

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, October 1, 2026

Worcester County Government Center
One West Market St., Room 1102
Snow Hill, Maryland 21863

The public is invited to view this meeting live: <https://worcestercountymd.swagit.com/live>

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

I. Call to Order (1:00 p.m.)

II. Administrative Matters

- A. Planning Commission Meeting Minutes – August 6, 2026
- B. Planning Commission Meeting Minutes – September 10, 2026
- C. Board of Zoning Appeals Agenda – October 8, 2026
- D. Technical Review Committee Agenda – October 14, 2026

III. Waiver Request – 611 Holdings II Storage Yard

The applicant is requesting zoning code waivers regarding screening and pavement standards for a proposed gravel storage yard on a 2.42-acre parcel located on the west side of Stephen Decatur Highway Tax Map 26, Parcel 211, C-1 Neighborhood Commercial District, 611 Holdings II, LLC, owner / Vista Design, Inc., applicant/engineer.

IV. Waiver Request – Contractor Shops – 10529 Flower St.

The applicant is requesting zoning code waivers regarding screening and pavement standards for the proposed fit-out of an existing pole building into a contractor shop, as well as the construction of two additional contractor shops. Located at 10529 Flower Street, Berlin, MD, 21811. Tax Map 25, Parcel 275, Tax District 3, A-2 Agricultural District. Build Pines, LLC, owner & applicant / Frank Lynch Jr. & Associates, Inc., surveyor.

V. Atlantic Coastal Bays Growth Allocation Request - Salt Life Park (Phase 3)

Salt Life Phase III - Growth Allocation Request, 12254 Greenridge Lane, Ocean City. Tax Map: 26, Parcel 476. Request to reclassify 10.64 acres from LDA to IDA. Owner: Salt Life Park LLC. Applicant/Agent on behalf of the owner: Hugh Cropper IV.

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VI. Text Amendment - §Z 1-303 CA Commercial Airport District

§ ZS 1-303(c) - Amending the Commercial Airport District to add international telecommunications cables and a power feeding equipment building as permitted uses.

VII. Adjournment