

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, May 7, 2026

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

The public is invited to view this meeting live: <https://worcestercounty.md.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 – April 2, 2026
- B. Board of Zoning Appeals Agenda – May 14, 2026
- C. Technical Review Committee Agenda – May 13, 2026

III. Miscellaneous

**Landscaping Irrigation and Parking Surface Waiver – 10702 Assateague Road
Minor Site Plan** - Proposed construction of one (1) coffee shop building and an outdoor retail component. Located at 10702 Assateague Road, Berlin, MD 21811. Tax Map 25, Parcel 298, Tax District 3, C-1 Neighborhood Commercial District. 10702 Assateague LLC, owner / Vista Design, Inc., applicant & engineer.

IV. Site Plan Review

A. Major Site Plan Review – George Island Solar

Proposed utility-scale solar project. Located at 6025 George Island Landing Road, Stockton, MD 21864. Tax Map 94, Parcel 134, Tax District 8, A-2 Agricultural District. Horace & Elwath, LLC, owner / Kimley-Horn and Associates, Inc., engineer.

B. Major Site Plan Review – Sunset Marine Park - Proposed construction of one (1) heavy equipment service building and one (1) watercraft service building. Located at Sunset Avenue and Old Bridge Road, Ocean City, MD 21842. Tax Map 27, Parcel 264 & 632, Tax District 10, C-2 General Commercial District. Old Bridge Sunset Holdings, LLC, owner / Vista Design, Inc., applicant & engineer.

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V. Map Amendments

A. Rezoning Case No. 453 – 14.72 acres from R-2 Suburban Residential District to R-3 Multi-family Residential District. Located north of MD Route 589 (Racetrack Road), west of Ocean Parkway (North Gate), Berlin, MD. Tax Map 15, Parcels 130 and 191, Tax District 03. Ocean Pines Plaza Partnership & James B. Vito Revocable Trust c/o Allen Rabineau, Property Owner, and Hugh Cropper, IV, attorney.

VI. Adjournment