

**Critical Area Commission  
Chesapeake and Atlantic Coastal Bays**

**April 9<sup>th</sup>, 2025**

**Project Committee Minutes**

**Committee Members in Attendance:** *Roberson (Co-Chair), Bradford, Gost, Grant, R. Hance, Marion, Morgan, Palma, Roche, Young*

**Guests:** Chris McCabe, Jenelle Gerthoffer (for Ocean City), Joseph Perry, Steve Miller, Brent Jett, Brock Parker, Colin Harrison

**1. Call to Order and Quorum Verification**

- Nick Kelly opened the meeting and confirmed the presence of a quorum. He also noted that the meeting was being recorded.
- Commissioner Roberson read the standard statement for virtual meetings, noting that the meeting was being streamed live to the public and that captioned minutes would be made available on the Commission's website.

**2. Approval of February 26, 2025 Minutes**

- Motion to Approve: Commissioner Grant
- Seconded by: Commissioner Hance
- Vote: The minutes were approved.

**3. Project Approval Requested: Town of Ocean City – Eagle's Landing Golf Course. Approval with conditions recommended.**

**Presenter:** Katie Hayden

Ms. Hayden presented for vote and in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The Town of Ocean City is seeking approval for upgrades to Eagle's Landing Golf Course in order to provide flood resiliency that will ensure the golf course is playable for the next 50 years. This project was originally brought before the Project Committee on May 29, 2024 for information only, and the new proposal incorporates the Committee's previous comments and concerns.

**Discussion:**

Commissioner Roberson asked about one of the photographs in the presentation which showed trees that were slated for removal. They appeared to be in tidal wetlands, but there is no mention of it in the MDE authorizations. Brent Jett, consultant for the project, explained that the wetland had been delineated and that all disturbance was going to be outside of the tidal wetland, therefore no permit was required.

Commissioner Hance thanked the County for their revisions to the plan after the feedback from last year's presentation. She said she hoped the County was making every effort to use native, habitat-appropriate, salt-tolerant plantings where possible, and Mr. Jett responded that they were.

Chair Roberson opened the floor for a motion to approve.

Motion to approve: Commissioner Marion

Seconded by: Commissioner Bradford

Vote: **Motion passed unanimously.**

#### **4. INFORMATION ONLY: Wicomico County – Cove Road Beach Park**

**Presenter:** Michael Macon

Mr. Macon presented in accordance with his memorandum. Wicomico County is requesting preliminary feedback from the Project Committee regarding the proposed improvements for the Cove Road Beach Park on the Nanticoke River, located in Bivalve, Wicomico County. Due to the various impacts detailed in the memorandum, this project will require Conditional Approval under COMAR 27.02.06 by the Critical Area Commission. The County is seeking feedback on the proposed plan and mitigation.

#### **Discussion:**

There were several comments and questions about mitigation, impervious surfaces, stormwater management, traffic needs, carrying capacity, resiliency and long-term planning. Chair Fisher asked for clarification regarding use of asphalt instead of permeable pavers. Mr. Parker responded that the county understands the impact of asphalt but that they have to balance environmental improvements with usability. Chair Fisher also asked about the use of Pirate's Wharf as the site for mitigation. Mr. Parker explained that it would allow the existing mitigation site at Pirate's Wharf to be expanded. Steve Miller, staff for Wicomico Parks and Recreation, agreed with Mr. Parker's statement but also said that the County would look into other sites closer to the Cove Beach Road Park to locate mitigation. Chair Fisher then asked about the expected number of users that would likely frequent the park. Mr. Miller stated that they expect the site to be able to hold up to 135-150 people at any one time, which allots approximately 30 square feet of beach area per person. Finally, Chair Fisher asked if the roadside parking can be limited. Mr. Miller stated that fencing and signage is in place to help reduce roadside parking.

Commissioner Roberson asked if the change to the design will allow for more resilient features to occur, and if additional plantings can occur behind the revetment. Mr. Parker stated that the revised design will minimize disturbance to wetter areas onsite. In addition, Mr. Parker said that the County will look into planting native species in that area and will also look into removal of the revetment and construction of a living shoreline.

**Meeting adjourned.**