

Regular Meeting Minutes

The meeting of the Pocomoke Board of Zoning Appeals was held in Council Chambers on Wednesday June 3, 2026. The meeting was called to order at 6:30 pm.

Present:

Chair: Kelly Miller

Members: Tommy Gladding, David Strauss

Code Enforcement Director: Michael Wyatt

Attorney: Erica Witz

City Clerk: Melinda Stafford

Call to Order

The Chair called the meeting was called to order. The Chair announced that a quorum was present; however, only three Board members were in attendance.

Attorney Witz addressed the applicant and advised that under the Board's rules, all three members would be required to vote in favor of an application for it to be approved. Applicants also have the option to postpone their hearing until a meeting with a full Board is available.

Approval of Minutes from 04.01.2026

Attorney Witz advised that if there are no copy of the minutes in the agenda, then they would proceed. Motion to table the minutes from 04.01.2026 by member David Strauss, seconded by Tommie Gladding. Motion passes. Miller – aye, Strauss – aye, Gladding – aye.

Public Hearing

Request: Conditional use authorization of a Cannabis Business (dispensary)

Property Information: Properties located south bound Route 13 of Pocomoke City in the B-2 Business District at 1621 Ocean Hwy District 01 Account Identifier 009796 Tax Map 0092 Grid 0002 Parcel 0199 and Ocean HWY District 01 Account Identifier 010921 Tax Map 0092 Grid 0002 Parcel 0200

The Chair opened the public hearing and invited anyone wishing to speak to state their name and address for the record.

Prior to the presentation, the applicant's representative asked for clarification regarding the effect of proceeding before a three-member Board.

Attorney Witz explained that:

- If the applicant elected to proceed with the hearing, the decision of the three-member Board would be final.
- If the application failed to receive unanimous approval, the applicant would not be permitted to return before the Board for one year.
- The applicant had the option to postpone the hearing and return when a full Board was available.

After conferring with the applicant, the representative elected to postpone the public hearing until a future meeting before a full Board.

Attorney Witz explained that:

- A new hearing date would be coordinated between the applicant and the City.
- Public notice and advertisement requirements would be completed again prior to the rescheduled hearing.

Adjourn

Motion to adjourn at 6:35pm by member Tommie Gladding, seconded by member David Strauss. Motion passes. Miller – aye, Gladding – aye, Strauss – aye.

Approved: Brian L. Matten, MBA
City Manager