

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday September 7, 2023

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

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

II. **Administrative Matters**

- A. Review and Approval of Minutes – August 3, 2023
- B. Board of Zoning Appeals Agenda – September 14, 2023
- C. Technical Review Committee Agenda – September 13, 2023

III. **§ZS 1-325 Site Plan Review**

- A. Refuge at Windmill Creek – Preliminary Plat Review. Located at the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 & 259, Tax District 03, R-1 Rural Residential District & RP Resource Protection District, The Refuge at Windmill Creek, LLC, owner / Carpenter Engineering, engineer.
- B. Triple Crown – Preliminary plat review. Preliminary plat review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located west of Preakness Drive, east of Racetrack Road, Tax Map 21, Parcel 322, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.
- C. Coastal Square Shopping Center – Major Site Plan Review
Proposed regional shopping center with 120,561 square feet of leasable floor space and seven proposed out-lots along the Route 50 frontage. Located on the southern side of US Route 50 (Ocean Gateway) at the intersection with MD Route 589 (Racetrack Road), Tax Map 26, Parcels 299 & 320, Tax District 3, C-3 Highway Commercial District, Coastal Square, LLC, owner / Becker Morgan Group, Inc., engineer.

IV. **Rezoning**

- A. Case 443 - Tax Map 16, Parcels 21 & 53, Tax District 03, 27.57 acres, A-1 Agricultural District to 25.25 Acres as A-2 Agricultural District and 2.0 acres as C-2 General Commercial District, East side of Maryland 589 (Racetrack RD) directly across from the north entrance to Ocean Pines (Ocean Parkway), William and Linda Ayres Property Owner and Hugh Cropper, IV, Attorney.

V. **Text Amendment**

- A. §ZS 1-210(c)(5) – Single-family or Multi-family Dwelling Units in the C-2 General Commercial District, Hugh Cropper IV, applicant.

VI. **Miscellaneous**

VII. **Adjournment**