

Pocomoke City Planning Commission

Agenda

Meeting Date: Wednesday, April 19, 2023

5:00 PM

City Hall, 101 Clarke Ave. Pocomoke City, MD

1. **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: 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.

2. **PUBLIC HEARING: RZNE#93-2023: Dorchester Avenue Rezoning.** Application for zoning map amendment and subdivision approval for the following described property be rezoned from B-2 General Business to R-2 Residential District: a portion of parcel 208 and 207, Tax Map 402, Grid 0009, to create two residential lots and to modify existing lot Parcel 208. All three lots have frontage and access to Dorchester Avenue. Water and sewer services are available. Daniel G. Clabaugh (owner). Carlton Mason (applicant).
3. **Site# 92-2023 Site Plan Approval: 1520 Market Street** To review preliminary site plan for construction of 30' by 49' retail building under canopy structure and to provide additional parking spaces at. Ghulam Dastgir, LLC (owner). G.E. Young (Engineer)

Action Needed: Motion to approve site plan.

4. **ANNX#90-2023: Annexation of 541 Ocean Hwy.** Review of annexation petition and plan to annex a property identified as 541 Ocean Highway consisting of a single-family dwelling located on a .39-acre tract due to a failing on-site sewage disposal system. Trinity Ridge Holdings (owner).

Action Needed: Motion to approve annexation petition and plan for further City Council consideration.

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.