

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday January 5, 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 (1:00 p.m. est.)

- A. Review and Approval of Minutes – December 1, 2022
- B. Board of Zoning Appeals Agenda – January 12, 2023
- C. Technical Review Committee Agenda – January 11, 2023

III. Site Plan Review §ZS 1-325

- A. **Salt Life Park – Major site plan/land development plan review** (1:05 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, Mark Odachowski, owner / R.D. Hand & Associates, Applicant & Planner
- B. **Salt Grass Point Farm LLC, –Major Site Plan Review**
Proposed construction of eight (8) buildings containing 75,018 square feet of mini storage and an associated office, with a proposed two (2) lot subdivision, located at the easterly side of Stephen Decatur Highway (MD Route 611), approximately 410 feet south of Snug Harbor Road, Tax Map 33, Parcels 136, District 10, C-2 General Commercial District, Salt Grass Farms, LLC., Owner and R.D. Hand & Associates, Applicant and Planner.

IV. Residential Planned Communities § ZS 1-315

- 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.

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V. Beech Tree Place – Major Subdivision

Proposed 9 lot single family major subdivision located at the northeast corner of Stephen Decatur Highway and Snug Harbor Road, Tax Map 33, Parcel 298, Lot 22A, Tax District 10, R-2 Suburban Residential District, Magnolia Court, LLC, owner / Carpenter Engineering, LLC, engineer.

VI. Miscellaneous

VII. Adjournment