

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, February 11, 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. 9529 Stephen Decatur Highway – Minor Site Plan Review

Proposed asphalt area and fencing for secured storage of vehicles. Located at 9529 Stephen Decatur Highway, Ocean City, MD 21842. Tax Map 26, Parcel 274, Lot 1BB, Tax District 10, C-2 General Commercial District. Buas Hill House LLC, owner / Parker & Associates, engineer/surveyor.

B. 589 Group Project – Major Site Plan Review

Proposed commercial shopping center and contractor shops. Development includes four (4) buildings for retail, office, and restaurants, and three (3) contractor shops. Located on Racetrack Road, Berlin, MD 21811. Tax Map 21, Parcel 72, Tax District 3, C-2 General Commercial District. 589 Group LLC, owner/ Vista Design Inc., engineer/surveyor.

C. Park Place Villas – Major Site Plan Review

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.

III. Adjourn