BERLIN PROPERTIES NORTH LLC	Date: 02/17/2016	Price: \$2,500,000
Type: ARMS LENGTH MULTIPLE	Deed1: /06717/ 00453	Deed2:
Seller: HUDSON FOODS INC	Date: 12/29/2005	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: SVH /04611/ 00722	Deed2:
Seller: CORBETT ENTERPRISES INC	Date: 06/14/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: RHO /01482/ 00214	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	420	1,075,300.00	1,130,400.00
State:	420	1,075,300.00	1,130,400.00
Municipal:	420	1,075,300.00 1,130,400.00	1,075,300.00 1,130,400.00

Special Tax Recapture: None

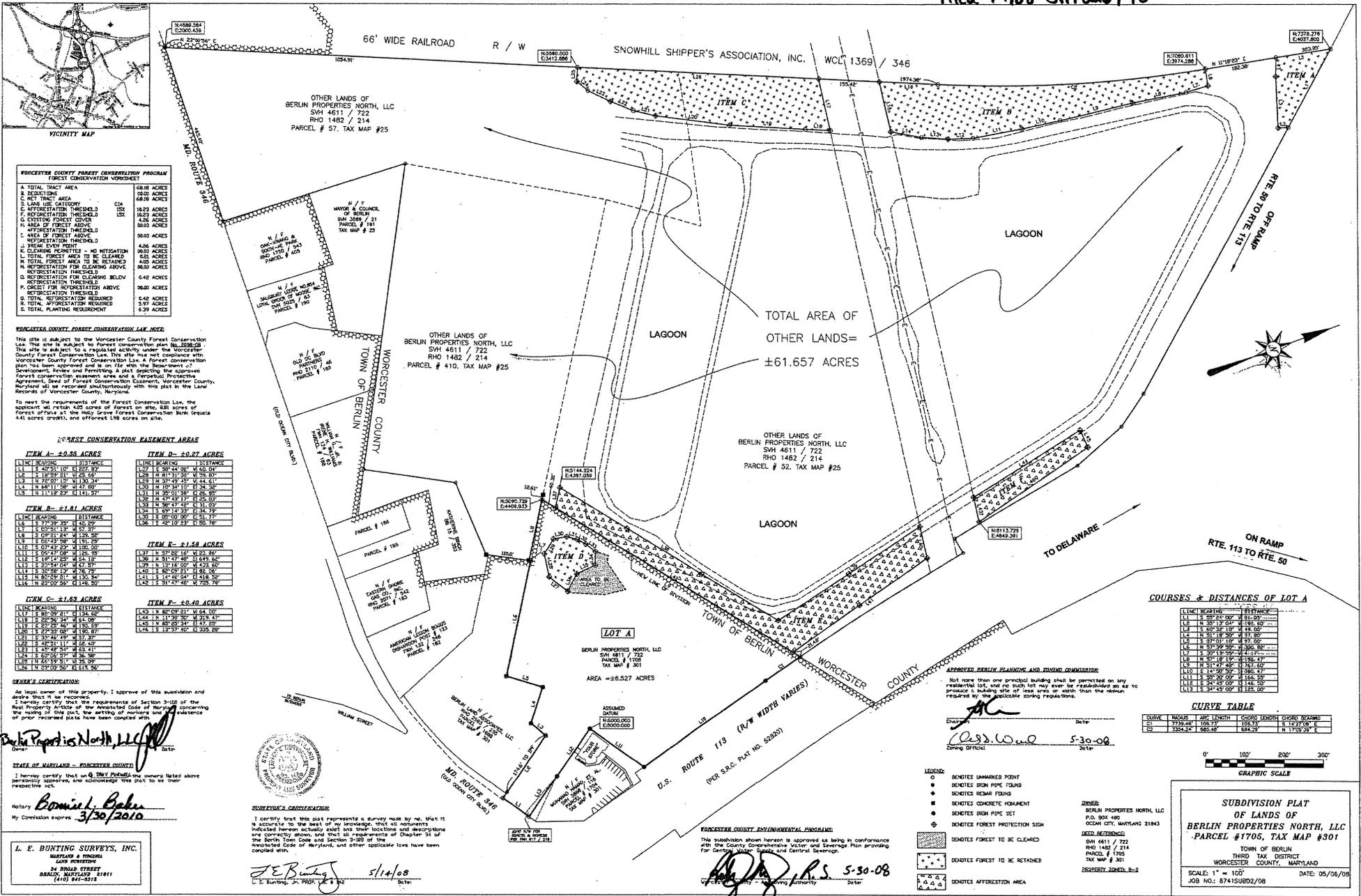
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Give Feedback



