

## ***Critical Area Commission***

### **STAFF REPORT**

February 25, 2026

**APPLICANT:** Worcester County

**PROPOSAL:** Mapping Mistake Map Amendment - Center Dr and North Rd (Tax Map 22 Parcel 268)

**JURISDICTION:** Worcester County

**COMMISSION ACTION:** Concurrence with Chair's Determination of Refinement

**STAFF RECOMMENDATION:** Approval

**STAFF:** Katie Hayden

**APPLICABLE LAW/  
REGULATIONS:** Natural Resources Article §8-1809(j)(2)  
Code of Maryland Regulations 27.01.02.03

### **DISCUSSION:**

On November 18, 2025, the County Commissioners of Worcester County approved Resolution 25-27, to reclassify 6.60 acres of the County's Critical Area from Resource Conservation Area (RCA) to Intensely Developed Area (IDA) on the grounds of a mistake at the time the Critical Area was originally mapped. The reclassified area borders Center Dr and North Rd at Tax Map 22 Parcel 268 (Attachment 1). Commission staff recommends concurrence by the Critical Area Commission with the Chair to process this map amendment as a refinement and further recommends that the Chair approve the map amendment as proposed.

### **Mapping Mistake Requirements**

In order to justify a Critical Area mapping mistake, evidence must be provided that clearly demonstrates a mistake based on facts or factors at the time of original mapping.

Natural Resources Article 8-1809 (j)(2) states that a change to a Critical Area designation may be granted by a local approving authority if the proposed Critical Area classification:

1. Conforms to the State Critical Area mapping criteria;
2. (a) Is based on land uses or natural features in existence as of June 1, 2002 in the Atlantic Coastal Bays; or (b) For areas included in the Critical Area due to remapping, is based on land uses or natural features in existence at the time of the remapping;
3. Follows the local jurisdiction's documented mapping methodology for Critical Area classifications at the time of original program adoption; and

4. Is consistent with the purposes, policies, and goals of this subtitle and all criteria of the Commission.

COMAR 27.01.02.03 lists the State Critical Area mapping criteria for IDAs:

Intensely Developed Areas are those areas where residential, commercial, institutional, or industrial developed land uses predominate, and where relatively little natural habitat occurs. This land classification shall have at least one of the following features:

1. Housing density is at least four dwelling units per acre;
2. Industrial, institutional, or commercial uses are concentrated in the area; or
3. Public sewer and water collection and distribution systems are currently serving the area and housing density is greater than three dwelling units per acre.

### **Property Information**

The proposed reclassification is currently part of a 34.4-acre property (12903 Windy Dr, Ocean City) that contains a single-family dwelling. The 6.60 acres proposed to be reclassified surrounds a wetland and is partially forested. It was also part of an approved subdivision plat dated July 24, 1950 (Attachment 2) that subdivided the 6.60 acres into 18 lots, labeled Lot 41 through Lot 59 on the attached plat. The underlying zoning district for this property and the surrounding neighborhood is R-2 Suburban Residential District. The purpose of the R-2 district is to preserve existing residential subdivisions throughout the County and provide for compatible infill development in those areas.

Based on the following evidence provided by the County, the 6.60 acres was mistakenly mapped as RCA although it met the characteristics of an IDA:

1. As of the date of local program and map adoption (June 1, 2002), the lots in question were allocated equivalent dwelling units (EDUs) for sewer and water. The property owner has maintained good standing in paying those fees and continues to pay them;
2. As of the date of local program and map adoption (June 1, 2002), the lots were and remain residential in nature with a housing density greater than three dwelling units per acre; and
3. The other lots in the same platted subdivision, which are directly adjacent to Lots 41 through 59 and similarly sized, are mapped as IDA.

### **Growth Allocation Total**

This mapping mistake is one of three mistakes that will be presented before the Commission. If all are approved, the total growth allocation available within the Worcester County Atlantic Coastal Bays Critical Area will be reduced by 1.97 acres (5% of all acreage that will be converted from RCA to either LDA or IDA). This mapping mistake will contribute 0.33 acres to this total (5% of the 6.60 acres converted from RCA to IDA).

