



WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
125 N. DIVISION STREET, ROOM 203
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
PHONE: 410-548-4860 | FAX: 410-548-4955

Julie M. Giordano
County Executive

Bunky Luffman
Director of Administration

Steven S. Lakin
Assistant Director of Administration

Tracey G. Taylor
Director

WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

March 19, 2026

**ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING**

4:00 P.M. Convene, Chip Dashiell, Chairman

County Minutes – Meeting of February 19, 2026

4:05 P.M. **PRELIMINARY/FINAL SUBDIVISION PLAN – RAEGAN’S RUN** – Bierman Family LLC, rep. by Parker and Associates – Riverside Road – TT Town Transition – M0047, G0016, P0065 – (B. Thayne)

PLANNING DIRECTOR UPDATES – (T. Taylor)

MEETING DATES – April 16 and May 21, 2026

MOTION FOR ADJOURNMENT

Agenda items might not be considered in sequence. This agenda is subject to change to include the addition or deletion of items, including closed session. If a closed session is utilized, it will be pursuant to either General Provisions Article of the Maryland Annotated Code, § 3-305(b)(1), the “personnel matters” exception, or General Provisions Article of the Maryland Annotated Code, § 3-305(b)(7), the “legal advice” exception.



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MINUTES

The Wicomico County Planning and Zoning Commission ("Commission") met in regular session on February 19, 2026, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Daniel Moreno-Holt, Vice Chairman
Sara Bynum-King
Mandel Copeland
Teri Denton
Tanesha Siggers

PLANNING STAFF:

Tracey Taylor, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")
Janae Merchant, Recording Secretary, PZCD
Colin Harrison, PZCD

Andrew Illuminati, Wicomico County, Department of Law

Chairman Dashiell called the meeting to order at 4:04 p.m.

MINUTES: The County minutes from January 15, 2026, were brought forward for approval. Mr. Daniel Moreno-Holt moved to approve the minutes, seconded by Mr. Mandel Copeland; the motion carried. The minutes from the January 15, 2026, meeting were **APPROVED**.

Chairman Dashiell requested that everyone who planned to testify before the Commission stand and be sworn in; Mr. Andrew Illuminati administered the Oath.

PUBLIC HEARING – CRITICAL AREA OFFICIAL MAPS - Repeal and replace the Official Critical Area District Map as enumerated in Chapter 125-4 of the Wicomico County Code. (C. Harrison & F. McKenzie)

The Public Hearing began at 4:06 p.m.

Mr. Andrew Illuminati read the Public Hearing notice.

Mr. Frank McKenzie and Mr. Colin Harrison approached the table. Mr. Harrison presented the Staff Report.

Mr. Harrison stated that in the spring of 2008, legislation was passed and signed into law requiring the State to work cooperatively with local jurisdictions to update the Critical Area maps in all affected jurisdictions. The legislation directed the Department of Natural Resources to prepare a Statewide base map that includes a State-determined shoreline and landward boundary of tidal wetlands, and to digitally generate a georeferenced thousand-foot Critical Area boundary, as appropriate, for integration into the Geographic Information System. Wicomico County and our municipalities were granted two years to adopt the new Critical Area boundary maps. We were just made aware that we need to file by March 4th, prior to the Critical Area Commission meeting. Since we are assisting Mardela Springs, we will need them to generate a similar letter. Given the timing to get through the Planning Commission and Council, we are not going to make that deadline. So, we will be asking for an extension from the Critical Area Commission.

Staff recommended that the Planning Commission forward a **FAVORABLE** recommendation to the County Council for the repeal and replacement of the Official Critical Area District Map, as enumerated in Chapter 125-4, entitled "Official Maps" of the Wicomico County Code.

With no comments from the public or the Commission members, Ms. Sara Bynum-King moved to forward a favorable recommendation to the County Council for the repeal and replacement of the official Critical Area District Map, as enumerated in Chapter 25-4, entitled "Official Maps," of the Wicomico County Code. Seconded by Ms. Teri Denton, which was duly carried.

Chairman Dashiell stated the motion was **APPROVED**.

The Public Hearing concluded at 4:11 p.m.

MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012 (SB 236) – "SEPTIC TIER LAW" – OVERVIEW AND PRESENTATION (T. Taylor)

Ms. Tracey Taylor presented a Septic Tiers Law 101 session using a PowerPoint slideshow on "**Sustainable Growth and Agricultural Preservation Act of 2012 (SB236)**." The purpose and intent of the law is to address the environmental impacts of on-site septic systems and the negative impacts they have when they start to fail. The law applies to every political subdivision. So, all municipalities and counties in the State of Maryland must comply with this law. The law applies only to residential subdivisions; it does not affect commercial, institutional, or industrial development.

SB236 became effective July 1, 2012; anything that occurred prior to this date was grandfathered. Local governments were required to formally adopt a Tier Map by December 31, 2012. If one was not adopted, then no major subdivisions on septic were permitted. Municipalities had the option not to implement a Tier Map, but if they did not, they could not approve any major subdivisions in their jurisdiction. The State allowed local governments to change the definition of a minor subdivision. Wicomico County modified its definition of minor subdivision and increased the number of lots from five (5) to seven (7).