WORCESTER COUNTY FOREST CONSERVATION PROGRAM
FOREST CONSERVATION VOUCHERSET

A. TOTAL TRACT AREA	48.86 ACRES
B. DEEDS/DEEDS	43.00 ACRES
C. NET TRACT AREA	48.86 ACRES
D. LAND USE CATEGORY	CM
E. AFFORESTATION THRESHOLD	18.23 ACRES
F. REFORESTATION THRESHOLD	18.23 ACRES
G. EXISTING FOREST COVER	4.56 ACRES
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	30.63 ACRES
I. AREA OF FOREST ABOVE REFORESTATION THRESHOLD	30.63 ACRES
J. TOTAL FOREST AREA TO BE CLEARED	4.30 ACRES
K. TOTAL FOREST AREA TO BE RETAINED	4.30 ACRES
L. REFORESTATION FOR CLEARING ABOVE	36.33 ACRES
M. REFORESTATION FOR CLEARING BELOW	0.42 ACRES
N. FOREST FOR REFORESTATION ABOVE	36.33 ACRES
O. TOTAL REFORESTATION REQUIRED	3.97 ACRES
P. TOTAL AFFORESTATION REQUIRED	4.29 ACRES
Q. TOTAL PLANTING REQUIREMENT	8.26 ACRES

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE
This site is subject to the Worcester County Forest Conservation Law. The site is subject to a regulated activity under the Worcester County Forest Conservation Law. A forest conservation plan has been approved and on file with the Commissioner of Development, Review and Permitting. A plan depicting the approved forest conservation easement areas and a Forested Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland will be recorded simultaneously with this plan in the Land Records of Worcester County, Maryland.

To meet the requirements of the Forest Conservation Law, the applicant will retain 432 acres of forest on 888 acres of forest of State at the Holy Grove Forest Conservation Book Grounds 443 acres acreage and offset 108 acres on site.