### **Recommendation**

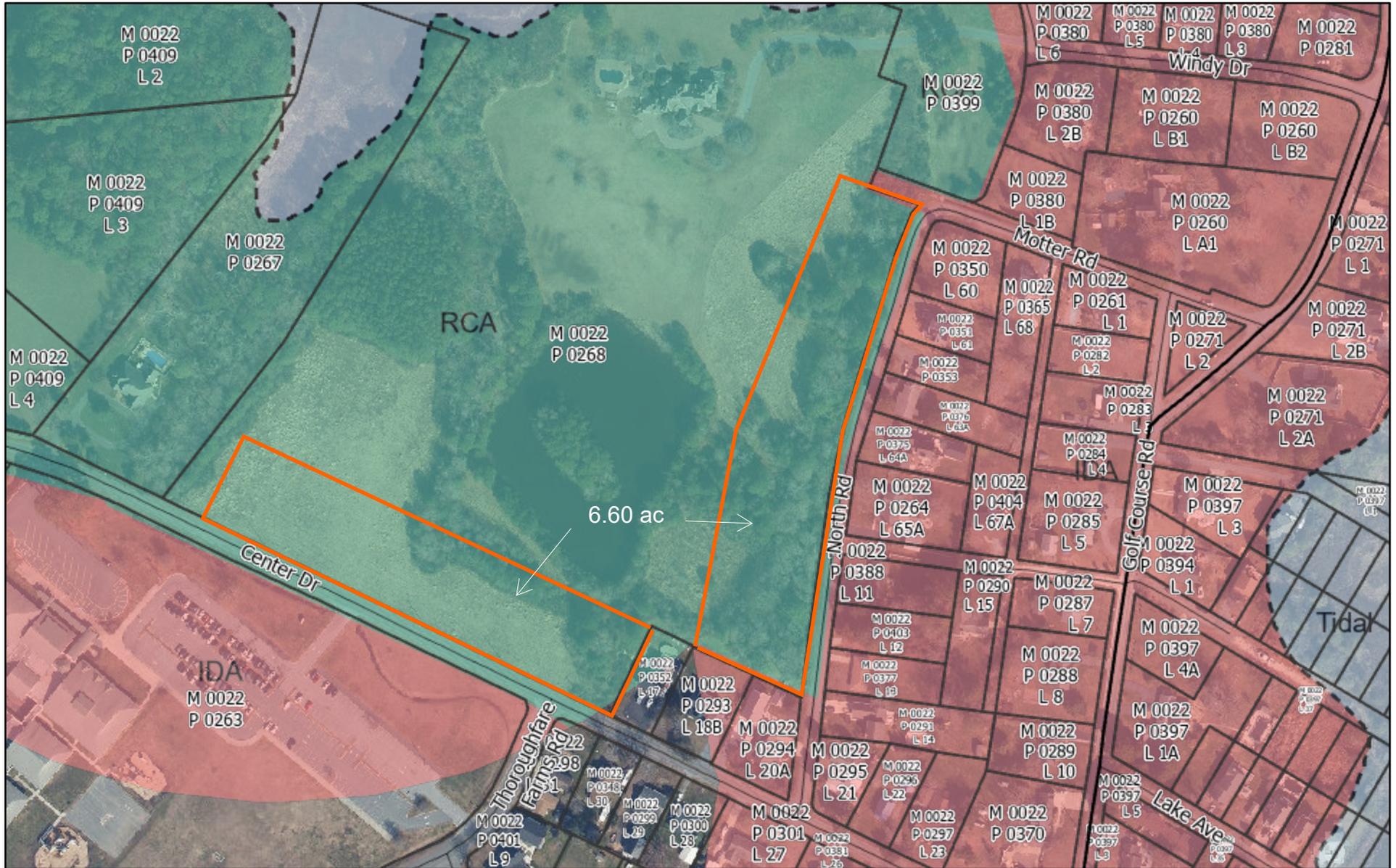
Given the above evidence, this mapping amendment is consistent with the purposes, policies, and goals of the Critical Area Law and Criteria; therefore, Commission staff recommend that the

Program Committee concur with the Chair's determination that this mapping amendment be processed as a refinement to Worcester County's Critical Area program. Furthermore, staff recommends the Chair approve the mapping amendment as proposed.

**Attachments**

1. Center Dr and North Rd Map Amendment
2. Center Dr and North Rd 1950 Plat

# Center Dr and North Rd - Critical Area Remapping



9/26/2025, 4:33:41 PM

Worcester Roads

Major

Local

Parcel Boundaries

Critical Area - MD Coastal Bays

IDA - Intensely Development Areas

RCA - Resource Conservation Areas

Tidally Influenced Areas

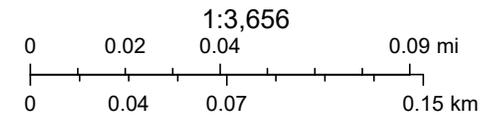
2024\_Worcester\_MG4\_20to1\_Mosaic\_Feet.sid

Red: Band\_1

Green: Band\_2

Blue: Band\_3

Attachment 4



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Originally, Spatial Systems Associates, Inc.

Web AppBuilder for ArcGIS

This map is intended for planning purposes only and not for regulatory application.

**Plat No. Two of  
THOROUGHFARE CORNER**  
Tenth Election District, Worcester County,  
a subdivision of the  
Thoroughfare Farm

The Farms Company  
Snow Hill, Maryland  
Scale: 1 inch = 100 feet  
Surveyed July 24th, 1950  
by *[Signature]*  
M.B. 076

Meridian line - magnetic - North & South of  
March 4th, 1946 - also of Thoroughfare Corner  
Plat and zero - East or West.

Line	Coordinates
1	N. 22.16 - W. 33.30
2	N. 119.55 - W. 127.50
3	N. 102.30 - W. 464.47
4	N. 243.91 - W. 364.27
5	N. 263.98 - W. 399.57
6	N. 234.46 - W. 433.77
7	N. 301.78 - W. 760.15
8	N. 443.30 - W. 665.95
9	N. 478.07 - W. 643.79
10	N. 616.11 - W. 545.25
11	N. 440.79 - W. 283.21
12	N. 299.29 - W. 377.41
13	N. 277.11 - W. 344.11
14	N. 416.63 - W. 245.91
15	N. 241.31 - E. 16.47
16	N. 99.79 - W. 77.73
17	N. 77.63 - W. 44.43
18	N. 33.30 - E. 22.16
19	N. 219.14 - E. 45.77
20	N. 86.15 - E. 249.56
21	N. 451.40 - E. 395.40
22	N. 840.12 - E. 614.94
23	N. 781.20 - E. 740.84
24	N. 423.30 - E. 200.00
25	N. 459.30 - E. 200.00
26	N. 100.53 - E. 826.47
27	N. 236.06 - E. 338.24
28	N. 360.67 - E. 573.06



The requirements  
of sections 75 & 76  
of Article 101  
of the Annotated Code  
of Maryland - 1950 Edition  
Title: Clerks of Circuit Courts)  
45 feet as they relate to  
the making of the plat  
and setting of the markers  
have been complied with

The Farms Company

MSA 85U1851-2156  
CWN 1, P 89