The Tier Law focuses on residential development, distinguishing between major and minor subdivisions. It required a jurisdiction to classify its lands into four tiers. Once classified, the tiers were submitted to the State for review and consideration. The tiers are as follows:

- ▶ Tier I: Areas currently served by sewerage systems. Major and minor subdivisions permitted on public sewerage systems; no on-site septic systems permitted.
- ▶ Tier II: Areas planned to be served by sewerage systems. Major subdivisions on public sewerage systems – no major subdivisions permitted with on-site septic systems. Minor subdivisions on public sewerage systems and on-site septic systems are permitted; however, on-site septic systems shall be considered “interim” systems until public sewer is available.
- ▶ Tier III: Areas not planned to be served by sewerage systems; areas where residential growth on septic systems can occur. Major and minor subdivisions permitted with on-site, community, and shared sewerage disposal systems.
- ▶ Tier IV: Areas planned for preservation/conservation and not planned to be served by sewerage systems. Major subdivisions with on-site septic systems are not permitted. Minor subdivisions are permitted with on-site septic systems.

Chairman Dashiell thanked Ms. Taylor for the presentation.

PLANNING DIRECTOR UPDATES – (T. Taylor)

Ms. Taylor provided updates on the following:

- The RFP for the Comprehensive Plan update has been released. Ms. Taylor anticipates bids coming in and an award out by the end of March or early April. The first thing in the RFP is a kickoff orientation meeting with the Planning Commission. Monthly work sessions have been built into the schedule. If the Commission agenda is light, we should be able to incorporate work sessions into the regularly scheduled meeting. Mr. Matt Littlejohn, our Long Range Planner, will be the Project Manager for the comp plan update.
- MOU’s went out with to the engineers to all the municipalities for the Comprehensive Water Sewer Plan update.
- The Housing Study is being reviewed by Ms. Lori Carter, Ms. Kaylee Justice, Ms. Joni Kindell, and Ms. Taylor. It will be brought before the Commission in March or April.
- The Public Hearing for the manufactured / modular housing legislation will probably go before the County Council at the first meeting in March.
- Last month’s amendment, reviewed by the Commission, will probably be heard by the County Council at the second meeting in March.
- The process has begun for rewriting the subdivision regulations. There are sections that require reworking to make them more usable and up to date. Hopefully, this information will be before the Commission early to midsummer.
- A set of regulations to allow for accessory dwelling units is something that we will be working on in the next couple of months, and hopefully, we’ll bring it to you early to midsummer, because that State law is effective October 1, 2026.
- Ms. Taylor has been reviewing an average of five legislative bills per week through MACo to ensure we provide the right testimony for or against whatever is coming our way. The one Ms. Taylor is concerned about is a middle housing bill, which is aimed at duplexes, triplexes, quadplexes, and similar homes. An analysis of all of our vacant and underutilized commercial and industrial land needs to be completed to allow for middle housing on those lands. Instead of putting housing on underutilized or vacant commercial properties, Ms. Taylor believes we should entice businesses to locate there, create jobs, keep people here, and help people earn money so they can afford housing.

MEETING DATES – March 19, 2026, and April 16, 2026

Chairman Dashiell announced the meeting dates for the next two months.

ANNOUNCEMENTS

With no additional comments, Chairman Dashiell requested a motion to adjourn the meeting. Ms. Bynum-King made the motion, seconded by Mr. Moreno-Holt, and the motion was duly carried.

The meeting adjourned at 5:04 p.m.

The next regular meeting of the Wicomico County Planning Commission will be held on March 19, 2026.

This is a summary of the meeting's proceedings. Detailed information is in the permanent files for each case, as presented and filed with the Wicomico County Department of Planning and Zoning and Community Development Office.

Charles "Chip" Dashiell, Chairman

Tracey G. Taylor, Secretary

Janae Merchant, Recording Secretary



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PRELIMINARY/FINAL PLAT REVIEW

Application:

Date Submitted: 8/1/2024

Review Cycle: March 2026

Name of Subdivision: Raegan's Run

Applicant: Parker & Associates
528 Riverside Drive
Salisbury MD 21801

Owner: Bierman Family LLC
3440 Dorothy Ave
Joppa, MD 21085

Location: Southerly side of Riverside Road, northwest of Fruitland

Property Data: Election District: #16 – Fruitland

Tax Map: 47 Grid: 16 Parcel: 65

Deed Reference: 3636/268

Chesapeake Bay Critical Area: Partial Limited Development Area (LDA)

100-Year Floodplain: No

Paleochannel Overlay District: No

Subdivision Information:

- a. **Present use of Land:** undeveloped
- b. **Present zoning:** TT

Surrounding zoning: TT, R-20

- c. **Approximate total acres in site:** 52.94
- d. **Proposed number of lots:** 10 + Remaining Lands
- e. **Minimum lot size required by zoning ordinance:** 20,000 sq. ft. (with individual well and septic)
- f. **Proposed average lot size:** 1.445 acres
- g. **Proximity to community facilities:**
 - 1. **School districts:** Fruitland Primary, Fruitland Intermediate, Bennett Middle, Bennett High.
 - 2. **Fire district:** Fruitland
 - 3. **Airport:** 7.0 miles
 - 4. **Neighborhood recreation:** Fruitland Recreational Park
- h. **Natural features:** Open farm land; predominantly flat, regulated stream along a portion of the westerly property line
- i. **Drainage:** Good
- j. **Historic sites:** None per National Register of Historic Places
- k. **Comprehensive Plan Relationship:** Inside the Metro Core, Town Transition Land Use Designation
- l. **Comprehensive Sewerage and Water Plan Relationship:**
 - 1. **Water:** not in a planned service area (W-6)
 - 2. **Sewer:** not in a planned service area (S-6)

STAFF REPORT

MEETING DATE – March 19th, 2026

Application:

Subdivision Name: Raegan's Run

Jurisdiction: Wicomico County

Type of Plat: Preliminary/Final Major Subdivision

Applicant: Parker & Associates

528 Riverside Drive

Salisbury, MD 21801

PROPOSAL:

The applicant proposes the subdivision of 10 lots averaging 1.445 acres each from this property on the southerly side of Riverside Drive. All lots will have frontage on a new interior cul-de-sac. The land area is in a Town Transition zoning district just northwest of the City of Fruitland.

