

**WORCESTER COUNTY PLANNING COMMISSION  
AGENDA**

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

Although the Government Center remains closed to the public, this meeting will be held in-person. Masks will be required for all in attendance and social distancing regulations will be enforced.

**Thursday, December 3, 2020**

Est. Time

- |           |      |   |
|-----------|------|---|
| 1:00 P.M. | I.   | <u>Call to Order</u>  |
| 1:00 P.M. | II.  | <u>Administrative Matters</u><br><br>A. Review and approval of minutes – November 5, 2020<br>B. Board of Zoning Appeals agenda – December 10, 2020  |
|           | III. | <u>Sketch Plan Review</u>   |
| 1:00 P.M. | A.   | <u>Wave Holdings, LLC</u> – Proposed construction of various commercial including general retail, a grocery store, a car wash, restaurant(s) and a gas station/ convenience store, Tax Map 21, Parcel 72, Tax District 3, C-2 General Commercial District, located on the easterly side of Route 589, north of Gum Point Road, George Elwood and Mildred Elliot Parsons, C/O Margaret P Bunting, property owner, J.W. Salm Engineering, Inc., engineer. |
|           | IV.  | <u>Site Plan Review (§ZS 1-325)</u>   |
| 1:10 P.M. | A.   | <u>GCR Development</u> – Proposed construction of a four story, 45-unit hotel/motel building, Tax Map 27, Parcel 702, Lot 2, Tax District 10, C-2 General Commercial District, located on the westerly side of Golf Course Road, north of Sunset Avenue, GCR Development, LLC, property owner/ R.D. Hand & Associates, Inc., land planner.  |
| 1:20 P.M. | B.   | <u>Buas Mini Storage</u> - Proposed construction of three buildings containing 106,000 square feet of mini storage, associated office, and one 5,000 square foot maintenance building associated with a three lot subdivision, located at 11750 Ocean Gateway and 11802 Ocean Gateway, on the southerly side of Ocean Gateway (US Route 50), approximately 1,980 feet south of Samuel Bowen   |

Blvd., Tax Map 26, Parcels 114 and 116, District 10, C-2 General Commercial District, Poppa & Nanna Buas LLC., owner / Will Kernodle; Parker & Associates; applicant, engineer.

V. Subdivision

- 1:30 P.M. A. **Triple Crown Estates, LLC** – Final Plat Re-approval. North side of Gum Point Road, East of MD route 589 (Racetrack Road), Residential Planned Community; 30 single family dwelling lots, Tax Map 21, Parcels 67 and 74, Tax District 3, R-1 Rural Residential District and RP Resource Protection District, Steen Associates, Inc, property owner/ Vista Design, consultant.

VI. Text Amendment

- 1:40 P.M. A. **§ZS 1-324(c) Signs**, Lawrence Perrone, Ocean Pines Association applicant.

VII. Map Amendment

- 1:50 P.M. A. **Case No. 431** – 1.2 acres located on the northerly side of US Route 50 (Ocean Gateway), east of MD Route 707 (Old Bridge Road) – 0.2 acres of RP Resource Protection District and 1.0 acres of R-2 Suburban Residential District to C-2 General Commercial District – COF Investment Group, LLC, property owner/ Hugh Cropper, IV, Esquire, attorney.

2:00 P.M. VIII. Administrative Matters

2:05 P.M. IX. Adjournment