

**WORCESTER COUNTY PLANNING COMMISSION AGENDA**  
**Thursday May 5, 2022**

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

**Thursday, May 5, 2022**

- I. **Call to Order** (1:00 p.m.)
- II. **Administrative Matters** (1:00 p.m. est.)
  - A. Review and Approval of Minutes – March 3, 2022 & April 7, 2022
  - B. Board of Zoning Appeals Agenda – May 12, 2022
  - C. Technical Review Committee Agenda – May 11, 2022
- III. **Residential Planned Community (RPC)** (1:05 p.m. est.)  
**ZS 1-325 - Triple Crown** – Major site plan review. Step I review for Phase II of Triple Crown Residential Planned Community (RPC). Proposed construction of 30 Single Family Units. Located on the northerly side of Gum Point Road east of Preakness Drive, Tax Map 21, Parcels 67 & 74, Tax District 3, R-1 Rural Residential District, Triple Crown Estates, LLC, owner / Vista Design, Inc., architect.
- IV. **Rezoning** (1:15 p.m. est.)  
**Case No. 434** – 105.12 acres located on the west side of Downs Road and the northeast side of Worcester Highway (US 113), northeast of Newark (Tax Map 40, Parcel 180) – request to rezone from A-1 Agricultural District to A-2 Agricultural District – Raynes Land Holdings LLC (property owner), Hugh Cropper, IV, Esquire (attorney)
- V. **Text Amendment** (1:25 p.m. est.)  
**§ZS 1-318(c)(4) Campgrounds** - Amend text to allow a portion of a campground to be developed using “cluster design standards”, Sun TRS Frontier LLC, Applicant, represented by Hugh Cropper IV, Attorney
- VI. **Adjournment**