

Pocomoke City Planning Commission
Agenda
Meeting Date: Wednesday, August 16, 2023
5:00 PM
City Hall, 101 Clarke Ave. Pocomoke City, MD

New Business

1. **Preliminary Plan for construction of a 2,460 sq ft. retail store (Starbucks)**, accessory parking lots and drive-thru on a 2.25 acre parcel. The property is currently vacant and zoned B-2, General Business. The property is located on Lot 18, Newtowne Blvd (adjacent to Ruby Tuesdays); Map 84, Grid 7, Parcel 374. Tax Account: 01-043978. Owner: Oxford Chase Development. (Previously reviewed as a concept plan-no changes. Staff report to be provided).
2. **Dorchester Avenue Preliminary Plan** to plat and record 3 residential lots with reduced pavement width. Planning Commission must authorize street design.
3. **Preliminary Plan for construction of 37 Townhouses**, filed by Drawbridge Villas Properties, LLC (owner) for property located on Riverside Drive/ Maple Street/ Clarke Avenue. Property consists of 4.07 acres. Map 401, Parcel 664. Atlantic Group and Associates, Inc. (Surveyor and Engineer). Staff report to be provided.
4. **2022 Maryland Department of Planning Annual Report** (authorization requested to forward report on to MDP and City Council.

Old Business

Plat #91-2023. REVISION Minor Subdivision, Boundary Line Adjustment, Relocation of Forest Conservation Area: To abandon property lines between parcels 1515-2 and 1515-3 to create one parcel consisting of 24.94 acres; to revise the size of vacant lots 2 and 3 fronting Cedar Street including the removal and relocation designated forest conservation area; to create two (2) additional lots consisting of Lot 4 and 5 fronting Cedar Street for the purpose of residential development. Filed by G.E. Young Engineering; JWL Enterprises, LLC (owner), JWL Trinity Ridge Inc. (owner).

Action Needed: No new information as of 8-11-23. Note: Planning Commission previously reviewed and approved this draft plan. Plans has minor revisions since that draft. Motion to approve REVISED minor subdivision, boundary line adjustment. Revisions include enlargement of proposed lots and additional details.

5. Approval of Minutes: (to be provided).
6. Adjournment.

Note: This meeting will be conducted at the Council Chambers at City Hall, 101 Clarke Avenue, Pocomoke City, MD. Additional access may be provided through social media via Facebook. For more information on accessing this meeting, contact the City Clerk at 410-957-1333.