DEPARTMENT OF PUBLIC WORKS COMMENTS:

In their review of the proposed subdivision, the Department of Public Works made note of the following:

Parker and Associates has submitted a completed construction plan to the Department of Public Works per the requirements of §200-21 of the Wicomico County Subdivision Code. Prior to the Department's full approval of the plan, Parker must submit an approved construction cost estimate and bond, an approved maintenance agreement, and an approved Public Works Agreement. These submittals will be a condition of the final recordation of the subdivision plat. The Department of Public Works has provided Parker with a letter of approval to proceed to final plat approval with the Planning Commission (Attachment G).

BOARD OF EDUCATION COMMENTS:

Wicomico County Board of Education reported that two of the schools currently serving this future development (Fruitland Primary and Fruitland Intermediate) are anticipated to be over 100% utilization next school year. This development could increase utilization farther beyond the State Rated Capacity (Attachment D). By 2030, it is projected that enrollment in Fruitland Intermediate will have increased to 111.1% utilization, causing capacity concerns. They further noted that Wicomico County Public Schools experienced significant

enrollment growth, specifically at the elementary level, in SY 2024-2025 and are implementing a School Boundary Adjustment in SY 2025-2026.

WICOMICO COUNTY HEALTH DEPARTMENT:

The Health Department has indicated that the on-site wells and sewage reserve areas are approved.

MARYLAND WETLANDS AND WATERWAYS PROGRAM:

The Wetlands and Waterways Division of the Maryland Department of the Environment provided comment that there are mapped wetlands and/or hydric soils or streams in the vicinity of this property. Parker & Associates is highly encouraged to consult with MDE to verify the presence of wetlands, buffers, streams, and the 100-year floodplain in relation to any activities planned for this property as any activity may be subject to MDE regulatory requirements.

OTHER COMMENTS:

The following agencies have reviewed this subdivision and provided comment that will have no adverse impact on their operations, facilities, or areas of concern:

- 1) The Maryland State Police
- 2) The Maryland Department of Transportation
- 3) Wicomico County Department of Parks, Recreation, and Tourism
- 4) The Wicomico Environmental Trust
- 5) The Wicomico Preservation Trust
- 6) The Maryland Department of Natural Resources

PLANNING DEPARTMENT COMMENTS:

In October 2011, Raegan's Run was submitted to Wicomico County's Planning and Zoning Department (DPZ) as a 33-lot subdivision, which was revised to a ten-lot subdivision in 2015, and in 2023. The initial submission of this development proposal included an on-site community septic system; however the developer decided to abandon the community septic system and proceed with on-site wells and septic systems. When the 2015 and 2023 revisions to the proposed subdivision were submitted to DPZ, the property was classified on the Wicomico County Tier Map as Tier IIA, which does not allow major subdivisions (more than seven lots). Therefore, the applicant requested a Tier Map amendment to redesignate the property from Tier IIA to Tier III, which allows major subdivisions served by on-site well and individual septic systems. In October of 2025, Parker submitted to DPZ a sketch plan to facilitate the Planning Commission's approval of a request for Tier re-designation. On October 16, 2025 the sketch plat was reviewed in a Planning Commission public hearing, and approved by the Planning Commission to redesignate the property as Tier III. Should the Planning Commission approve the final subdivision plat, the record plat placed in the County Land Records, which will formalize the Planning Commission's Tier redesignation approval.

The record plat for this subdivision and the decision letter sent after this hearing will include language documenting the Tier redesignation, and this change will be tracked internally by Planning and Zoning until the Tier Map can be amended.

As proposed, this subdivision has met all minimum Zoning and Subdivision standards for lot size, road frontage, setbacks, and right-of-way width, per Chapters 200 (Subdivision) and 225 (Zoning) of the Wicomico County Code.

An amendment to the Wicomico County Comprehensive Water and Sewer Plan was approved by the County Council in May of 2025 to modify the original plan, which indicated that this parcel was intended for future public water and sewer access. Maryland Department of the Environment completed its approval of this amendment in August (Attachments C and E).

A portion of the property lies within the Limited Development Area of the Chesapeake Bay Critical Area. This subdivision plat does not propose development of the section of the property within the Critical Area, and any future activity within the LDA must meet the requirements of the Critical Area Chapter of the County Code. Compliance with the Forest Conservation Act regulations must be met on the remainder of the land. Planning and Zoning Staff has determined that the previously approved 2016 Forest Conservation Plan remains valid (without amendment) for this proposed subdivision.

With regards to the relocation of the 10' right-of-way shown on the plat, staff requires that either:

1. A deed of easement relocating the 10' right-of-way for the benefit of Parcel 664 be recorded in the Land Records for Wicomico County prior to Final Plat recordation, or the owner(s) of Parcel 664 must become signers on this plat; or
2. A deed extinguishing the right-of-way be recorded in the Land Records prior to Final Plat recordation. The right-of-way serves no purpose since Parcel 664 now has frontage and a driveway along Sharps Point Road.