FOREST CONSERVATION EASEMENT AREAS

ITEM A - 20.56 ACRES	
LINE BEARING	DISTANCE
L1	15 40'51.10" E 137.87'
L2	15 20'00.12" W 130.34'
L3	15 11'18.82" E 141.97'
L4	15 11'18.82" E 141.97'
L5	15 11'18.82" E 141.97'
L6	15 11'18.82" E 141.97'
L7	15 11'18.82" E 141.97'
L8	15 11'18.82" E 141.97'
L9	15 11'18.82" E 141.97'
L10	15 11'18.82" E 141.97'
L11	15 11'18.82" E 141.97'
L12	15 11'18.82" E 141.97'
L13	15 11'18.82" E 141.97'
L14	15 11'18.82" E 141.97'
L15	15 11'18.82" E 141.97'
L16	15 11'18.82" E 141.97'
L17	15 11'18.82" E 141.97'
L18	15 11'18.82" E 141.97'
L19	15 11'18.82" E 141.97'
L20	15 11'18.82" E 141.97'
L21	15 11'18.82" E 141.97'
L22	15 11'18.82" E 141.97'
L23	15 11'18.82" E 141.97'
L24	15 11'18.82" E 141.97'
L25	15 11'18.82" E 141.97'
L26	15 11'18.82" E 141.97'
L27	15 11'18.82" E 141.97'
L28	15 11'18.82" E 141.97'
L29	15 11'18.82" E 141.97'
L30	15 11'18.82" E 141.97'
L31	15 11'18.82" E 141.97'
L32	15 11'18.82" E 141.97'
L33	15 11'18.82" E 141.97'
L34	15 11'18.82" E 141.97'
L35	15 11'18.82" E 141.97'
L36	15 11'18.82" E 141.97'
L37	15 11'18.82" E 141.97'
L38	15 11'18.82" E 141.97'
L39	15 11'18.82" E 141.97'
L40	15 11'18.82" E 141.97'
L41	15 11'18.82" E 141.97'
L42	15 11'18.82" E 141.97'
L43	15 11'18.82" E 141.97'
L44	15 11'18.82" E 141.97'
L45	15 11'18.82" E 141.97'
L46	15 11'18.82" E 141.97'
L47	15 11'18.82" E 141.97'
L48	15 11'18.82" E 141.97'
L49	15 11'18.82" E 141.97'
L50	15 11'18.82" E 141.97'
L51	15 11'18.82" E 141.97'
L52	15 11'18.82" E 141.97'
L53	15 11'18.82" E 141.97'
L54	15 11'18.82" E 141.97'
L55	15 11'18.82" E 141.97'
L56	15 11'18.82" E 141.97'
L57	15 11'18.82" E 141.97'
L58	15 11'18.82" E 141.97'
L59	15 11'18.82" E 141.97'
L60	15 11'18.82" E 141.97'
L61	15 11'18.82" E 141.97'
L62	15 11'18.82" E 141.97'
L63	15 11'18.82" E 141.97'
L64	15 11'18.82" E 141.97'
L65	15 11'18.82" E 141.97'
L66	15 11'18.82" E 141.97'
L67	15 11'18.82" E 141.97'
L68	15 11'18.82" E 141.97'
L69	15 11'18.82" E 141.97'
L70	15 11'18.82" E 141.97'
L71	15 11'18.82" E 141.97'
L72	15 11'18.82" E 141.97'
L73	15 11'18.82" E 141.97'
L74	15 11'18.82" E 141.97'
L75	15 11'18.82" E 141.97'
L76	15 11'18.82" E 141.97'
L77	15 11'18.82" E 141.97'
L78	15 11'18.82" E 141.97'
L79	15 11'18.82" E 141.97'
L80	15 11'18.82" E 141.97'
L81	15 11'18.82" E 141.97'
L82	15 11'18.82" E 141.97'
L83	15 11'18.82" E 141.97'
L84	15 11'18.82" E 141.97'
L85	15 11'18.82" E 141.97'
L86	15 11'18.82" E 141.97'
L87	15 11'18.82" E 141.97'
L88	15 11'18.82" E 141.97'
L89	15 11'18.82" E 141.97'
L90	15 11'18.82" E 141.97'
L91	15 11'18.82" E 141.97'
L92	15 11'18.82" E 141.97'
L93	15 11'18.82" E 141.97'
L94	15 11'18.82" E 141.97'
L95	15 11'18.82" E 141.97'
L96	15 11'18.82" E 141.97'
L97	15 11'18.82" E 141.97'
L98	15 11'18.82" E 141.97'
L99	15 11'18.82" E 141.97'
L100	15 11'18.82" E 141.97'

OWNER'S CERTIFICATION
As legal owner of the property, I approve of this subdivision and desire that it be recorded. I hereby certify that the requirements of Section 3-100 of the Real Property Article of the Annotated Code of Maryland and the Berlin Town Code and Section 3-100 of the Annotated Code of Maryland, and other applicable laws have been complied with.

STATE OF MARYLAND - WORCESTER COUNTY
I hereby certify that on 6 MAY 2008 the owners listed above heretofore appeared, and acknowledged this plat to me in my respective acts.

Notary **Comell Baker**
My Commission expires **3/30/2010**

L. E. BUNTING SURVEYS, INC.
MAYNARD & WINDOM
24 BRAD STREET
BETHESDA, MARYLAND 20814
(410) 641-5218

SURVEYOR'S CERTIFICATION
I certify that this plat represents a survey made by me, that it is accurate to the best of my knowledge, that all monuments indicated hereon actually exist and their locations and descriptions are correctly shown, and that all requirements of Chapter 34 of the Berlin Town Code and Section 3-100 of the Annotated Code of Maryland, and other applicable laws have been complied with.

