

Regular Meeting Minutes

The meeting of the Pocomoke Planning Commission was held in Council Chambers on Thursday August 27, 2026. The meeting was called to order at 6:30 p.m.

Present:

Chair: Harold White

Commissioners: Jessmin Duryea, Nola Tullar, and Steven Mills

Planning and Code Compliance Staff: Kristen Tremblay, Ben Zito

City Manager: Brandy Matthews

Attorney: Erica Witz

Call Meeting to Order

Char White called the meeting to order.

Approval of Minutes 5.28.2026

The Planning Commission reviewed the minutes from the 5/28/2026 meeting. Following a discussion, the minutes could not be approved due to a lack of a quorum.

Mural Application: Proposed mural located at 120 Market Street

Ms. Lisa Challenger approached the podium. Ms Challenger approached the podium and provided an overview of the proposed mural. Ms. Tullar inquired about the grant requirements associated with the mural, and Ms. Challenger provided an overview of the grant and the public outreach component of the mural.

Ms. Tullar stated her preference for a mural differing from what Ms. Challenger has proposed, such as Pocomoke's local industries. Ms. Challenger stated that future mural applications can reflect this portion of Pocomoke's history. Mr. Duryea inquired about the structural integrity of the brick on the building, and Ms. Challenger responded that the artist would check the status of the brick. Ms. Tullar inquired about the future possibility of a new building being constructed where the proposed mural would be located. Ms. Challenger stated that she is aware of the possibility and would still like to move forward with the application. Mr. White inquired about maintenance, and Ms. Challenger stated that the mural would be maintained as part of the grant. Mr. White asked Ms. Tremblay if she had any comments. Ms. Tremblay stated that there is always a possibility that a new building will be constructed near the mural.

Following a discussion, Ms. Tollar made a motion to deny the application. The motion was not seconded, and the motion did not carry. Mr. Mills made a motion to approve the mural application. The motion was seconded by Mr. Duryea, and the motion was approved by a vote of 3-1, with Ms. Tullar opposing.

Site Plan Review - Wawa: Proposed 5,915 of retail and associated fueling stations. Located at Tax Map 84, Parcel 168.

Mr. Connor McManus of Dynamic Engineering approached the podium. Mr. McManus provided an overview of the site plan and project. Mr. McManus stated that the site plan had received conditional approval from the Maryland State Highway Administration and from Worcester County Environmental Programs.

Ms. Tullar asked about approval regarding the wetlands and the relocation of the stream on the property, and Mr. MacManus stated that the plan is in the final stages of being approved by the Maryland Department of the Environment.

Following a discussion, Mr. Duryea made a motion to approve the site plan as submitted. Mr. Mills seconded the motion, and the motion was approved unanimously.

Site Plan Review - Cannabis Dispensary: Proposed cannabis dispensary located at 1621 Ocean Highway.

Ms. Heather Morrison from Fisher Architecture approached the podium. Ms. Morrison provided an overview of the site plan and architectural renderings associated with the application.

Mr. White inquired about the security system for the building and business. Ms. Morrison stated that there will be a security system and a secured vestibule as part of the operation. Mr. White inquired about lighting on the site, and Ms. Morrison stated that there will be lighting on the building and on the site's perimeter. Mr. White asked Ms. Tremblay if she had any comments, and Ms. Tremblay stated that she did not have any.

Mr. Kal Shah approached the podium. Mr. Shah stated that he was the CEO of the company associated with the application, and that he and his company have started and operated several cannabis businesses in Maryland. Mr. Shah provided additional information regarding the security system, hours of operation, and timeline regarding state licensure.

Following a discussion, Ms. Tullar made a motion to approve the site plan as submitted. Mr. Duryea seconded the motion, and the motion was approved unanimously.

Accessory Dwelling Units - Discussion

Ms. Tremblay approached the podium. Ms. Tremblay stated that the State of Maryland has mandated that local municipalities pass legislation regarding the approval of Accessory Dwelling Units (ADU) by October 1, 2026. Ms. Tremblay provided an overview of the legislation that was drafted by the City Attorney and City staff regarding ADUs, and the legislation would need to be reviewed by the Planning Commission before proceeding to City Council.

Ms. Tremblay provided an overview of the legislation, which states that ADUs will be permitted by right and will be permitted in residential districts. Ms. Tremblay asked for the Planning Commission's input into the proposed size limitations, setbacks, and parking requirements.

Discussion ensued between Ms. Tremblay and the Commission regarding size, setbacks, and parking. Following a discussion, a motion was made by Mr. Duryea to provide a favorable recommendation to the City Council for the proposed ADU legislation, with the following amendments:

- 1) For ADUs attached to the single-family dwelling (SFD), the maximum size will be 850 square feet or 40% of the SFD, whichever is lesser
- 2) For ADUs that are detached from the SFD, the maximum size will be 850 square feet or 50% of the SFD, whichever is lesser. The ADU must also have 1 bedroom.
- 3) The ADU must be no closer to the road than the existing dwelling.
- 4) The height of the ADU must comply with the zoning district regulations.
- 5) A parking study will be considered in the future.

Ms. Tullar seconded the motion, and the motion was passed unanimously.

Maryland Department of Planning Annual Report - Discussion

Ms. Tremblay provided an overview of the Maryland Department of Planning (MDP) annual report that the City is required to submit to MDP. Ms. Tremblay provided a summary regarding the number of building permits issued, Commissioner training, comprehensive plan updates, and other items.

Comments from the Commissioners

No comments were provided by the Commissioners.

Comments from the Audience

Mayor Nock approached the podium to discuss the mural application. Mayor Nock stated that the property adjoining 120 Market St. was deemed surplus by the City, and a building may be constructed on that property in the future. Mr. Duryea inquired if staff was aware that there was interest in constructing a building on the property, and Mayor Nock stated that staff was aware. Ms. Tremblay confirmed that a building could possibly be built on that property in the future.

Adjourn

Ms. Tullar made a motion to adjourn the meeting. Mr. Duryea seconded the motion, and the motion passed with no opposition.

Approved: , Senior Planner
Ben Zito