Although this property is located outside of the mapped floodplain, a 50-foot flood protection setback will be imposed along Malone's Branch. This area is also a proposed Forest Conservation Regeneration Area. A long-term agreement to prohibit development in this area must be recorded in Land Records prior to Final Plat approval of the subdivision plat.

All lot owners will become members of a homeowners association (HOA), which will own Parcels 1 and 2. A deed conveying Raegans Run Drive to Wicomico County will be approved prior to the recordation of the Final Plat.

PROPOSED CONDITIONS:

- 1) The Department of Public Works must receive the following from Parker and Associates prior to recordation of the final plat:
 - a. An approved construction cost estimate and bond for 150% of that amount.
 - b. An approved Public Works Agreement.
 - c. An approved Maintenance Agreement.
- 2) All lot owners must become members of a homeowners association and the Articles of Incorporation for this association must be recorded prior to or simultaneously with the final subdivision plat. Covenants and Restrictions for this HOA shall be recorded in the Land Records of Wicomico County with the final plat.
- 3) A deed conveying the newly constructed road must be provided to the Planning and Zoning Department within 180 days of recordation of the final plat.
- 4) The Planning Commission signature block on the final plat must contain language specifying the Tier redesignation per the requirements of Appendix VI of the Wicomico County Comprehensive Plan.
- 5) The final plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
- 6) This approval is subject to further review and approval and conditions imposed by the Departments of Planning and Zoning and Public Works.

PREPARED BY: Becky Thayne
DATE: March 12, 2026

ATTACHMENT A: AERIAL PHOTOGRAPH

ATTACHMENT B: SKETCH PLAT

ATTACHMENT C: WATER/SEWER RESOLUTION

ATTACHMENT D: WCBOE PROJECTIONS

ATTACHMENT E: MDE COMMENTS

ATTACHMENT F: MDP COMMENTS

ATTACHMENT G: PUBLIC WORKS APPROVAL LETTER

RAEGAN'S RUN SUBDIVISION - ATTACHMENT A



COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND

2025 Legislative Session

Legislative Day No. 09

RESOLUTION NO. 52 - 2025

Introduced by: The President of the Council at the request of the County Executive

A RESOLUTION TO AMEND THE 2009 WICOMICO COUNTY COMPREHENSIVE WATER AND SEWER PLAN FOR RAEGAN'S RUN SUBDIVISION, RIVERSIDE DRIVE EXTENDED.

WHEREAS, the Bierman Family, LLC has requested a reclassification of the current S-4 sewer designation to an S-6 sewer designation to allow for the construction of a 10-lot subdivision with individual well and septic systems; and

WHEREAS, the Maryland Department of Planning, Maryland Department of the Environment and the Wicomico County Department of Planning and Zoning have reviewed the amendment request for consistency with the 2017 Wicomico County Comprehensive Plan and Growth Tier Map and after thorough review of the request finds that the proposed Water and Sewer Plan Amendment aligns with the goals and land-use framework established in the 2017 Wicomico County Comprehensive Plan, and

WHEREAS the property's current Tier Map designation is a Tier IIA, removal of the property from a proposed sewer service area for 10 individual lots to be served by individual well and on-site septic systems, will require a Tier Map adjustment to a Tier III, and

WHEREAS, the County Executive and the Department of Public Works recommend the amendment of the Wicomico County Comprehensive Water and Sewer Plan.

NOW, THEREFORE, BE IT RESOLVED, the County Council of Wicomico County, Maryland, amends the Wicomico County Comprehensive Water and Sewer Plan to allow for the area planned for a 10-lot subdivision to be designated S-6 to have individual well and septic systems for Raegan's Run Subdivision, Riverside Drive Extended.

DONE at Salisbury, Maryland this 6th day of May, 2025.

ATTEST:

COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND

Laura Hurley, Council Administrator

John T. Cannon, Council President (SEAL)

CERTIFICATION

THIS RESOLUTION was Adopted [checked], Adopted with Amendments, Failed, Withdrawn by the County Council on May 6, 2025.

Certified by Laura Hurley, Council Administrator

Raegan's Run

4/1/2025



School Attendance Areas	Current Impact to Schools			Next Year Impact to Schools			Future Impact to Schools		
	Current (9/30/24) FTE	Current SRC	Current Utilization	DRAFT 2025 Projected Enrollments	Current SRC	Potential Utilization	DRAFT 2030 Projected Enrollments	Current SRC	Potential Utilization
Fruitland Primary	445	474	93.9%	512	474	108.0%	562	636	88.4%
Fruitland Intermediate	343	378	90.7%	388	378	102.6%	420	378	111.1%
Bennett Middle	963	1114	86.4%	951	1114	85.4%	1018	1114	91.4%
James M. Bennett High	1474	1496	98.5%	1482	1496	99.1%	1436	1496	96.0%



Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary
Adam Ortiz, Deputy Secretary

August 13, 2025

The Honorable John T. Cannon
Council President
Wicomico County Council
125 North Division Street
P.O. Box 870
Salisbury, MD 21803-0870

Dear President Cannon:

The Maryland Department of the Environment (MDE) has completed its review of the Wicomico County Adopted Resolution No. 52-2025 (Amendment) to the 2010 Wicomico County Water and Sewerage Plan. The Amendment includes water and sewer category changes for the property located at Tax Map 0047, Parcel 0065 (Raegan's Run Subdivision) from W-4/S-4 (3-5 Year) to W-6/S-6 (No Planned Service). The Wicomico County Council adopted the Amendment on May 6, 2025. See enclosed sewer changes in the maps below.

