

Regular Meeting Minutes

The meeting of the Pocomoke City Planning and Zoning Commission was held in Council Chambers on Thursday May 28, 2026. The meeting was called to order at 6:39 pm.

Present:

Commissioners: Harold White, Joshua George, and Nola Tullar

City Manager: Brandy Matthews

Attorney: Erica Witz

Call Meeting to Order

Meeting was called to order by Commissioner Chair White

Approval of Minutes 03/26/2026

The Commission reviewed the minutes of the March 26, 2026, Planning and Zoning Commission meeting. Motion to approve minutes by Commissioner Tullar, seconded by Commissioner George. White – aye, George – aye, Tullar aye.

Final Site Plan Review – 153 Market Street

The Commission reviewed the final site plan for the proposed redevelopment of 153 Market Street. Brent of GMB presented the staff report and provided an overview of the project. Commission members discussed several aspects of the proposed development, including parking, accessibility, project timing, building aesthetics, and future occupancy. Questions were raised regarding ADA-compliant parking, with staff noting that parking requirements had previously been addressed during the April 2025 review of the project. It was confirmed that no significant changes had been made to the site plan since its original submission.

The Bret Davis the “applicant” advised that construction is expected to be completed in a single phase, with an anticipated completion date in 2027. The existing loading dock will remain available, and the three additional retail spaces have not yet been leased. The Commission reviewed the architectural plans and discussed the proposed exterior appearance. The applicant indicated the building would feature neutral finishes or potentially include a mural. Signage was also discussed, including the possibility of naming the apartment portion of the development “Newberry Lofts.”

Commission members expressed concern regarding the long-term availability of parking in the downtown area. The applicant stated that angled parking would provide the best opportunity to maximize available parking, and the Commission generally agreed with that assessment.

Motion to approve final site plans for 153 Market Street by Commissioner Tullar moved to approve the seconded by Commissioner George. White – aye, George – aye, Tullar aye.

Comments

No comments from the Commissioners.

No comments from the audience.

Adjourn

Motion to adjourn at 6:53pm by Commissioner Tullar seconded by Commissioner George. White – aye – George – aye, Tullar aye.

Approved:
City Manager

Blane H. Mattingly, MBA

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