

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday September 1, 2022

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

Thursday, September 1, 2022

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

II. Administrative Matters (1:00 p.m. est.)

A. Review and Approval of Minutes – August 4, 2022

B. Board of Zoning Appeals Agenda – September 8, 2022

C. Technical Review Committee Agenda – September 14, 2022

III. Site Plan Review - §ZS 1-325 (1:05 p.m. est.)

A. Diakonia – Major site plan / land development plan review

Proposed retail, office, storage, and conference space in addition to 48 one-bedroom housing units. Located at 9601 Stephen Decatur Highway, Ocean City, MD, Tax Map 26, Parcels 292 & 365, Tax District 10, C-2 General Commercial District, Diakonia, Inc., owner / Carpenter Engineering, LLC, engineer.

B. Sea Oaks Village – Major site plan review (1:15 p.m. est.)

Step II review of Phase 2 of Sea Oaks Village RPC, consisting of 76 townhome units and ‘active recreation courts’. Located on the west side of MD Route 611 (Stephen Decatur Highway) on Sea Oaks Lane, Tax Map 26, Parcel 274, Lot 3A, Tax District 10, R-3 Multi-Family Residential, Sea Oaks Village, LLC, owner / Carpenter Engineering, Inc., engineer.

C. Salt Life Park – Major site plan/land development plan review (1:25 p.m. est.)

Proposed expansion of a manufactured home park including 34 lots and associated open space, located on the southerly side of Old Bridge Road (MD Route 707), approximately 435 feet east of Greenridge Lane Road, Tax Map 26, Parcels 191 and 193, District 10, R-4 General Residential District

IV. Text Amendment (1:35 p.m. est.)

Application to amend the text of the Zoning Ordinance to allow “Food Waste Composting Facilities” by Special Exception in the A-1 and A-2 Agricultural Districts, the I-1 Light Industrial District, and the I-2 Heavy Industrial District - Affected sections include §ZS 1-103(b) Definitions; §ZS 1-201(c) Special Exceptions in the A-1 District; §ZS 1-202(c) Special Exceptions in the A-2 District; §ZS 1-212(c) Special Exceptions in the I-1 District; §ZS 1-213(c) Special Exceptions in the I-2 District; and §ZS 1-329 Solid Waste Disposal Sites – Garvey Heiderman, Applicant)

V. Proposed County Project (1:45 est.)

Lewis Road Pumping Station

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VI. Amendment of the Worcester County Comprehensive Plan for Water and Sewerage Systems (1:55 est.)

Request to expand the sewer planning area of the Town of Pocomoke City to serve a single property located at 2497 Lankford Highway in New Church, Virginia. The proposed amendment would allow for the abandonment and connection of the existing conventional septic system to the existing restricted access line that abuts the property and connects to the Pocomoke City WWTP. Mark Cropper is the applicant on behalf of the owner, Royal Farms, Inc.; SW 2022 -02

VII. Miscellaneous

VIII. Adjournment