

## Regular Meeting Minutes

The meeting of the Pocomoke Planning Commission was held in Council Chambers on Thursday February 26, 2026. The meeting was called to order at 6:33 pm.

### Present:

Chair: Harold White  
Commissioners: Jessmin Duryea, Nola Tullar,  
City Manager: Brandy Matthews  
Attorney: Erica Witz  
City Clerk: Melinda Stafford

### Call to Order

Meeting was called to order by the chair.

### Approval of the Minutes

The Chair noted that approval of meeting minutes for two prior meetings needed to be tabled due to the absence of a committee member who was present for both meetings and whose presence was required for approval, as the current Chair was not a member of the commission during those meetings.

Motion: Table Item Number 2 (Approval of Meeting Minutes)

The item was tabled without formal motion as noted by staff that there was no choice in the matter.

### AGENDA REORDERING

There was a motion made by Commissioner Tullar to change the agenda to move Item Number 4 to Item Number 3, and Item Number 3 to become Item Number 4 and seconded by Commissioner Duryea. Motion passed unanimously

### CONCEPT REVIEW - WAWA DEVELOPMENT

Connor McManus, Dynamic Engineering, representing 113 Developers, LLC

- Joseph Mizrahirod, developer group member
- Mark Cropper, attorney for developer, 6200 Coastal Highway, Suite 200, Ocean City
- Brent Jett, GMB Engineering, staff engineer

Connor McManus presented a concept plan for a proposed Wawa development at the southeast corner of Stockton Road and Ocean Highway. The project includes:

- 5,915 square foot Wawa store
- 8-pump dispenser gas station (16 fueling positions total)
- 50 parking spaces including three 40-foot by 15-foot spaces for boats/RVs
- Single access road stubbed for future extension
- Relocation of existing agricultural ditch with stream
- Proposed widening of Stockton Road for right turn lane
- Stormwater management facilities

The property has already gone through preliminary subdivision process and annexation. A signalized intersection improvement is underway through State Highway Administration to be completed before this project. Mark Cropper noted that the annexation agreement petition was delivered several weeks ago and has been reviewed by City Council. The petition will proceed to Mayor and Council as quickly as their schedule allows. This presentation was described as a courtesy sketch plan review.

Staff Report by Brent Jett noted that the property currently in county which would require annexation. Conditional use needed for underground storage tanks. SHA approval has been obtained for entrance. The entrance differs from city code (36 feet vs 30 feet required) due to turn lanes. Parking

and height requirements have been met. Wetlands disturbance and stream relocation approved by MDE. Forest conservation approval completed through Worcester County. Questions from the Commission included water pressure concerns and infrastructure coordination, with plans for jack and bore connection under Ocean Highway to city water main.

### REZONING REQUEST - CYPRESS GROVE LLC

The Chair recused himself from this item due to personal interest as he is one of the applicants. Vice Chair assumed leadership for this agenda item regarding a rezoning request from E2 General Business to PRD (Planned Residential Development) to construct 15-unit apartments at 0 Old Virginia Road.

Brent Jett provided staff review noting density calculations and entrance concerns regarding shared access with adjacent property. Erica Witz noted that this item needs to be tabled due to insufficient members for voting

The item was tabled as only two voting members were present (Chair recused, one member absent) and three members are required for voting.

### CITY MANAGER PROJECT UPDATES

City Manager provided updates on several projects:

- Drawbridge Villas: Building and plumbing permits issued, footers poured, foundation completed, construction progressing per permits
- 153 Market Street: Roof repairs pending weather improvement as part of 9-month code compliance matter; concept plans for 8 apartments approved by First State Inspection on February 25, 2026
- 1124 Ocean Highway (Sunrise Buck Harbor Solar): Developer submitting required materials for GMB review, scheduled for March 26, 2026 Planning Commission meeting
- Dewey Bay Bank Street Boundary Line Adjustment: Application submitted to GMB, staff report received February 25th, scheduled for March 26, 2026 meeting
- Cypress Grove LLC: Rescheduled to March 26, 2026 due to tabling

Discussion included clarification on parking requirements for 153 Market Street project and suggestion to label municipal parking space next to church.

### Commission Comment

The Chair noted this was his first meeting as chair and expressed excitement about making progress and continuing to improve the city.

### Public Comment

Audience member expressed appreciation for the commission's work and requested consideration for scheduling an earlier meeting for the tabled Cypress Grove item, noting they traveled from DC for the meeting.

Motion to adjourn at 7:07pm by Commissioner Tullar, seconded by Commissioner Duryea.

Motion Passes

Approved:  \_\_\_\_\_, City Clerk

*Agenda items may or may not be considered in sequence. This agenda is subject to change to include the addition or deletion of items, including executive/closed session.*