

Critical Area Commission
Chesapeake and Atlantic Coastal Bays
Meeting held via Google Meet

February 25, 2026

Program Implementation Committee Minutes

Committee Members in Attendance: *Bunker (Chair), McCall (Co-Chair), Bland, Burris, Etherton, Hance, Herr-Cornwell, Gerthoffer, Gillis, Mulkey, Richards, Wilson,*

Guests: Stephanie Jones (Queen Anne's County), Brian Soper (Worcester County), Ryan Showalter; Dave Bradford (*not in capacity of Commissioner*)

1. Welcome and Roll Call:

- Charlotte Shearin called the meeting to order and conducted a roll call to confirm a quorum. Steve Bunker, Committee Chair, welcomed all attendees.
- Ms. Shearin noted that the meeting was streamed live to the public, and captioned minutes would be made available on the Commission's website.

2. Approval of Minutes from January 14, 2026

- Motion to Approve: Commissioner McCall
- Second: Commissioner Richards
- Abstentions: None
- Vote: The minutes were approved unanimously.

3. REFINEMENT – MOTION REQUIRED: Queen Anne's County – Text Amendment: Growth Allocation Alternative Provision

Presenter: Maggie White. Recommend Concurrence with the Chair's determination of refinement; Approval.

Ms. White presented, in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The County Commissioners of Queen Anne's County have approved a text amendment to provide alternative growth allocation standards to allow for the expansion of a non-profit institutional use.

Discussion: Commissioners Wilson and Gerthoffer both expressed appreciation for the collaboration between Queen Anne's County and the Critical Area Commission staff to find the appropriate language for the text amendment.

Motion to concur: Commissioner Rodvien moved to concur with the Chair's determination of refinement and to approve.

Second: Commissioner Wilson

Motion passed unanimously.

4. REFINEMENT – MOTION REQUIRED: Worcester County – Mapping Mistake Map Amendment: 10702 Assateague Road, Berlin

Presenter: Katie Hayden. Recommend Concurrence with the Chair’s determination of refinement; Approval.

Ms. Hayden presented in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The County Commissioners of Worcester have approved a resolution to reclassify 2.19 acres of Resource Conservation Area (RCA) to Intensely Developed Area (IDA) on the grounds of a mapping mistake.

Discussion:

Commissioner Wilson commented that he knew the property really well, and that with the east side being almost completely impervious the change would probably result in an improvement of water quality.

Commissioner Bunker asked if the restaurant on-site was still operational. **Brian Soper** responded no, and that current zoning restrictions have made the necessary renovations impossible. Rezoning should make it possible to reopen.

Motion for Concurrence: Commissioner Gerthoffer

Second: Commissioner Wilson

Vote: All in favor. Motion passed unanimously.

5. REFINEMENT – MOTION REQUIRED: Worcester County – Mapping Mistake Map Amendment: Center Drive and North Road (Tax Map 22 Parcel 268)

Presenter: Katie Hayden. Recommend Concurrence with the Chair’s determination of refinement; Approval.

Ms. Hayden presented in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. The County Commissioners of Worcester County have approved a resolution to reclassify 6.60 acres of Resource Conservation Area (RCA) to Intensely Developed Area (IDA) on the grounds of a mapping mistake.

Discussion:

Commissioner Wilson asked if 2026 stormwater standards will be applicable to any future development. Brian Soper confirmed this.

Commissioner Herr-Cornwell asked for confirmation that the growth allocation was for the lots that were platted in the 1950s, and that the remainder of the parcel will still be RCA. Ms. Hayden confirmed this.

Commissioner Wilson commented that this encourages infill development, so he is in favor of it.

Motion for Concurrence: Commissioner Gillis

Second: Commissioner Gerthoffer

Vote: Motion passed unanimously.

6. REFINEMENT – MOTION REQUIRED: – Worcester County – Mapping Mistake Map

Amendment: 9537 Croppers Island Road, Newark

Presenter: Katie Hayden

Ms. Hayden presented in accordance with the staff memo, the contents of which are incorporated into and made part of the minutes. The County Commissioners of Worcester County have approved a resolution to reclassify 30.7 acres of Resource Conservation Area (RCA) to Intensely Developed Area (IDA) on the grounds of a mistake.

Discussion:

Commissioner Bunker noted that this map amendment will not result in any change in use to the existing campground. The change is just to fix a mapping mistake regarding the Critical Area land use designation.

Commissioner Wilson stated that he would vote for the map amendment because it was a mistake, but that the campground use never should have been allowed in Newport Bay at the end of Cropper Road.

Motion for Concurrence: Commissioner Etherton

Second: Commissioner Rodvien

Vote: Motion passed unanimously.

Meeting adjourned at 1:45.

Next meeting of the Project Committee will be on April 8, 2026.