

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, December 4, 2025

Worcester County Government Center

One West Market St., Room 1102

Snow Hill, Maryland 21863

The public is invited to view this meeting live: <https://worcestercountymd.swagit.com/live>

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 (1:00 p.m.)

II. Administrative Matters

A. Planning Commission Meeting Minutes – November 6, 2025

B. Board of Zoning Appeals Agenda – December 11, 2025

C. Technical Review Committee Agenda – December 12, 2025

III. Site Plan Review

A. Coastal Community Church – Major Site Plan Review

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

IV. Map Amendment

A. Rezoning Case No. 452 – 1.66 acres from A-2 Agricultural District to C-2 General Commercial District. Located between MD Route 611 (Stephen Decatur Highway) and Sinepuxent Road, Ocean City, MD across from Airport Road. Tax Map 26, Parcel 340, Tax District 10. KASA Holdings, LLC, Property Owner, and Hugh Cropper IV, attorney.

V. Adjournment