

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE  
AGENDA**

**Wednesday, April 8, 2026 at 1:00 p.m.  
Worcester County Government Center, Room 1102, One West Market Street,  
Snow Hill, Maryland 21863**

**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**

**II. Site Plan Review (§ ZS 1-325)**

**A. Ocean Pines Golf Course Monopole- Minor Site Plan Review**

Proposed construction of a 150' monopole. Located at 98 Clubhouse Drive, Ocean Pines, MD 21811. Tax Map 16, Parcel 21, Tax District 3, R-2 Residential District. Ocean Pines Association, Inc., owner / Entrex Communication Services Inc., engineer.

**B. Sunset Marine Park – Major Site Plan Review**

Proposed construction of one (1) retail building and one (1) boat sales and 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.

**C. 611 Holdings II – Minor Site Plan Review**

Proposed gravel yard for boat storage. Located at Stephen Decatur Highway and Sinepuxent Road, Ocean City, MD 21842. Tax Map 26, Parcel 211, Tax District 10, C-1 Neighborhood Commercial District. 611 Holdings II, LLC, owner / Vista Design, Inc., applicant & engineer.

**D. 10702 Assateague Road – Minor Site Plan Review**

Proposed construction of one (1) coffee shop building and an outdoor commercial 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.

**E. George Island Solar – Major Site Plan Review**

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.

F. **TPE MD W073 Solar – Major Site Plan Review**

Proposed utility-scale solar project. Located on the Westerly side of Old Ocean City Road, Berlin, MD 21811. Tax Map 25, Parcel 3, Tax District 3, R-2 Residential District. Bathtap LLC, owner / Kimley-Horn and Associates, Inc., engineer.

G. **Dash In – Minor Site Plan Review**

Proposed construction of Dash In convenience store. Located at intersection of Ocean Gateway, Coastal Square Road, and Samuel Bowen Boulevard, Berlin, MD 21811. Tax Map 26, Parcel 474, Lot 4, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., applicant & engineer.

III. **Adjourn**