

# WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, March 5, 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://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 – January 8, 2026
- B. Planning Commission Meeting Minutes – February 5, 2026
- C. Board of Zoning Appeals Agenda – March 12, 2026
- D. Technical Review Committee Agenda – March 11, 2026

**III. Site Plan Review**

**A. Major Site Plan Review – Park Place Villas**

Proposed twelve (12) multi-family unit residential development. Development includes 12-unit residential building and landscaping. Located at 12720 Ocean Gateway, Ocean City, MD 21842. Tax Map 27, Parcel 146, Lot 3, Tax District 10, C-2 General Commercial District. TJSF LLC, owner / Iott Architecture & Engineering Inc., engineer.

**IV. Amended Rezoning Case No. 452 – 1.66 acres from A-2 Agricultural District to C-1 Neighborhood 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**