L. E. Bunting, Jr. PRM, L.S. & S.D.
5/14/08
Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAM
This subdivision shown hereon is approved as being in conformance with the County Comprehensive Vector and Sewerage Plan provided for County Vector, Sewerage, and Central Sewerage.

APPROVED BERLIN PLANNING AND ZONING COMMISSION
Not more than one principal building shall be permitted on any residential lot, and no such lot may ever be established so as to produce a building site of less area or width than the minimum required by the applicable zoning regulations.

DATE: 5-30-08
ZONING OFFICIAL: [Signature]
DATE: 5-30-08

LEGENDS
● DENOTES UNMARKED POINT
● DENOTES IRON PIPE FOUND
● DENOTES REMAR FOUND
● DENOTES CONCRETE MONUMENT
● DENOTES IRON PIPE SET
● DENOTES FOREST PROTECTION SIGN
● DENOTES FOREST TO BE CLEARED
● DENOTES FOREST TO BE RETAINED
● DENOTES AFFORESTED AREA

COURSES & DISTANCES OF LOT A

LINE	BEARING	DISTANCE
L1	15 40'51.10" E	137.87'
L2	15 20'00.12" W	130.34'
L3	15 11'18.82" E	141.97'
L4	15 11'18.82" E	141.97'
L5	15 11'18.82" E	141.97'
L6	15 11'18.82" E	141.97'
L7	15 11'18.82" E	141.97'
L8	15 11'18.82" E	141.97'
L9	15 11'18.82" E	141.97'
L10	15 11'18.82" E	141.97'
L11	15 11'18.82" E	141.97'
L12	15 11'18.82" E	141.97'
L13	15 11'18.82" E	141.97'
L14	15 11'18.82" E	141.97'
L15	15 11'18.82" E	141.97'
L16	15 11'18.82" E	141.97'
L17	15 11'18.82" E	141.97'
L18	15 11'18.82" E	141.97'
L19	15 11'18.82" E	141.97'
L20	15 11'18.82" E	141.97'
L21	15 11'18.82" E	141.97'
L22	15 11'18.82" E	141.97'
L23	15 11'18.82" E	141.97'
L24	15 11'18.82" E	141.97'
L25	15 11'18.82" E	141.97'
L26	15 11'18.82" E	141.97'
L27	15 11'18.82" E	141.97'
L28	15 11'18.82" E	141.97'
L29	15 11'18.82" E	141.97'
L30	15 11'18.82" E	141.97'
L31	15 11'18.82" E	141.97'
L32	15 11'18.82" E	141.97'
L33	15 11'18.82" E	141.97'
L34	15 11'18.82" E	141.97'
L35	15 11'18.82" E	141.97'
L36	15 11'18.82" E	141.97'
L37	15 11'18.82" E	141.97'
L38	15 11'18.82" E	141.97'
L39	15 11'18.82" E	141.97'
L40	15 11'18.82" E	141.97'
L41	15 11'18.82" E	141.97'
L42	15 11'18.82" E	141.97'
L43	15 11'18.82" E	141.97'
L44	15 11'18.82" E	141.97'
L45	15 11'18.82" E	141.97'
L46	15 11'18.82" E	141.97'
L47	15 11'18.82" E	141.97'
L48	15 11'18.82" E	141.97'
L49	15 11'18.82" E	141.97'
L50	15 11'18.82" E	141.97'
L51	15 11'18.82" E	141.97'
L52	15 11'18.82" E	141.97'
L53	15 11'18.82" E	141.97'
L54	15 11'18.82" E	141.97'
L55	15 11'18.82" E	141.97'
L56	15 11'18.82" E	141.97'
L57	15 11'18.82" E	141.97'
L58	15 11'18.82" E	141.97'
L59	15 11'18.82" E	141.97'
L60	15 11'18.82" E	141.97'
L61	15 11'18.82" E	141.97'
L62	15 11'18.82" E	141.97'
L63	15 11'18.82" E	141.97'
L64	15 11'18.82" E	141.97'
L65	15 11'18.82" E	141.97'
L66	15 11'18.82" E	141.97'
L67	15 11'18.82" E	141.97'
L68	15 11'18.82" E	141.97'
L69	15 11'18.82" E	141.97'
L70	15 11'18.82" E	141.97'
L71	15 11'18.82" E	141.97'
L72	15 11'18.82" E	141.97'
L73	15 11'18.82" E	141.97'
L74	15 11'18.82" E	141.97'
L75	15 11'18.82" E	141.97'
L76	15 11'18.82" E	141.97'
L77	15 11'18.82" E	141.97'
L78	15 11'18.82" E	141.97'
L79	15 11'18.82" E	141.97'
L80	15 11'18.82" E	141.97'
L81	15 11'18.82" E	141.97'
L82	15 11'18.82" E	141.97'
L83	15 11'18.82" E	141.97'
L84	15 11'18.82" E	141.97'
L85	15 11'18.82" E	141.97'
L86	15 11'18.82" E	141.97'
L87	15 11'18.82" E	141.97'
L88	15 11'18.82" E	141.97'
L89	15 11'18.82" E	141.97'
L90	15 11'18.82" E	141.97'
L91	15 11'18.82" E	141.97'
L92	15 11'18.82" E	141.97'
L93	15 11'18.82" E	141.97'
L94	15 11'18.82" E	141.97'
L95	15 11'18.82" E	141.97'
L96	15 11'18.82" E	141.97'
L97	15 11'18.82" E	141.97'
L98	15 11'18.82" E	141.97'
L99	15 11'18.82" E	141.97'
L100	15 11'18.82" E	141.97'

