

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, September 15, 2021. The meeting was called to order at 5:01 PM.

Present: Commissioners: Chairman Vacant
Steven Mills, Rebecca, Skorobatsch and Nola Tullar
Director of Planning: Dan Brandewie
Mayor: Susan Marshall Harrison
City Clerk: Michelle Beckett-El Soloh

Commissioner Rebecca Skorobatsch opened the meeting.

Jenkins Orchard Subdivision, Section 2, Preliminary Plan for Development of 13 residential lots and one (1) out-lot from a 14.983-acre tract with the street extension of Stevens Grant Drive. Filed by: Mason Brothers LLC, (owner); G.E.Y. Engineering (Engineer-Surveyors)

Approximately 12 lots remain to be developed of the original plans of Jenkins Orchard. The City endorsed the original plans in 1995. The original development plans to develop section 2 was shown, as indicated, in the original plan submission did not have the street extension or or does it have the streets that's generally the plant lots of sun and was designated for future development. The subsection contains approximately 57 acres of protected forest area that is a forest conservation easement. Lots will conform to minimum Zoning requirements. The existing water and sewer systems can service the extra lots but might need updates or replacements to pumps. The developer may be asked to share in some of those costs. The City's Comprehensive Plan does recognize the area for residential plan use and it is part of the State's priority funding area. It also conforms to the County's Master Plan recommendations for water and sewer.

Shawn Taylor, who represents George Young, he wanted to bring attention to the Forest Conservation plan that is established. It can be added to but not reduced because it is a State program. They are also reviewing the Wetlands and trying to obtain approval and permits.

Commissioner Skorobatsch asked about lot sizes and wanted to know if all lot sizes were similar. Some seemed to have smaller buildable areas. Mr. Taylor said most lots are comparable in size. There are a couple that are smaller and possibly can be made larger after permitting.

Mr. Taylor said that there will be a manhole near lot 3 that will be a force main to the existing sewer system.

Mr. William Sparrow said that each lot is allowed 2 cars. For the new 13 lots that is 26 cars. Those cars will funnel out to Cambrook Drive. The concern is not the new development itself but the increase in traffic. At the opposite end of Jenkins Orchard, is there a right of way? Mr. Taylor said it was an old sewer line. It is now part of the wetlands access. Mr. Sparrow would like to create another access to divert traffic away from Cambrook Drive. Mr. Taylor said any of the existing areas would not meet street width requirements but this issue could be looked into further. Mr. Sparrow said there is a cul-de-sac on the east side of Jenkins Orchard. There is one that cannot handle truck traffic and has a concern about emergency vehicles. Commissioner Skorobatsch said she also lives in a development in city limits. When she bought her house, she expected further development. She asked the same question of Mr. Sparrow whether or not he knew there would be further development in the development. Mr. Sparrow answered, yes, he was aware of continuing development. Mr. Taylor said that these very plans were priorly approved. Mr. Sparrow said that Jenkins Orchard pays the

highest tax rate in the city and residents are just concerned about keeping the neighborhood peaceful. Commissioner Tullar said she is familiar with the problems that can arise from a neighborhood having more traffic but she understands the developer side of things too. She is not convinced that an alternative exit cannot be addressed that would alleviate traffic from Cambrook Drive. Mr. Carlton Mason also spoke regarding development. He said there is not going to be an overwhelming change in traffic. There is still open spaces and walking trails off the road ways. He added that the current cost to put in a road is \$350.00 per foot.

Motion to approve Jenkins Orchard development plans (Skorobatsch, Tullar)

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

Commissioner Skorobatsch said this was not an easy decision for her. She understands that there can be certain expectations for a development but she believes that the original plan was available to the public and expansion was always intended and a second entrance was not part of the original development plan. A sub-development with less than 100 lots does not require a second entrance.

The final plan will be submitted after obtaining wetlands and other permits.

Public Hearing: Draft Zoning Text Amendments to allow commercial cell towers in B-1, B-2 (business zoning districts) and M-1 (industrial zoning districts)

Planning Director, Dan Brandewie, said these text amendments will allow cell towers to be permitted in the three different Districts, B-1, B-2 and M-1. It was realized that cell towers had not been permitted when a redevelopment plan for the old fire house was addressed. The text changes to the Zoning Code will allow the same language to be used for all three Districts. Towers of any height would be allowed in the Districts as conditional use and would require being heard in front of the Board of Appeals with a public hearing.

Election of Officers, (Chair and 1st Vice Chair)

Tabled

Approval of Minutes:

January 20, 2021, Planning Commission Meeting

March 31, 2021, Planning Commission Meeting

April 28, 2021, Planning Commission Meeting

July 21, 2021 Planning Commission Meeting

Motion to approve minutes as written (Skorobatsch, Mills)

Acclamation: Mills-aye, Skorobatsch-aye, Tullar-aye; none opposed, motion carried

Motion to adjourn meeting (Skorobatsch, Mills)

Acclamation: Mills-aye, Skorobatsch-aye, Tullar-aye; none opposed, motion carried

Approved: K. Michelle Beckett-El Soloh

City Clerk