

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, November 12, 2025 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

A. Coastal Community Church – Major Site Plan Review

Proposed expansion of Coastal Community Church. Development includes proposed 23,000 square foot sanctuary building, parking spaces, and pickleball courts. Located at 10900 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 461, Tax District 3, C-2 General Commercial. Ocean City Worship Center, owner / Beacon Engineering, LLC, surveyor/engineer.

B. Racetrack Village– Step I Concept Plan Residential Planned Community

Proposed 137 multi-family unit Residential Planned Community. Located at Tax Map 21, Parcel 66, Lot 1, Parcel B, Tax District 3, R-3 Multi-family Residential District. Maryland Medical Owners II, LLC, owner / Vista Design, Inc., surveyor/engineer.

C. KCJ Farms LLC – Minor Site Plan Review

Proposed 0.90-acre dredge spoil site. Located at 6220 Disharoon Road, Snow Hill, MD 21863. Tax Map 55, Parcel 39, Tax District 2, A-1 Agricultural District. KCJ Farms, LLC, owner / Vista Design, Inc., surveyor/engineer.

D. Titan Yachts – Minor Site Plan Review

Proposed 40' x 80' canvas shelter for boat storage. Located at 13053 Old Stage Road, Bishopville, MD 21813. Tax Map 9, Parcel 59, Tax District 5, I-1 Light Industrial District. RLG Property, LLC, owner / Vista Design, Inc., surveyor/engineer.

III. Adjourn