

**WORCESTER COUNTY PLANNING COMMISSION  
AGENDA**

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

**Thursday, September 5, 2019**

Est. Time

- |           |      |   |
|-----------|------|---|
| 1:00 P.M. | I.   | Call to Order   |
| 1:00 P.M. | II.  | Administrative Matters  |
|           | A.   | Review and approval of minutes – August 1, 2019   |
|           | B.   | Board of Zoning Appeals agenda – September 12, 2019   |
| 1:00 P.M. | III. | Presentation by The Nature Conservancy  |
|           | IV.  | §ZS 1-325 Site Plan Review  |
| 1:20 P.M. | A.   | Loading Space Waiver Request for Ocean Pines Golf Club – Proposed construction of a 9,479 square foot clubhouse with restaurant, outdoor seating, pro shop and meeting room, located at the southerly terminus of Clubhouse Drive, Tax Map 16, Parcel 56, Tax District 3, R-2 Suburban Residential District, Ocean Pines Association Inc., owner & applicant/ Davis, Bowen & Friedel, Inc., Engineer;   |
| 1:30 P.M. | B.   | Manklin Station Planned Commercial Development – Proposed construction of Buildings D and E, each consisting of 6,000 square feet of mixed retail/office space within the Manklin Greens PUD and PCD, located on the southerly side of Manklin Creek Road, east of Ocean Parkway, Tax Map 21, Parcel 306, Lot 2, Tax District 3, C-2 General Commercial District, The Holland Island, LLC, owner/ Vista Design, Inc, land planner;  |
|           | V.   | Preliminary Plat  |
| 1:40 P.M. | A.   | Sea Oaks Village Residential Planned Community Step III – Proposed 60 lot subdivision consisting of 59 townhouse lots and 1 commercial lot, on the West side of Stephen Decatur Highway (MD Route 611) North of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi-family Residential District and C-1 Neighborhood Commercial District (RPC Overlay Zone), Sea Oaks Village LLC, owner/R.D. Hand and Associates, Inc, land planner/ Frank Lynch, Jr., surveyor/ Ron Carpenter, engineer/ Hugh Cropper, IV, legal counsel; |

VI. Text Amendment

1:50 P.M. A. §ZS 1-318 – Campground Subdivision Occupancy - Sally Connolly & Susan Naplachowski, applicants/ Hugh Cropper, IV, Esquire, legal counsel;

VII. Map Amendment

2:20 P.M. A. Rezoning Case No. 422 – Ernest Gerardi, Jr., applicant/ Joseph Moore, attorney – Southerly Side of US Route 50 and Northerly Side of MD Route 346, West of Berlin – 18.65 Acres – A-1 Agricultural District to C-2 General Commercial District;

2:50 P.M. VIII. Miscellaneous

2:55 P.M. IX. Adjourn