

RESOLUTION NO. 26 - 20

**RESOLUTION TO IMPOSE A MORATORIUM ON MAP AMENDMENT APPLICATIONS
FOR PARCELS ON MD ROUTE 589 (RACETRACK ROAD)
IN WORCESTER COUNTY, MARYLAND**

Recitals

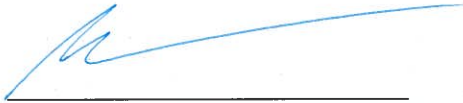
- A. For the purposes of implementing this Moratorium, a map amendment or rezoning shall refer to any application pursuant to § ZS 1-113(c) of the Worcester County Zoning and Subdivision Control Article.
- B. The County Commissioners of Worcester County, Maryland, find that the Worcester County 2006 Comprehensive Plan specifically identifies MD Route 589 (Racetrack Road), a state-owned and -maintained major collector highway, finding it to be “considered impacted from a traffic standpoint. This implies that land use should not intensify in this area. Infill development of existing platted lots should be the extent of new development. This policy shall remain until road capacity is suitably improved” (Page 80). Additionally, this roadway has been included in Worcester County’s requested Maryland Department of Transportation’s Consolidated Transportation Program (CTP) list as a transportation priority.
- C. The County Commissioners of Worcester County, Maryland, have determined that it is in the public interest for the Commissioners to have adequate time to fully consider, deliberate, and address the present and future transportation patterns of MD Route 589 (Racetrack Road), the potential impacts of existing and potential zoning classifications on the network and establish appropriate measures to mitigate such impacts;
- D. In order to lessen and control the aforementioned impacts and to provide appropriate and fitting zoning classifications, a period of study must be taken so that the County Commissioners can adequately evaluate the MD Route 589 corridor; and
- E. Section 1-118(b)(6) of the Worcester County Zoning Ordinance establishes that the County Commissioners have the power and duty to impose moratoria by resolution in order to accomplish the purposes of the Comprehensive Plan and the intent of the Worcester County Zoning Ordinance and to safeguard the planning processes and provide for smooth transitions and protect the health, safety and general welfare of the population.

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that there shall be a moratorium on the acceptance, processing and review of map amendment applications submitted on or after the effective date of this moratorium, for parcels or lots within the MD Route 589 (Racetrack Road) transportation corridor as outlined on Exhibit No. 1, for a period of twelve months, or until such time as the County Commissioners rescind this Resolution.

PASSED this 1st day of September, 2026.

Attest:

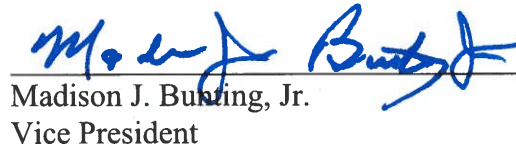
Worcester County Commissioners



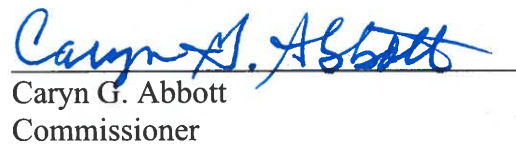
Weston S. Young
Chief Administrative Officer