- Reclassification of Tax Map 0047, Parcel 0065 (Raegan's Run Subdivision) from W-4/S-4 (3-5 Year) to W-6/S-6 (No Planned Service). The category change supports the use of individual wells and on-site septic systems for 10 individual lots.

Maryland Department of Planning Findings

The Maryland Department of Planning (MDP) has reviewed the water and sewerage plan amendment pursuant to MDP's mandate to advise MDE on local comprehensive plan consistency and other appropriate matters as required by Environment Article Section 9-507 (b)(2) and the Land Use Article Section 1-304. MDP has advised MDE the following:

1. From a land use perspective, the WSP amendment appears to be consistent with the 2017 Wicomico County Comprehensive Plan (Comprehensive Plan) Land Use Chapter. The Comprehensive Plan recognizes that Town Transition land uses are located within a county designated growth area; however, there are no affirmative statements that Town Transition land uses must be served by public sewer.
2. From a public facilities perspective, the water and sewer plan amendment appears to be consistent with the Comprehensive Plan's Community Facilities Chapter. There is an absence of any text indicating that the provision of public sewer is required for Town Transition land use, or for any of the land use designations

associated with the Comprehensive Plan's designated growth areas (Comprehensive Plan, page 9-2).

3. The parcel is located within a county-certified PFA; however, Planning did not concur with that certification, as Planning determined that not all criteria for PFA designation were met. Therefore, the parcel is currently shown as a PFA comment area. Should this WSP amendment be adopted by the county and approved by MDE, this property will no longer be planned for public sewer within 10 years, which is one of the PFA criteria for achieving concurrence by Planning. As such, the subject parcel will continue to be shown as a PFA comment area on Planning's PFA map.
4. Given that Tier IIA precludes the intended major subdivision of 10 lots, if the Raegan's Run WSP amendment is adopted by the county and subsequently approved by MDE, prior to the review and approval of any subdivision creating in excess of 7 lots or parcels, the County must amend this property's Tier Map designation to reflect the property as Tier III, defined as: "Areas located within a designated growth area as depicted on the County Zoning Map and not planned to be served by a public, community, or shared sewerage system. On-site individual sewerage disposal systems [are] allowed for major and minor subdivisions."

If there are comments or questions regarding MDP's review, MDE encourages the County to contact MDP. See enclosed MDP's comments and contact information.

MDE Review and Action

MDE has reviewed the proposed amendment in accordance with §9-507 of the Environment Article, Annotated Code of Maryland and its findings are listed below. These findings and any actions required by the County, or recommended to the County, have been included and taken into consideration in MDE's final decision.

1. **Wetlands and Waterways Protection Program (WWPP) Comments**

There are mapped/wetlands hydric soils or streams and 100-year floodplains in the vicinity of the property. The applicant is encouraged to consult with the Wetlands and Waterways Program to verify the presence of wetlands, their buffers, stream and its 100-year floodplain in relation to any activities which are planned for the property. Activities in these water resources may be subject to regulatory requirements from the MDE's Wetlands and Waterways Program.

There may be wetland or waterway impacts associated with the project. Impacts will be reviewed by MDE during application review. Pre-application meetings are also available to discuss avoidance, minimization, and restoration after temporary impacts. The Wetlands and Waterways Program (Program) encourages a site design which avoids, or if avoidance is not practicable, minimization of impacts from activities in regulated stream or wetland resources. Early coordination with the Program is encouraged.

Please see enclosed WWPP comments and contact information.

2. Water Resources Element

There is an updated Water Resources Element (WRE) guidance. The 2022 update WRE guidance can be found at the following link:

<https://planning.maryland.gov/Pages/OurWork/RRP/envr-planning/water-resources-mg/2022/2022-guidance-update.aspx>

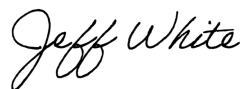
The 2022 guidance includes best practices for protecting receiving waters and for integrating climate change and equity considerations into local water resource planning. By updating the WRE, a required element of local comprehensive plans, jurisdictions will identify recommendations and strategies necessary for ensuring community resilience and sustainability, which can inform and be informed by project and policy needs for county water and sewer plan updates.

3. Please be reminded that the Wicomico County Water and Sewerage Plan (WSP) update is overdue. COMAR requires that the County provide a copy of the Draft Water and Sewer Plan to MDE with enough time prior to County adoption for a thorough review, at least 60 days. This action ensures that MDE's comments can be incorporated, as appropriate, in the County's final WSP.

In accordance with §9-507(a) of the Environment Article, Annotated Code of Maryland, the Department hereby **approves Wicomico County's Resolution No. 52-2025 (Amendment)** to the **2010 Wicomico County Water and Sewerage Plan**. See the enclosed maps below.

This completes MDE's review, as required by §9-507 of the Environment Article, Annotated Code of Maryland. If you need further assistance on these matters, please contact Robin Pellicano, Division Chief at (410) 537-3578, toll-free at (800) 633-6101, or by e-mail at robin.pellicano@maryland.gov.

