

**WORCESTER COUNTY PLANNING COMMISSION  
AGENDA**

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

**June 6, 2019**

Est. Time

- |           |      |  |
|-----------|------|--|
| 1:00 P.M. | I.   | Call to Order  |
| 1:00 P.M. | II.  | Administrative Matters   |
|           | A.   | Review and approval of minutes – May 2, 2019   |
| 1:00 P.M. | III. | §ZS 1-322 Landscaping – Waiver request   |
|           | A.   | Waiver Request to Automatic Irrigation System with Rain Sensor – Duffie Boatworks, Proposed construction of a 23,392 foot boat construction and maintenance facility and 4,600 square feet of self-storage units, Tax Map 27, Parcels 628, 464, & 251, Lots 11, 13 & 16, Tax District 10, C-2 General Commercial District, located on the westerly side of Stephen Decatur Highway (MD Route 611), south of Old Bridge Road (MD Route 707), 611 Holdings, LLC, property owner/ Vista Design, Inc., land planner; |
| 1:05 P.M. | IV.  | §ZS 1-315 Residential Planned Communities  |
|           | A.   | Sea Oaks - Step II Residential Planned Community - Proposed 59 unit townhouse development with 24,570 square feet of mixed use commercial, West side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi-Family Residential and C-1 Neighborhood Commercial Districts, Sea Oaks Village, LLC, owner/ R.D. Hand & Associates, Inc., land planner;   |
| 1:20 P.M. | V.   | Text Amendment   |
|           | A.   | §ZS 1-324 – Removal of the maximum copy area limitations associated with on-building signage transfers to any side of an individual establishment, Mike Ramadan, applicant;  |
|           | B.   | §ZS 1-318 – Modification of the occupancy provisions for campground subdivisions only, Sally Connolly & Susan Naploachowski, applicants/ Hugh Cropper, IV, Esquire, legal counsel;   |

- 2:00 P.M. VI. Map Amendment
- A. Rezoning Case No. 418 – Tax Map 10, Parcels 4, 171 and 304, requested change from E-1 Estate District to I-1 Light Industrial District, Moore Boat, LLC, owner/ Hugh Cropper, IV, Esquire, legal counsel;
- 2:30 P.M. VII. Miscellaneous
- A. Reminder – The July Planning Commission meeting is scheduled for **Wednesday, July 3, 2019** due to the 4<sup>th</sup> of July holiday. The Election of Officers will be scheduled for this date as well.
- 2:35 P.M. VIII. Adjourn

**\*\*All site plans and plats are available for review during normal business hours, 8 A.M. to 4:30 P.M. in the Department of Development, Review and Permitting, One West Market Street, Room 1201, Snow Hill, MD 21863.\*\***