CURVE TABLE

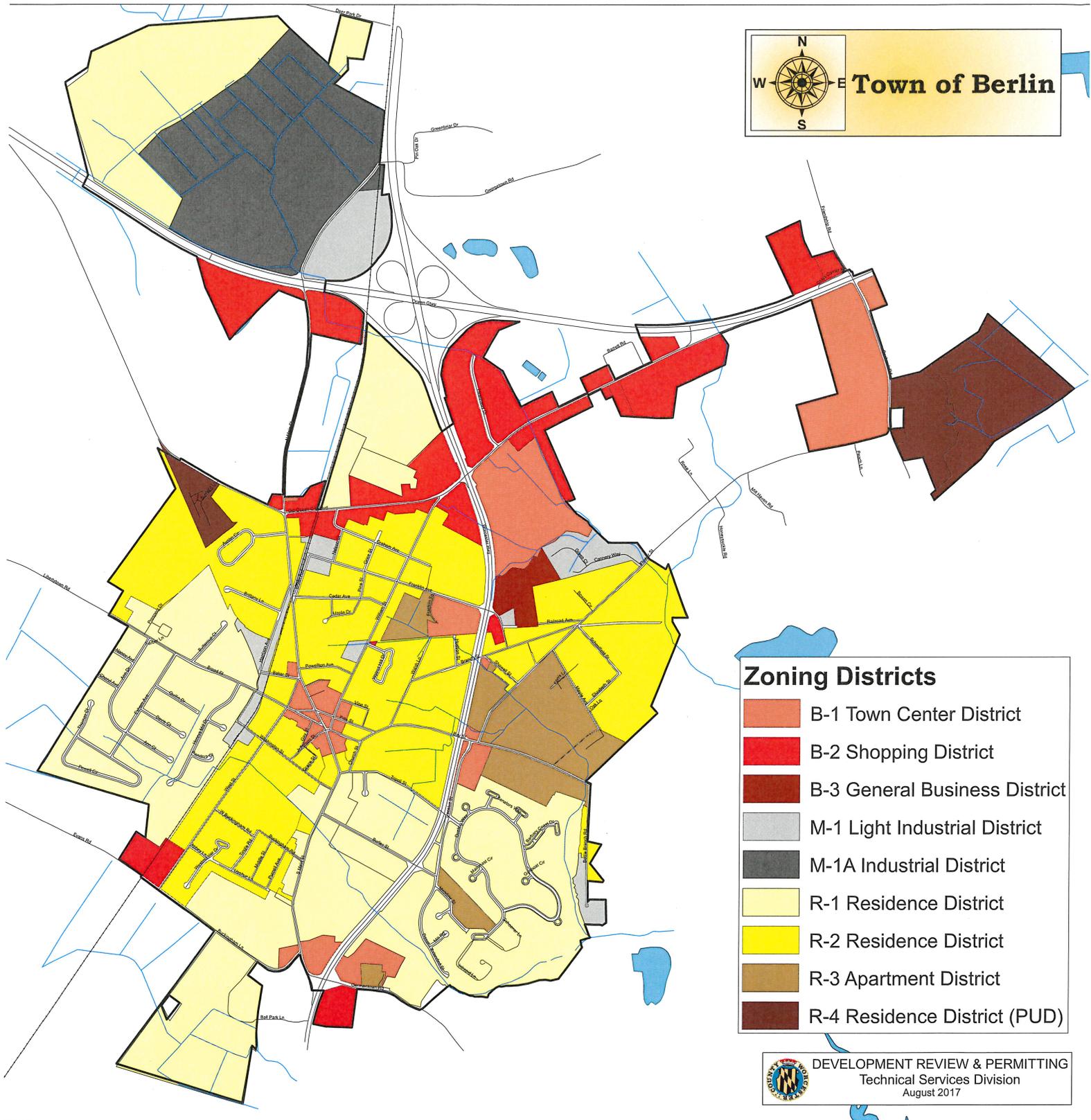
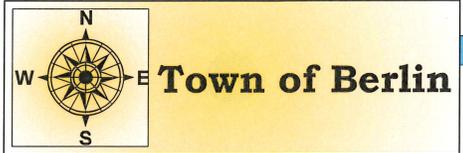
CURVE	ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	77.9948°	108.73'	108.73'	S 147.00° E
C2	335.471°	108.47'	108.47'	N 17.52° W

