

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, December 14, 2022 at 1:00 p.m. via teleconference

Please review the attached page following the agenda that outlines the call number and procedures for the meeting

I. Call to Order

II. § ZS 1-325 Site Plan Review

A. Showell Mini Storage – Major Site Plan Review

Proposed construction of a 60' x 80' (4,800 sq. ft.) pad site for future development and four (4) storage buildings consisting of thirty-six (36) 20' x 50' storage units (36,000 sq. ft. total), with an existing dwelling and accessory structures to be used as an owner/caretaker residence. Located at 11564 Worcester Highway, Tax Map 15, Parcel 122, Tax District 03, C-2 General Commercial District, Green Acres Showell, LLC, owner / Parker and Associates, Inc., engineer.

III. § ZS 1-315 Residential Planned Communities

A. Sea Oaks Village – Preliminary Plat

Preliminary Plat review of Phase 2 of Sea Oaks Village, consisting of 76 townhome units and active recreation courts. Located on the west side of MD Route 611 (Stephen Decatur Highway), north of Sinepuxent Road on Sea Oaks Lane, Tax Map 26, Parcel 274, Lot 3A, R-3 Multifamily Residential, Tax District 10, Sea Oaks, LLC, owner / Carpenter Engineering, LLC, engineer.

B. The Refuge at Windmill Creek – Step 1 Concept Plan Review

Request for Establishment of the RPC Floating Zone – Proposed 90 single-family lot subdivision Located on the northwest side of Beauchamp Road, north of Racetrack Road (MD Route 589), Tax Map 15, Parcels 127 and 259, Tax District 3, R-1 Rural residential and RP Resource Protection Districts, The Refuge at Windmill Creek, LLC, owner/ Carpenter Engineering, LLC, engineer.

IV. Adjourn

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