



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200

<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

**JUNE 30, 2026**

### NOTICE TO

### AFFECTED PROPERTY OWNERS

The Worcester County Tax Records indicate that you are the owner of certain property within Worcester County which qualifies under Zoning Code § ZS 1-114(a)(3) for notification of a public hearing with respect to a map amendment before the Worcester County Commissioners for an adjoining property ("petitioned area").

The Ordinance states that whenever an application is received for consideration of a public hearing, that a letter be mailed to the following:

- The applicant and property owner of the petitioned area;
- Each incorporated municipality within one mile of the petitioned area; and
- To the owners of all property contiguous to or opposite from the petitioned area.

Attached please find information relative to the amendment in question, with the date and time of the public hearing. This information is forwarded to you to inform you of a particular land use decision which may affect your property. Your attendance at the public hearing is welcome, though not required. If you plan to attend, you may wish to contact the department on the scheduled day of the hearing in the event changes to the agenda have been made.

Should you have any questions regarding this letter, the public hearing process or the matter contained in the attached public hearing notice, please do not hesitate to contact the Department at (410) 632-1200.

Enclosure

**WORCESTER COUNTY  
NOTICE OF PUBLIC HEARING**

The Worcester County Commissioners will conduct a public hearing and will receive public comment on the following map amendment on **Tuesday, July 21, 2026, at 10:30 AM** in the Worcester County Government Center, Room 1101, One West Market Street, Snow Hill, Maryland:

**Rezoning Case No. 453**, filed by Hugh Cropper on behalf of Ocean Pines Plaza Partnership & James B. Vito Revocable Trust, property owners, for an amendment to the Official Zoning Maps to change approximately 14.72 acres of land located on the north side of Racetrack Road (MD Route 589), west of Ocean Parkway (North Gate), Berlin, Tax Map 15, Parcels 130 and 191, in the Third Tax District of Worcester County, Maryland, from R-2 Suburban Residential District to R-3 Multi-family Residential District.

A copy of the file on Rezoning Case No. 453 and the Planning Commission's recommendation, which will be entered into record at the public hearing, are available to view online at [www.worcestermd.gov](http://www.worcestermd.gov) or during normal business hours at the Department of Development, Review and Permitting, One West Market Street, Room 1201, Snow Hill, MD.