GRAPHIC SCALE
0' 100' 200' 300'

SUBDIVISION PLAN OF LANDS OF BERLIN PROPERTIES NORTH, LLC - PARCEL #1705, TAX MAP #301
TOWN OF BERLIN
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 100'
DATE: 05/08/08

ASSUMED DATA
NAD 83
ELECTRONIC
E: 6000000
N: 6000000

NOTES
BERLIN PROPERTIES NORTH, LLC
P.O. BOX 480
OCEAN CITY, MARYLAND 21843
ASSUMED BESSINGS
SVM 4611 / 722
RHO 1482 / 214
PARCEL # 1705
TAX MAP # 301
PROPERTY ZONED: B-2

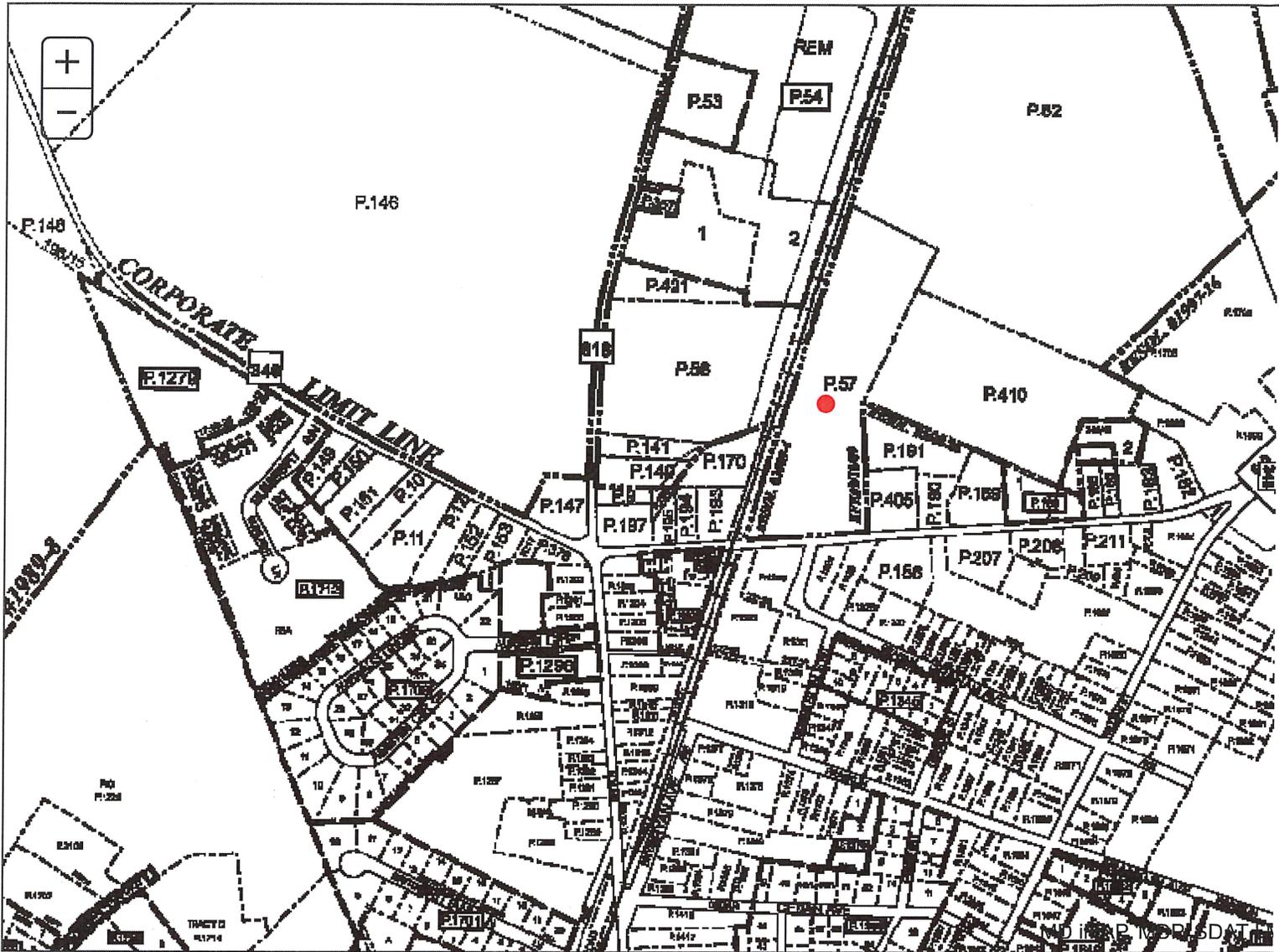


Zoning Districts

-  B-1 Town Center District
-  B-2 Shopping District
-  B-3 General Business District
-  M-1 Light Industrial District
-  M-1A Industrial District
-  R-1 Residence District
-  R-2 Residence District
-  R-3 Apartment District
-  R-4 Residence District (PUD)


 DEVELOPMENT REVIEW & PERMITTING
 Technical Services Division
 August 2017

District: **03** Account Number: **014800**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov

OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the Applicant, **Coastal Ventures Properties, LLC (and its authorized representatives, Palmer Gillis and Mark Cropper)**, to file on behalf of the owner all rezoning, conditional use, variance, special exception, or other land use or permitting applications necessary to amend proffers, and develop **Worcester County Tax Map number(s) 03-014800** as the applicant may reasonably determine for the purposes of: **requesting the Property to be rezoned from R-1 Residence District to B-2 Shopping District,**

and further authorize any of the following: _____

OWNER ACKNOWLEDGEMENT & CONSENT

Mayor and Council of Berlin

Owner/Company

Zackary Tyndall
Signature

Zackary Tyndall
Print Name

Mayor
Title

STATE OF MARYLAND COUNTY OF WORCESTER to wit:

On this 21 day of may, **2025**, before me, Zackary Tyndall, the Mayor of Town of Berlin, known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to within the instrument and acknowledged that he executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Kathryn Daub
(Signature of Notary Public)

Notary Public

My Commission Expires: 5/23/2027

