

Pocomoke City Planning and Zoning Commission
Revised Agenda
Meeting Date: Wednesday, January 10, 2024 5:00 PM
City Hall, 101 Clarke Ave. Pocomoke City, MD

New Business

1. Open Meetings Act Violation Findings and Summary Statement.
2. Election of Officers for 2024. (Chair and Vice-Chair). Discussion on Rules of Procedures.
3. Public Hearing RZNE#100-2023. Zoning Text Amendment: An ordinance of the Mayor and City Council of the Pocomoke City to amend certain sections of Chapter 230 “Zoning” of the Pocomoke City Code as recommended by the Planning and Zoning Commission with the purpose of adopting zoning text amendments regulating cannabis related businesses in the Pocomoke City including but not limited to the applications, site plans, permits for construction of, processing of and approval of businesses engaged in the growing processing, and/or selling of and on-site consumption establishments as follows:
 - AMEND ARTICLE II Terminology by adding the definitions of “dispensary”, “grower”, “on-site consumption establishment”, and “processor”;
 - AMEND ARTICLE IX, B-1 Shopping District by adding “cannabis dispensary” to 230-63 Conditional Uses, with additional standards and conditions for approval;
 - AMEND ARTICLE X, B-2 General Business District by adding “cannabis dispensary” to 230-71 Conditional Uses, with additional standards and conditions for approval
 - AMEND ARTICLE XI, M-1 Light Industrial District, by adding “cannabis dispensary”, and “grower or processor” to 230-79 Conditional Uses, with additional standards and conditions for approval;
4. Update on Request for Proposals for Comprehensive Plan update Bid Deadline: February 1, 2023. Copy of RFP provided upon request.
5. Discussion on Southern Fields Section III (Final plat and construction plans for 14 lot single family development on Southern Fields Drive). Staff Report provided.
6. Discussion on the need for Design Guidelines. (Sample Guidelines to be handed out at meeting).

Old Business

7. Dorchester Street Final Record Plat for 3 lot subdivision. (Planning Commission approval needed. Stormwater Plan and Final Plat to be submitted for signature. Engineering estimate and bond to be posted, prior to recording. Staff recommends approval).
8. Final Plans 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. (Final site plan, including construction details, landscaping and lighting plan received. Staff recommends approval pending final comments from City staff).
9. Preliminary Plan (Final) 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 for Planning Commission review. Staff recommends approval with conditions. Staff report to be provided).
10. Approval of Minutes: (September 27, November 11, 2023 meeting to be provided by City Clerk. Past minutes needed.).

11. 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.