Sincerely,



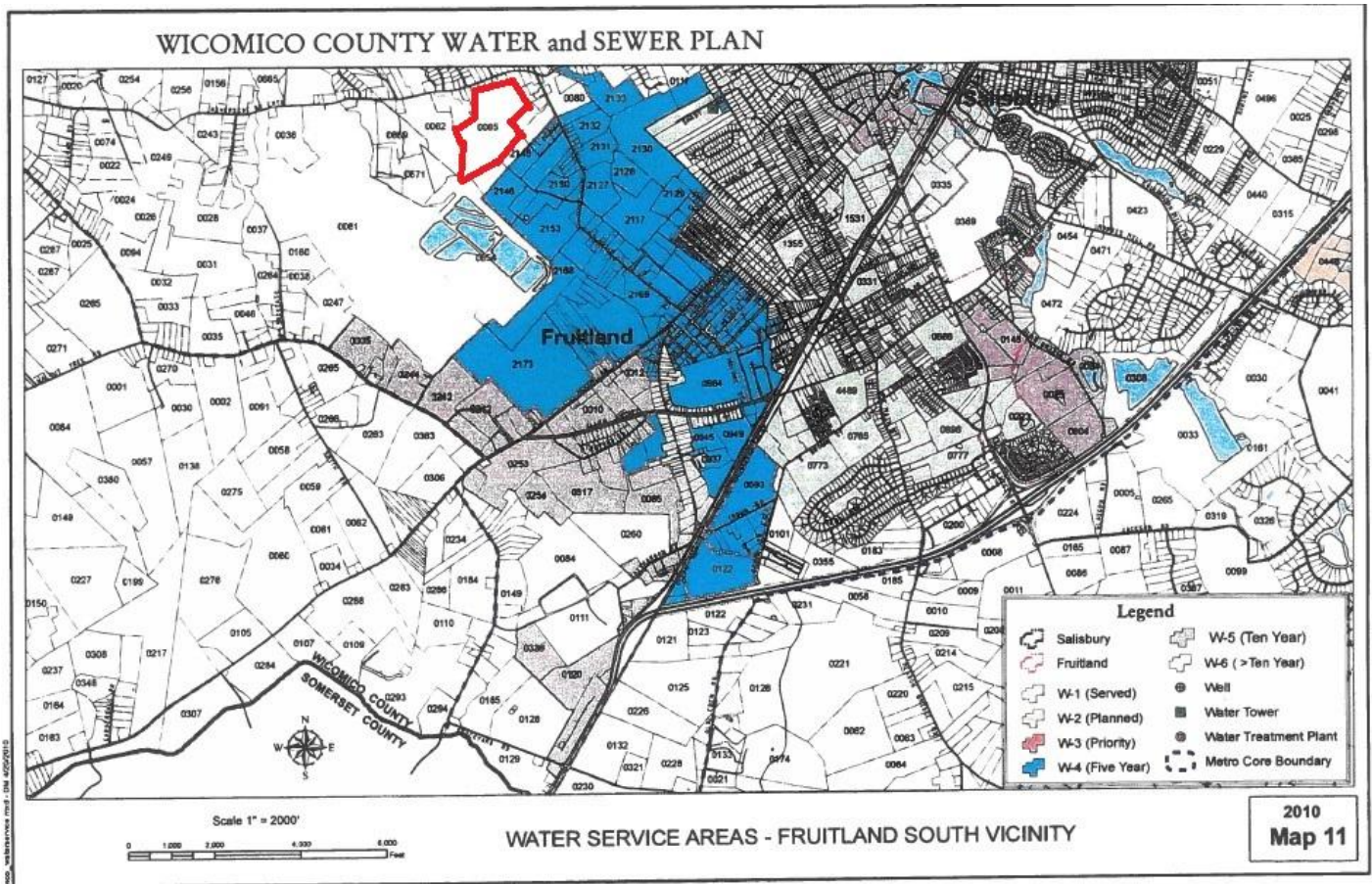
Jeff White, Acting Manager
Watershed Protection, Restoration, and Planning Program
Water and Science Administration
Enclosures

cc: Brian E. Wilkins, Wicomico County Department of Public Works
Heather Lankford, Wicomico County Department of Public Works
Jason Dubow, Director, Research, Review and Policy Division, MDP
Matthew C. Rowe, CC-P, Deputy Director, WSA, MDE

