

# WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday, November 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 – October 1, 2026
- B. Board of Zoning Appeals Agenda – November 12, 2026
- C. Technical Review Committee Agenda – November 10, 2026

**III. Waiver Request – 611 Holdings II Storage Yard**

The applicant is requesting zoning code waivers regarding screening standards for a proposed gravel storage yard on a 2.42-acre parcel located on the west side of Stephen Decatur Highway Tax Map 26, Parcel 211, C-1 Neighborhood Commercial District, 611 Holdings II, LLC, owner / Vista Design, Inc., applicant/engineer.

**IV. Major Site Plan Review – Bayside Jet Drive**

Proposed development of a commercial boat sales & parts facility/ warehouse. Located on Ocean Gateway, Ocean City, MD Tax Map 26, Parcel 0123, C-2 General Commercial District, EFJ Reals Estate LLC, owner / Vista Design, Inc., engineer.

**V. Amendment of the Comprehensive Plan for Water and Sewerage Systems, Worcester County, Maryland.**

Request to expand the sewer and water planning areas for connection of the subject properties to the water and wastewater systems of the Ocean Pines Sanitary Service Area for a residential development of 59 units. Ocean Pines Partnership, owner / Hugh Cropper., applicant. Case No. SW 2026-02.

**VI. Adjournment**