



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in regular session on May 16, 2013 in Room 301, Council Chambers of the Government Office Building, with the following persons in attendance:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
James W. Magill (Absent)
Gail Bartkovich
Scott Rogers
Tim Spies
Jacob Day (Absent)
Newell Quinton

CITY/COUNTY OFFICIALS:

Gary Hales, Salisbury Public Works Department

PLANNING STAFF:

Gloria Smith, Planner
Jack Lenox, Director
Keith Hall, Planner
Mary Phillips, Technical Review
Beverly Tull, Recording Secretary



The meeting was called to order at 1:30 p.m. by Mr. Dashiell, Chairman.

**Minutes:**

Upon a motion by Mrs. Bartkovich, seconded by Mr. Rogers, and duly carried, the Commission **APPROVED** the minutes of the April 18, 2013 meeting as submitted.

**#SP-1304****CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – Farmers & Planters, represented by Keith Fisher Architecture, LLC – 308 Mill Street – RRMU District #1 – M-106; G-11; P-1657.**

Mr. Brock Parker, Mrs. Susan White, and Mr. Keith Fisher came forward. Mrs. Gloria Smith presented the Staff Report. She summarized the report explaining that Keith Fisher Architecture, LLC, has submitted a Site Plan for redevelopment of this site with office, retail, and warehouse use for Farmers & Planters. The submission package included a Site Plan and Building Elevations for the proposed changes to the property. The Plan is very preliminary in nature as Critical Area requirements must be addressed and Stormwater Management may have to be addressed for the site.

Mr. Fisher stated that they were excited about the project. The façade has been enhanced to make the property more presentable for retail sales. The retail will be on the first floor and the offices will be on the second floor.

Mr. Parker stated that the majority of the site is impervious surface. The intent is to utilize the existing impervious surface for parking. The entire first floor of the warehouse will be renovated for retail use. The change in usage will require 95 parking spaces. The most predominant spaces are in the front. Mr. Parker stated that they would like to keep the area to the north of the store in stone. The site will have adequate parking. Landscaping will be provided along the front of the store. Grass will be planted along the bay doors and the railroad tracks. The 10 percent rule for the critical area requirements will be met.

Mr. Spies questioned if there was a loading dock. Mrs. White responded that there is an existing loading dock on the north end of the building. Mr. Spies questioned if the blank strip along the river was going to be in grass. Mr. Parker responded that there is an existing fence. Mr. Spies questioned if there would be grass to the north and if planting trees had been considered and suggested bald cypress. Mr.

Parker responded that having trees in the buffer always helps but this property is in the IDA so planting trees may not help meet the 10 percent rule. Mr. Spies questioned if there was any conflict with the railroad. Mr. Parker responded in the negative. Mr. Spies stated that the façade looks great and will enhance and help to revitalize the area.

Mr. Rogers questioned if there was a plan for the riverwalk extension to this property. Mr. Lenox responded that if this were construction of a new building then Staff would look for a riverwalk extension, but since this is an existing building, the extension won't be done at this time.

Mr. John Groutt, Cooper Road, stated that 95 parking spaces are absurd. He questioned if swales had been considered instead of raising where the sod would be. He also suggested the use of a rain garden. He discussed the scrubby area along the river and the ecological value that it has. Mr. Groutt noted that WET has a large tree planting being done in the fall and that this project could be a part of the plantings. He agreed that a bald cypress would be a great addition to this property.

Upon a motion by Mr. Rogers, seconded by Mr. Quentin, and duly carried, the Commission **APPROVED** the Certificate of Design and Site Plan for Farmers & Planters, subject to the following Conditions of Approval:

CONDITIONS:

1. The project shall comply with all Chesapeake Bay Critical Area requirements and a Certificate of Compliance, if required, shall be obtained prior to any site disturbance.
2. Minor Plan adjustments that do not conflict with Critical Area requirements may be approved by the Directors of Building, Permits and Inspections and Planning and Zoning.
3. The project is subject to further review and approval by the Salisbury Public Works Department; Building Permits, and Inspections Department; and Fire Safety.

Mr. Dashiell recused himself due to professional conflicts.



DISCUSSION – County Comprehensive Plan.