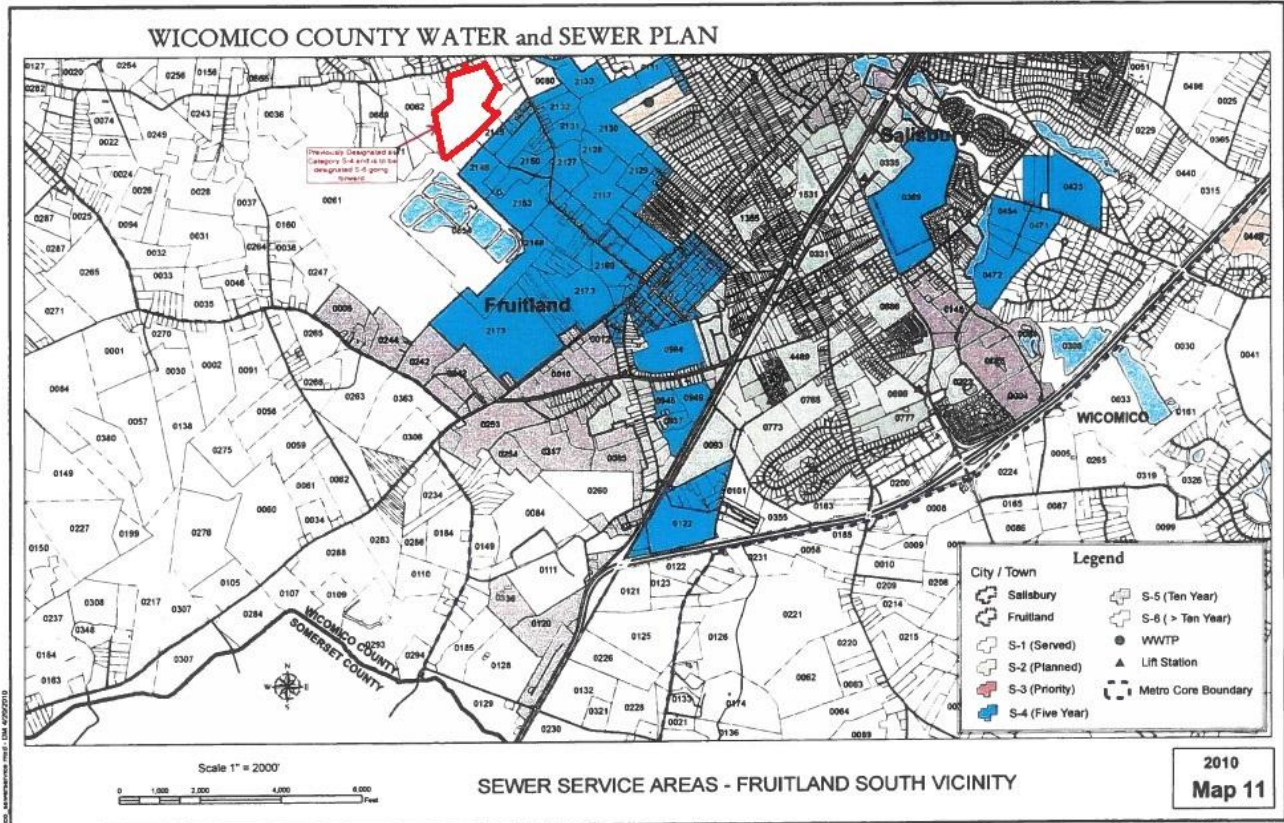
Summary of Wicomico Resolution No. 52-2025

Properties	Applicant	Request	Council Action	MDE Action
Tax Map 0047, Parcels 0065	Bierman Family, LLC	W-4/S-4 to W-6/ S-6	Approve W-6/ S-6	Approve W-6/ S-6

Wicomico Resolution No. 52-2025: Water Map Changes



Wicomico Resolution No. 52-2025: Sewer Map Changes



Wes Moore
Governor
Aruna Miller
Lt. Governor



Rebecca L. Flora
AICP, LEED ND / BD+C
Secretary
Kristin R. Fleckenstein
Deputy Secretary

July 24, 2025

Jeff White, Deputy Program Manager
Watershed Protection, Restoration and Planning Program
Water and Science Administration
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, Maryland 21230

RE: Wicomico County water and sewer plan adopted amendment Res. 52-2025, (tax map 0047, parcel 0065)

Dear Mr. White:

Thank you for providing the Maryland Department of Planning (MDP) with a copy of the adopted amendment to the 2010 Wicomico County Water and Sewer Plan (WSP). MDP has reviewed the above-referenced water and sewer plan amendment pursuant to our mandate to advise the Maryland Department of the Environment (MDE) on local comprehensive plan consistency and other appropriate matters as required by Environmental Article Section 9-507(b)(2).

The Wicomico County Council adopted WSP amendment Res. 52-2025 on May 6, 2025, with no changes to the draft version that MDP previously reviewed in a letter transmitted to MDE on June 16, 2022. That letter is attached and MDP's analysis for the adopted version of this amendment is the same.

If you have any questions or concerns regarding these comments, please contact Keith Lackie at 410-713- 3464, or keith.lackie@maryland.gov.

Sincerely,

Jason Dubow, CC-P
Director, Research, Review and Policy Division

cc: Robin Pellicano, Nicholai Francis-Lau, Steve Alfaro, and Shania Hyatt, MDE Tony

Redman, DNR
Dwight Dotterer, MDA
Joseph Griffiths, Keith Lackie, and Mary Daughton, MDP

Enclosure: MDP-MDE Review Letter - Wicomico Draft Amendment – (Raegans Run Subdivision)



Maryland DEPARTMENT OF PLANNING

June 16, 2022

Ms. Dinorah Dalmasy, Manager, Integrated Water Planning Program
Maryland Department of the Environment
Water and Science Administration
1800 Washington Boulevard
Baltimore, MD 21230

RE: Wicomico County (Raegans Run Subdivision)—draft amendment to reclassify and remap, from W-4/S-4 (5 Year) to W-6/S-6 (> Ten Year), one (1) property within Wicomico County (tax map 0047, parcel 0065)

Dear Ms. Dalmasy:

The Maryland Department of Planning (Planning) has reviewed the referenced Wicomico County Water and Sewer Plan (WSP) draft amendment pursuant to our mandate to advise the Maryland Department of the Environment on local comprehensive plan consistency and other appropriate matters as required by Environment Article Section 9-507 (b)(2).