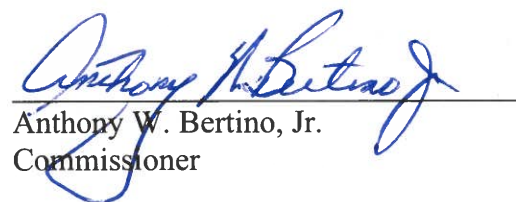
Theodore J. Elder
President



Madison J. Bunting, Jr.
Vice President



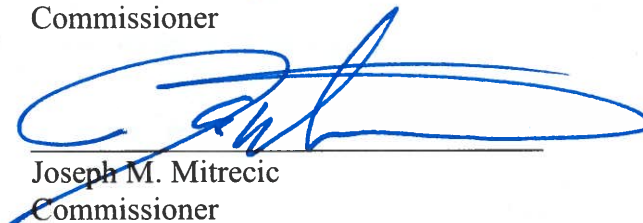
Caryn G. Abbott
Commissioner



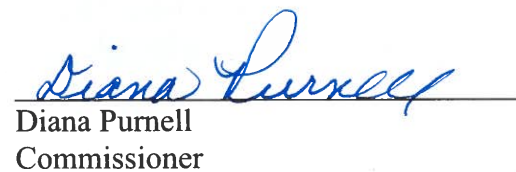
Anthony W. Bertino, Jr.
Commissioner



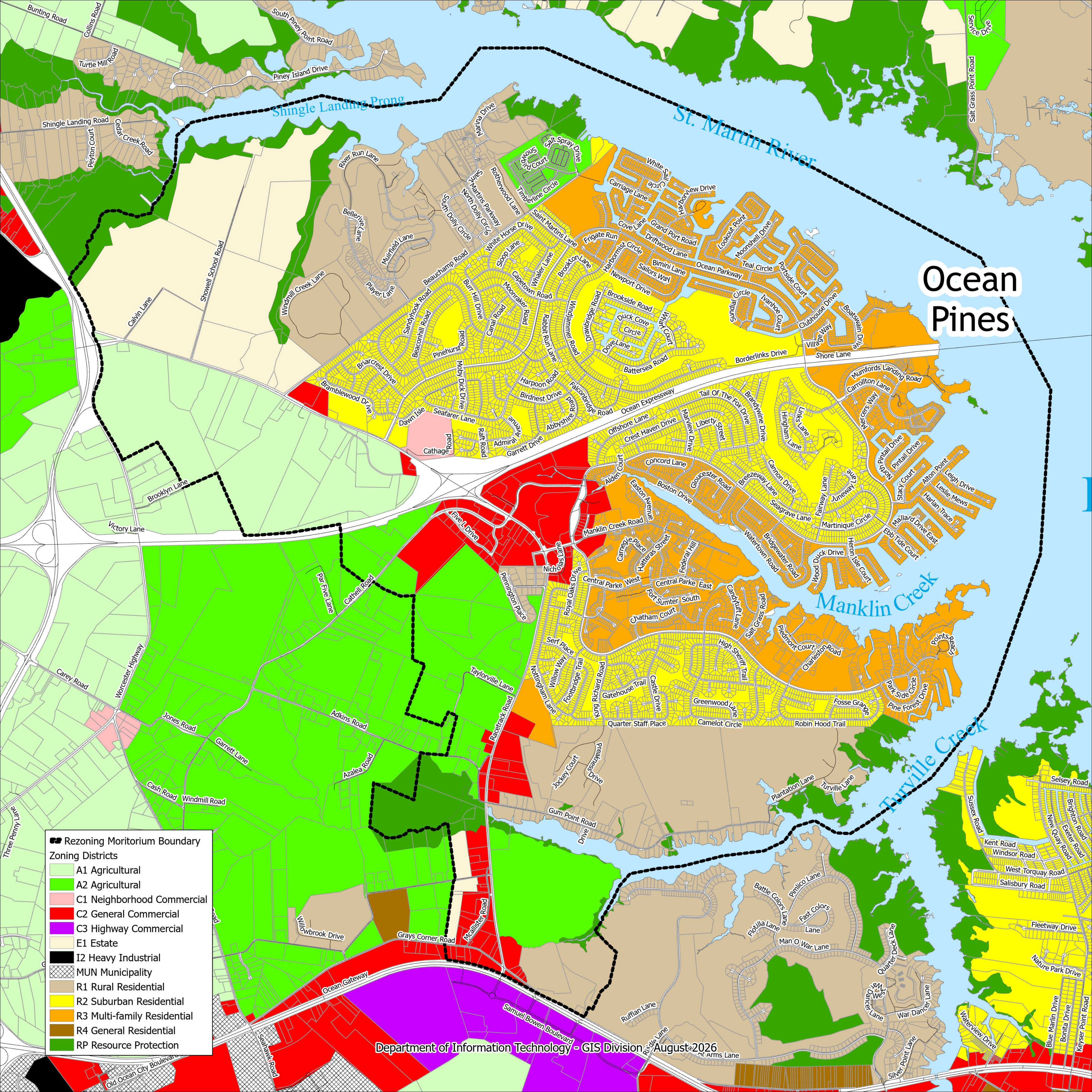
Eric J. Fiori
Commissioner



Joseph M. Mitrecic
Commissioner



Diana Purnell
Commissioner



Ocean Pines

- Rezoning Moratorium Boundary**
- Zoning Districts**
- A1 Agricultural
 - A2 Agricultural
 - C1 Neighborhood Commercial
 - C2 General Commercial
 - C3 Highway Commercial
 - E1 Estate
 - I2 Heavy Industrial
 - MUN Municipality
 - R1 Rural Residential
 - R2 Suburban Residential
 - R3 Multi-family Residential
 - R4 General Residential
 - RP Resource Protection