

**Pocomoke City Planning Commission Agenda**  
**Meeting Date: Wednesday, November 8, 2023 5:00 PM**  
**City Hall, 101 Clarke Ave. Pocomoke City, MD**

**New Business**

1. **Preliminary Plan** review for the construction of a new public library building located at 301 Market Street. Worcester County Library Board.
2. **Public Hearing RZNE#99-2023**. Zoning Text Amendment:  
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.  
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 draft zoning text amendments to changes to new state law on cannabis: (draft material to be provided).
4. Request for Proposals for Comprehensive Plan update (discussion).

**Old Business**

5. 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 forthcoming. Council to act on transfer of Newtowne Boulevard to City for maintenance on November 6, 2023).
6. 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 verified ownership of Phase I access road and stormwater pond; minor site plan changes to be brought back to Planning Commission)
7. Approval of Minutes: (September 27<sup>th</sup> meeting to be provided).
8. 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.