

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, September 9, 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. Berlin Lions Club – Minor Site Plan Review

Proposed development for Berlin Lions Club. Development includes new clubhouse and parking spaces. Located at 9039 Worcester Highway Tax Map 32, Parcel 7, Tax District 3, R-2 Suburban Residential, The Lions Den Inc. owner / Russell T. Hammond Surveying LLC., surveyor.

B. Starbucks – Minor Site Plan Review

Proposed Starbucks on Outlot No. 2 of the Coastal Square Commercial project. Located at 11238 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 474, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., engineer.

C. Shepherds Nook & Angel's Attic Addition – Minor Site Plan Review

Proposed 3,816 sq ft addition to the Sheperd's Nook Community Church. Located at 11227 Racetrack Road, Berlin, MD 21811. Tax Map 15, Parcel 239, Tax District 3, A-1 Agricultural District. Community Church at Ocean Pines, owner / STH Land Services., surveyor.

D. Old Virginia Road Solar Project – Major Site Plan Review

Proposed 4.95 MW Solar Energy Utility project covering 24.72 acres of a 54 acre parcel. Located at 1521 Old Virginia Road, Pocomoke City, MD 21851. Tax Map 92, Parcel 74, I-1 Light Industrial. Freddie R Fair Jr., owner / Atwell, LLC., surveyor.