

## Planning and Zoning Commission Meeting

A meeting of the Pocomoke City Planning and Zoning Commission was held in the Council Chambers at City Hall on Wednesday, January 15, 2020. The meeting was called to order at 5:01 PM.

Present: Commissioners: Chairman Alex Kagan  
Steven Mills, Ryan Hurley, Rebecca  
Skorobatsch  
Director of Planning: Dan Brandewie  
City Clerk: Michelle Beckett-El Soloh  
Councilmember: Diane Downing

Not Present: Kyle Pilchard

### Approval of Minutes from December 18, 2019:

Motion to approve of the minutes of December 18, 2019 (Hurley, Mills) at 5:05PM

Acclamation: Mills-aye, Hurley-aye, Kagan-aye, Skorobatsch-aye; none opposed, motion carried.

### Site Plan Review for Front-End Addition to Seventh Day Adventist Church at 1941 Old Virginia Highway:

Planning Director Dan Brandewie said, Mr. Frank Hawk is the applicant for this project. The church is located across from the Hardee's on Rt 13. The building was vacant for a while but the congregation has gotten together and wants to move forward with these plans. Mr. Frank Hawk is representing the congregation. Supplemental drawings and sketchings were sent by email to the commission members. Mr. Hawk has a site plan with him to present here tonight. The site plan does not include a parking lot. There may have been at one time. Staff is unclear how parking will be accommodated at the present time. The issue of parking needs additional approval and has to be brought back in front of the Commissioners.

According to Mr. Hawk, back in 2012, the church came before the Zoning Board and got approval for setback variances that were required for the little addition on the right front corner. That was approved. At that time, we thought we would start construction right away but it did not happen. The drawings that you have tonight, other than some minor revisions, are what was produced back in 2013 for permits. That was prior to Mr. Brandewie being on board and having more sophisticated planning reviews. The site plan lacks updated drainage. We wanted to show on the site plan tonight that the parking for the number of people in the sanctuary can be provided. Originally, we were going to keep the ramp located on the side of the sanctuary. Upon review, we have found that it is deteriorating badly; also, the number of seats in the sanctuary is just over the limit for a single entrance. Any facility more than 49 in occupancy on a floor is required to have two exits. We have 52-60-person occupancy. This plan has another door at the rear and as well as a handicap ramp. Parking and handicap entrance would end up being on the same side. The outside of the building is concrete block construction and is deteriorating in areas. If the Board approves the site plan we can work on these things. One rendering is what the building will look like after construction is done. Handicapped entrances would be to both floors. There is a low spot that fills up with water but when a parking lot is put in, drainage can be routed to a ditch that runs along the back of the property.

Commissioners asked if anything is between the church and the highway. Mr. Hawk said, no, there is some distance from the property line to the highway curb, approximately 6 to 8 feet. When the property existed before the highway and when they built the highway ramp that took quite a bit of property off. Originally, that is what generated the variance. Commissioner Kagan wanted to know how old the church is? Mr. Hawk said best guess is at least 70 years. Planning Director Brandewie asked if this would be the first major remodel? Mr. Hawk answered, yes, it is. The existing heating/air system is old and out of date. They are planning on installing a new system as well as bringing the building up to code and being handicapped accessible is the most important. The Planning Director asked if there was ever a gravel parking lot? Mr. Hawk answered that

there is no evidence of one ever being there. Planning Director said he recommends approving the initial building plans/site plan and resubmitting parking lot plans at a later date.

Motion to approve initial site plan as presented for Seventh Day Adventist Church at 1941 Old Virginia Highway (Kagan, Mills) at 5:14PM

Acclamation: Mills-aye, Hurley-aye, Kagan-aye, Scorobatsch-aye; none opposed, motion carried

R-2 Zoning Text Amendments to Allow Two-Family and Multi-Family Uses in Overlay Zone and Review of Map Showing Abandoned, Vacant and Blighted Homes. Discussion Continued:

Planning Director Brandewie said last month was the first attempt to identify areas of the city containing abandoned buildings and vacant lots. Concentrated areas are on 2<sup>nd</sup> St, Clarke Ave, Laurel St and Oak St. It is a combined map of both vacant /blighted buildings and vacant lots. No more thought has been put into specific boundaries or incentives. We were waiting until the new city manager is onboard to seek her input. There is an intern coming in. There will be changes made to revise the map to distinguish blighted buildings from vacant lots.

Comprehensive 5-year Plan Review (Discussion):

No new information to report at this time.

Other Discussion Items:

Mr. Brandewie reported we have been working on the corporate boundary map. There are some minor corrections needed.

The City Clerk attended the last Census 2020 meeting. There will be some magnetic vehicle stickers to come out. It's a magnetic sticker that says "Census 2020 Get Counted". It's important to get counted because it affects how much money our area may be eligible for.

A consultant for the Worcester County library board is still evaluating potential properties for a new library.

Gordman's is still scheduled to open in the near future. There have been approximately 8 new building permits, pending in Southern Fields and Woodland Manor.

Motion to adjourn meeting (Kagan, Mills) at 5:28PM.

Acclamation: Mills-aye, Hurley-aye, Kagan-aye, Scorobatsch-aye; none opposed, motion carried

Approved: *K.M. Beckett-El Solch*

City Clerk