

# Pocomoke City Planning Commission

## Agenda

**Meeting Date: Wednesday, December 21, 2022**

**5:00 PM**

**City Hall, 101 Clarke Ave. Pocomoke City, MD**

1. Public Hearing:

Zoning Case No. RZNE#86-2022, request by Ylnaud S. Orneus for Best Budd Multi-Services LLC (owner) requesting the following property be rezoned from R-2 Residential District to R-3, Multi-Family Residential District for the purpose of converting a single-family dwelling to a four (4) unit apartment: 103 Linden Avenue, Tax Map 400, Grid 0008, Parcel 517, Tax Account ID# 01-019511, consisting of 10,230 SF of land area fronting Linden Avenue and further described in a deed recorded among the land records of Worcester County at Liber 8485, folio 184.

Action Needed: Motion by Planning Commission to recommend approval, modification or denial of proposed zoning map amendment; or to table application until a later date. See suggested order of presentation.

2. Discussion on Rules of Procedures

3. Approval of Minutes: June 22, 2022 (to be provided).

4. 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.

Suggested Order of Presentation for Public Hearings:

1. Opening Remarks By Chairperson: This is a public hearing to consider a zoning map amendment filed by a private property owner. After hearing testimony, the Planning Commission is obligated to make a recommendation on this case based on procedures established in the Pocomoke City Zoning Code, Article XVII §230-110 and §230-111. Additional procedures for the conduct of public hearings on zoning amendments can be found in §4-203 and §4-204 of the Maryland Annotated Code on Land Use. At the conclusion of this public hearing, the Planning Commission may act to table this application for consideration at a later date, recommend approval or denial of the application. The Planning Commission's recommendation will be forwarded within 60 days to the City Council who will make the final decision on this matter.
2. The order of business for this public hearing will be as follows:
  - A. EN MASSE SWEARING IN OF ALL PERSONS TESTIFYING BY CITY ATTORNEY
  - B. ANNOUNCEMENT OF MEMBER RECUSAL OR DISCLOSURE OF EX PARTE COMMUNICATIONS
  - C. INTRODUCTION OF CASE and REPORT BY THE PLANNING STAFF-INITIAL PLANNING STAFF RECOMMENDATION
  - D. PLANNING COMMISSION QUESTIONING OF STAFF
  - E. PRESENTATION OF THE CASE BY THE PETITIONER/APPLICANT OR HIS AGENT OR ATTORNEY
  - F. PLANNING COMMISSION QUESTIONING OF PETITIONER/APPLICANT
  - G. ADDITIONAL PUBLIC COMMENTS IN FAVOR OF THE APPLICATION.
  - H. PRESENTATION OF ANY OPPOSITION/REBUTALL BY ANY INDIVIDUAL PETITIONER
  - I. PLANNING COMMISSION QUESTIONING OF OPPOSITION/REBUTTALL PETITIONER
  - J. ADDITIONAL PUBLIC COMMENTS IN OPPOSITION APPLICATION.
  - K. SUMMARY COMMENTS BY PETITIONER/APPLICANT
  - L. RESTATEMENT/REVISION OF PLANNING STAFF RECOMMENDATION
  - M. CLOSE OF PUBLIC HEARING TO ADDITIONAL TESTIMONY (MOTION AND SECOND NEEDED, VOTE TO CLOSE)
  - N. PLANNING COMMISSION DELIBERATION AND ACTION: ROLL CALL VOTE ON ALL MOTIONS NEEDED. A QUOROM OF THE PLANNING COMMISSIONS MEMBER IN ATTENDANCE IS NEEDED FOR ACTION.
  - O. CHAIRMAN DISMISSAL