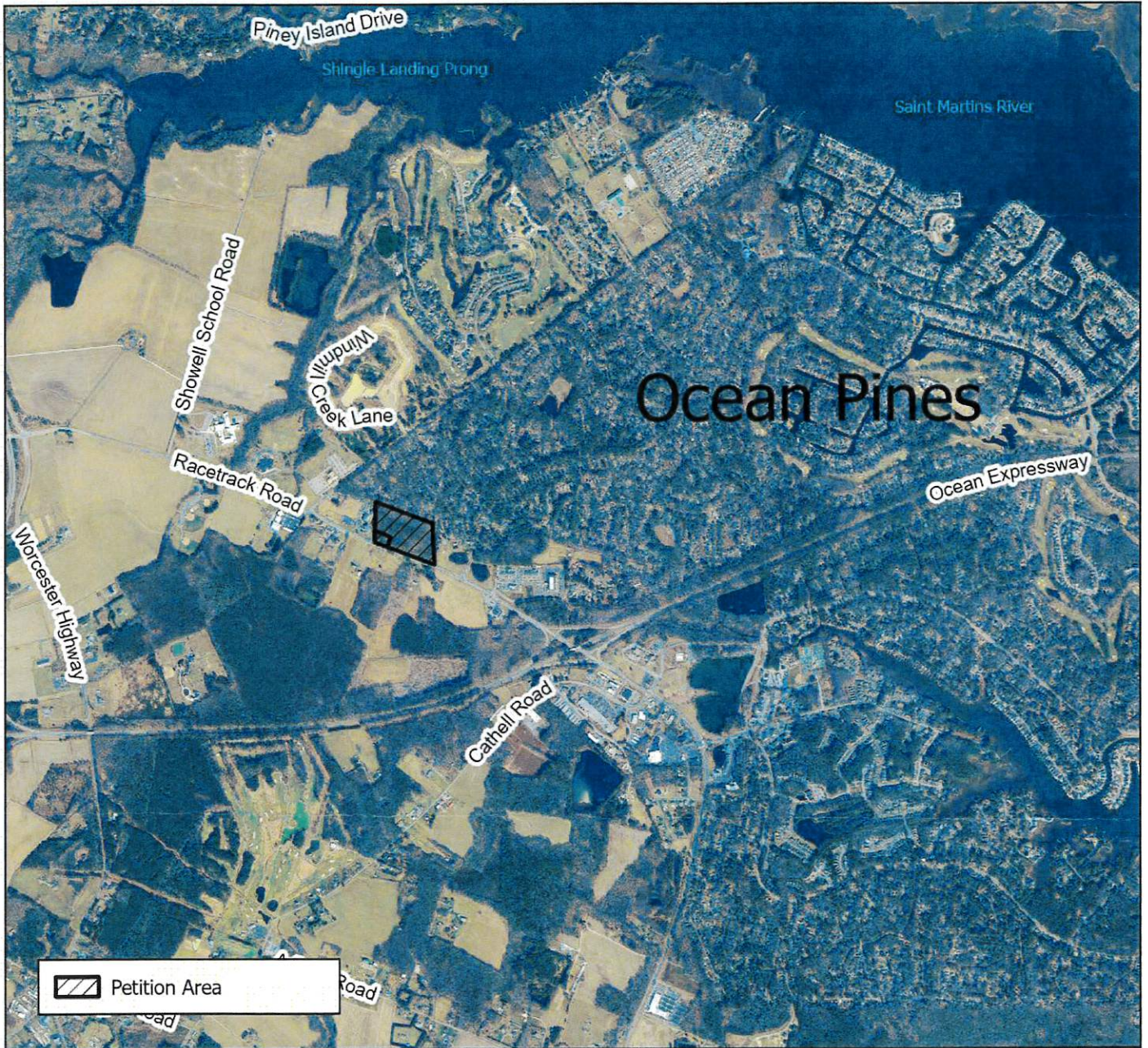
THE WORCESTER COUNTY COMMISSIONERS

WORCESTER COUNTY, MARYLAND



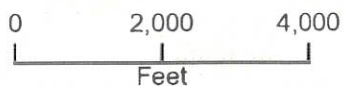
REZONING CASE NO. 453  
R-2 Suburban District to R-3 General Residential District  
Tax Map: 15, Parcel 130 & 191  
SDAT Account ID No. 2403005259 & 2403004821

