

**WORCESTER COUNTY PLANNING COMMISSION
PUBLIC HEARING
MINUTES – July 9, 2026**

Meeting Date: July 9, 2026

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Phyllis Wimbrow, Vice Chair
Kathy Drew
Marlene Ott
Alec French
Mary Knight
Teresa Purnell-Milbourne

Staff

Jennifer Keener, Director, DRP
Betsy Jackson, Zoning Administrator
Ben Zito, DRP Specialist
Robert Mitchell, Director, EP
Katherine Munson, Planning Manager

I. Call to Order

II. Comprehensive Plan Public Hearing

Jennifer Keener, Director, gave a presentation on the final draft of the 2026 Comprehensive Plan. The presentation covered the background on what a plan is, the public process to date, and how that vision was incorporated into the plan. She discussed highlights of each of the plan chapters and identified where changes had been made to topics such as the E-1 District based upon the public feedback received. An outline of the next steps in the planning process was provided.

Mr. Barbierri opened the public hearing.

Ms. Wendie Green and Ms. Jackie Grindrod testified against data centers and cable landing stations.

Ms. Mary Beth Todd testified in support of retaining the E-1 Estate District and thanked the board for modifying the plan.

Ms. Janice Linner expressed her concerns about homelessness (veterans, kids and families).

Ms. Diane Stelzner testified in support of retaining the E-1 District, and noted she represented the South Point Association as well.

Mr. Alex Shandrowsky testified in support of the E-1 District zoning and was concerned about the definition, or lack thereof, for sprawl.

Mr. Steve Katsanos testified that the plan is aspirational. He would like the Planning Commission to allow the expansion of the E-1 District in future comprehensive rezonings but

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take a hard look at the uses that are allowed. He was also in support of tightening standards for variances and special exceptions.

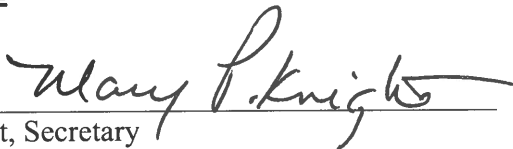
Mr. Mark Cropper testified on behalf of BLS Realty regarding the elimination of the Showell Growth Area and the creation of a growth area on property owned by his client along MD Route 589 (Racetrack Road).

Mr. David Kalasky was opposed to changing the E-1 District in South Point. He also inquired if the team had worked with the Maryland Coastal Bays Program.

With no further public comment, Mr. Barbierri closed the public hearing.

The Planning Commission will consider the written and verbal public testimony received at their next regular session meeting on August 6, 2026. The Planning Commission will then make a recommendation on the plan, which will be forwarded to the County Commissioners for another public hearing. Public comment will continue to be accepted through the web portal.

III. Adjourn



Mary Knight, Secretary



Jennifer Keener, Director