Comprehensive Plan Consistency Findings:

*From a land use perspective, the WSP draft amendment appears to be consistent with the 2017 Wicomico County Comprehensive Plan (Comprehensive Plan) Land Use Chapter. The property subject to this draft amendment is designated as *Town Transition* land use, as depicted on the Comprehensive Plan's Proposed Land Use Map 7-2 (Comprehensive Plan, unnumbered page). The Comprehensive Plan recognizes that *Town Transition* land uses are located within a county designated growth area; however, there are no affirmative statements that *Town Transition* land uses must be served by public sewer. More specifically, the *Town Transition* land use is described (in full) as:*

“The purpose of the *Town Transition* land use category is to establish a rural/municipal transition district at appropriate locations along the periphery of existing cities and towns. *A portion of the areas around Delmar, Fruitland, Sharptown, Mardela Springs, Hebron, Pittsville, and the Town of Willards may be served in the future by extension of public services or remain as a County designated growth area* [emphasis added]. These areas are suitable for commercial development and other uses appropriate in scale to the surrounding environs.” (Comprehensive Plan, page 2-8).

*From a public facilities perspective, the water and sewer plan draft amendment appears to be consistent with the Comprehensive Plan’s *Community Facilities Chapter*. As with the *Land Use Chapter* analysis, immediately above, a finding of apparent consistency with the Comprehensive Plan, *from a public facilities perspective*, is a result of the absence of any text indicating that the provision of public sewer is required for *Town Transition* land use, or for any of the land use designations associated with the Comprehensive Plan’s designated growth areas (Comprehensive Plan, page 9-2).*

Planning Matters:

Planning notes that the property subject to this draft amendment is not located within the City of Fruitland’s Municipal Growth Area as a designated “Growth Area” (*Fruitland 2009 Comprehensive Plan, Map 5: Growth Areas*). The exclusion of this property from the six (6) municipal growth areas depicted in Fruitland’s Comprehensive Plan indicates that the city does not intend to annex this property over the city comprehensive plan’s planning horizon.

Priority Funding Area (PFA) Consistency Review Comments:

The parcel is located within a county-certified PFA; however, Planning did not concur with that certification, as Planning determined that not all criteria for PFA designation were met. Therefore, the parcel is currently shown as a PFA comment area. Should this WSP amendment be adopted by the county and approved by MDE, this property will no longer be planned for public sewer within 10 years, which is one of the PFA criteria for achieving concurrence by Planning. As such, the subject parcel will continue to be shown as a PFA comment area on Planning’s PFA map.

Wicomico County Tier Review Comments:

Planning notes that the property owner’s intent to subdivide this property into 10 individual lots (to be served by individual well and on-site septic systems) cannot be achieved absent an amendment to the *Wicomico County Growth Tier Map* (Comprehensive Plan, Appendix 6). This property is currently designated as Tier IIA, defined as:

“Areas planned to be served by public, community, or shared sewerage systems and located within a designated growth area as depicted on the County Zoning Map. This Tier permits minor and major subdivisions; however, on-site individual sewerage systems are allowed only for interim uses in minor subdivisions. Major subdivisions must be served by a public, shared, or community sewerage system [emphasis added].”

The Wicomico County Code, Part II, General Legislation - Subdivision of Land (Subsection 200-4 – Term Defined; General Requirements) Subpart B. states:

“The term ‘minor subdivision’ shall mean any subdivision that may contain up to seven or fewer lots, plats, sites or other division of land to be served by individual on-site

sewage disposal systems [emphasis added]. Minor subdivisions other than those excluded in § 200-3A shall be subject to all set aside requirements.”

Given that Tier IIA precludes the intended major subdivision of 10 lots, if the Raegans Run WSP amendment is adopted by the county and subsequently approved by MDE, prior to the review and approval of any subdivision creating in excess of 7 lots or parcels, the County must amend this property’s Tier Map designation to reflect the property as Tier III, defined as:

“Areas located within a designated growth area as depicted on the County Zoning Map and not planned to be served by a public, community, or shared sewerage system. On-site individual sewerage disposal systems [are] allowed for major and minor subdivisions.”

If you have any questions or concerns regarding these comments, please contact Keith Lackie at 410-713-3464, or keith.lackie@maryland.gov .

Sincerely,



Charles W. Boyd, AICP
Director of Planning Coordination

cc: Robin Pellicano; Nicholai Francis-Lau; Steve Alfaro; and Hannah C. Benzion,
MDE
Tony Redman, DNR
Dwight Dotterer, MDA
Joseph Griffiths; Tracey Gordy; Jason Dubow; Keith Lackie; Sylvia Mosser; and
Cassandra Malloy, Planning



WICOMICO COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
125 N. DIVISION STREET, ROOM 205
SALISBURY, MD 21801
PHONE: 410-548-4927

Julie Giordano
County Executive

Bunky Luffman
Director of Administration

Michael Svaby
Deputy Director of Public Works

Heather Lankford
Manager Engineer


February 18th, 2025

Brock Parker
Parker and Associates, Inc.
528 Riverside Drive
Salisbury, MD 21801

Re: Reagan's Run –Final Review

Mr. Parker,
Wicomico County Public Works has reviewed the above referenced project and has determined that all comments have been sufficiently addressed. You may proceed with submitting the final set of plans for signatures and approval, as well as the bond estimate for the project. Should you have any more questions please feel free to contact me.

Sincerely,


Alexander R. Jones
Principal Engineer
WCDPW

Cc Heather Lankford, Wicomico County
Brian Wilkins, Wicomico County
Brandon Pippin, Wicomico County