AERIAL MAP



DEPARTMENT OF DEVELOPMENT REVIEW & PERMITTING  
Technical Services Division

Prepared: February 2026  
Source: County GIS Layers, and  
2024 Aerial Imagery



Prepared By: K.L.Henry  
Reviewed By: J.K. Keener

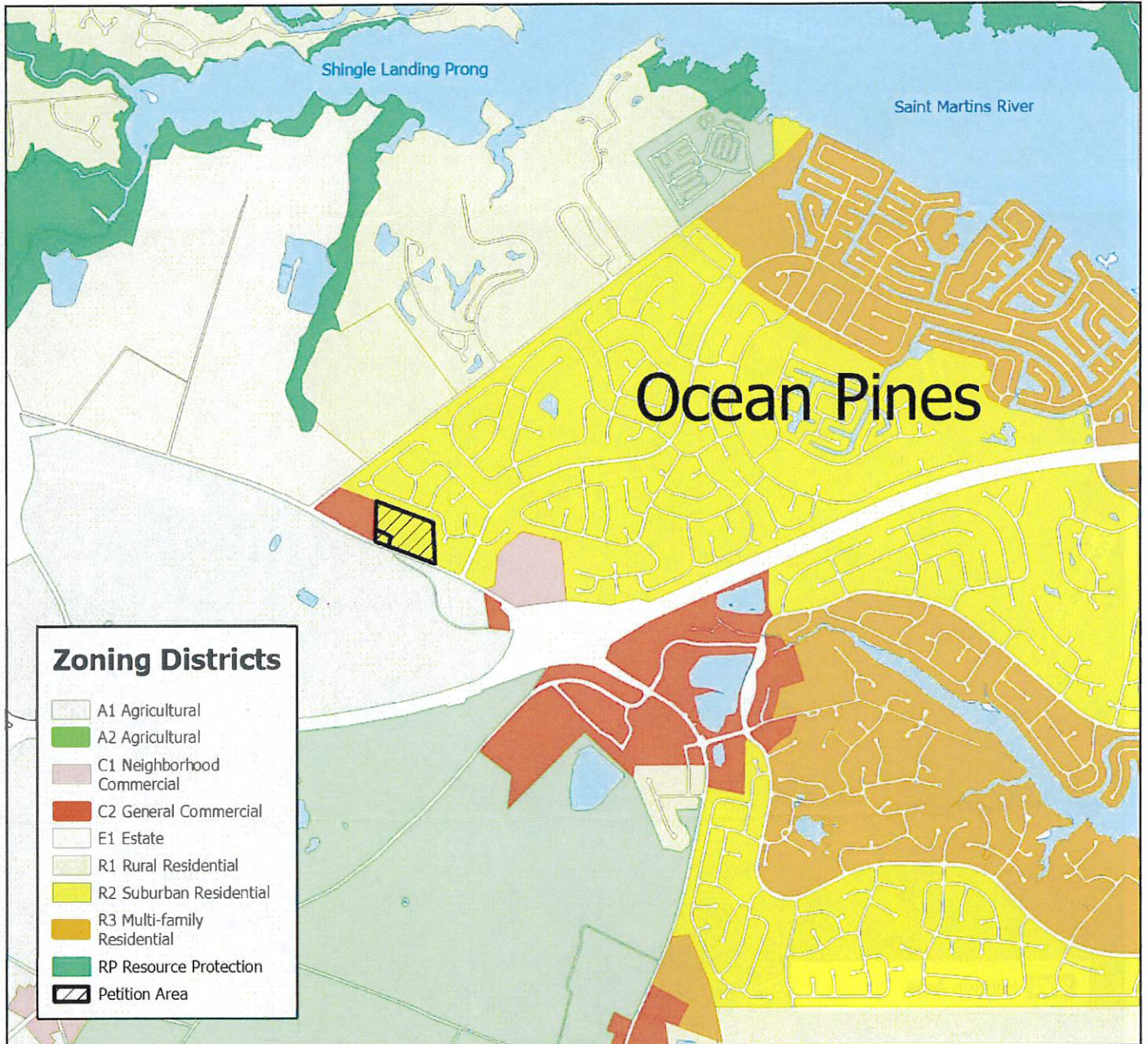
This map is intended for illustrative purposes and not for regulatory action.

# WORCESTER COUNTY, MARYLAND



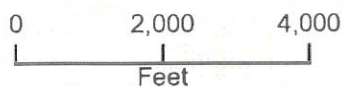
REZONING CASE NO. 453  
R-2 Suburban District to R-3 General Residential District  
Tax Map: 15, Parcel 130 & 191  
SDAT Account ID No. 2403005259 & 2403004821

## ZONING MAP



DEPARTMENT OF DEVELOPMENT REVIEW & PERMITTING  
Technical Services Division

Prepared: February 2026  
Source: County GIS Layers, and  
2009 Official Zoning Map



Prepared By: K.L. Henry  
Reviewed By: J.K. Keener

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