

**Pocomoke City Planning Commission**  
**Agenda**  
**Meeting Date: Wednesday, September 27, 2023**  
**5:00 PM**  
**City Hall, 101 Clarke Ave. Pocomoke City, MD**

**New Business**

1. **RZNE#98-2023, 823 Second Street**, Pocomoke City: Request to rezone from R-2 Residence District to R-3 Multi-family District for the purpose of converting a vacant residential structure to a two-family dwelling unit on parcel 845, Tax Account: 01-016083 containing 6,552 square feet of land area and further described by a deed recorded among the land records of Worcester County at Iber 8532, folio 434 as filed by FS Titus Enterprises.
2. **Staff Request for Planning Commission to initiate City Code amendments for inspection policies applied to business and residential structures.**

Amendment 1. To amend Chapter 101, Building Construction, Article 1, Building Permits Sections 101-3 Construction and Occupancy with Permit Prohibited; Section 101-6 Inspections; Purpose: To clarify and codify the City's inspection policy with regard to change of use or change of occupancy for business, industrial, institutional structures; to require inspections for residential structures and accessory buildings prior to occupancy that have been vacant for more than six months or without utility service for more than six months.

Amendment 2. To amend Chapter 230 Zoning, Article XV, Administration and Enforcement, Section 230-101 Zoning certificates and building permits. Purpose to clarify when inspections may be conducted upon change of occupancy for a zoning permit.

3. **Discussion and review of power point presentation on changes to new state law on cannabis: Recreational Cannabis in Maryland: What the City Must, May and Absolutely Cannot Do**

**Old Business**

4. **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-new site plan with changes of building orientation to be brought back to the Planning Commission at a later date).
5. **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). (Applicant has been advised to verify ownership of Phase I access road and stormwater pond; minor site plan changes to be brought back to Planning Commission)

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

7. 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.