Mr. Lenox and Mr. Hall came forward. Mr. Hall discussed two (2) rezoning requests, which Staff was seeking determination of the Commission about the future land use designation and zoning of the properties. The first rezoning is requested

by Parker and Associates on behalf of Mr. Barry Glass. This 34 acres property is located on Longridge Road and currently zoned A-1. The request is to rezone the property to commercial. Mr. Hall expressed the property is designated as Agriculture Resources on the Land Use Plan contained in the 1998 Wicomico County Comprehensive Plan, which is not intended as a growth area. While the City of Salisbury's Municipal Growth Element does extend to U.S. Route 50 and Walston Switch Road, it does not include this property. The property is not planned for water and sewer in the next 10 years. This area is predominantly ag land. Staff has concerns about traffic issues at Route 50 and Walston Switch Road, as well as the potential impact at the intersect of Longridge and Walston Switch Roads as a result of increasing the intensity of land use. Given the lack of change in the vicinity, no existing or planned services, not designated as a growth area the Staff recommends that the property remain zoned A-1.

Mr. Lenox noted that the Commission has seen some action from Choptank Electric in this area. This property owner wants the rezoning because the A-1 zoning is not consistent with the request from Choptank Electric. The question is what does the Commission want to include in the Land Use Plan when the Draft Wicomico County Comprehensive Plan goes to public hearing. Consistent with the 1998 Wicomico County Comprehensive Plan, the Draft Plan designates this property as Agriculture Resource; however, the property owner will have additional opportunities at the Commission and County Council Public Hearings to pursue the rezoning as part of the Plan update.

Mrs. Bartkovich stated that she agreed with the Staff. This property is off the beaten path. There is an exit from Wor-Wic on Longridge Road. It is cost prohibitive to extend water and sewer to this property.

Mr. Spies questioned the anticipated expansion of Wor Wic in the next 20 to 30 years. Mr. Lenox responded that Wor-Wic will expand to the east.

Mr. Dashiell confirmed that there was Commission consensus that the property remain zoned A-1 and retain the Agriculture Resource Land Use designation in the Plan update.

Mr. Hall presented the next rezoning request for property owned by Mrs. Janice Dail along U.S. Route 50 between White Lowe Road and Memory Garden Lane. This is a 17 acre parcel with the owner requesting two (2) acres be rezoning to commercial along U.S. Route 50. Staff recommends that the existing A-1 zoning remain because there have been no changes of uses in the surrounding area, no existing or planned services, and the property is not designated as a growth area. Additionally, Mr. Hall noted the frontage of the property is along U.S. Route 50 and depending on the nature or intensity of the commercial use, traffic safety should be considered during the evaluation of this request.

Mrs. Bartkovich questioned the exact location. Mrs. Smith responded that this property was closer to Oakley's. Mr. Hall added that the former S.T.

Moore's was slightly to the west of this property. Mrs. Bartkovich questioned if this was Wallace Peterman's property. Mr. Lenox responded in the affirmative.

Mr. Dashiell confirmed there was consensus among the Commission to leave the property zoned A-1 and retain the Agriculture Resource Land Use designation in the Plan update.

In continuation of the monthly updates regarding the Comprehensive Plan, Mr. Hall presented the revised Chapter 3, Community Profile, of the Draft Plan. He stated the Chapter consists of demographic and socio-economic data including, but not limited to, population, household, housing unit, race, ethnicity, educational attainment, and labor force for Wicomico County. Also, the Community Profile chapter has projections for population, households, and gender. Mr. Hall noted the population and household projections contained in the Chapter assist with the development of several chapters in the Plan such as Land Use, Transportation, Economic Development, Community Facilities and Housing.

Mr. Hall provided an overview of the tables contained in the Chapter and highlighted several significant characteristics about the County population including the following:

- Since 1970 the County population has almost doubled from 54,236 to 98,733 persons, respectively; however, this rate of growth is projected to decline over the next 25 years;
- In 2010, 57 percent of the population resided in the unincorporated portion of the County. In contrast, by 2030, 51 percent of the population will reside in the unincorporated portion of the County;
- In 2010, Salisbury accounted for 90 percent of the total population of persons residing within an incorporated area;
- By 2040, the County is projected to have 48,950 households, which represents an increase of 11,725 households compared to 2010;
- Compared to the City of Salisbury, the County experience a high percentage of owner-occupied housing units, which is approximately 63 percent of occupied units;
- In 2010, over 27 percent of owner-occupied housing units range in value from \$200,000 to \$299,999, which this price range represents the most common value;
- Between 2000 and 2010, the County experienced an increase of Hispanic population, 1,842 and 4,478, respectively;
- In 2010, the largest group of population by age was 20 to 24 years of age. In contrast, the smallest concentration of population by age was 85 years of age and over;

- Wicomico County has a greater population of high-school graduates than the State average; and
- Educational, health & social services is the largest industry sector employing County residents;



There being no further business, the Commission meeting was adjourned at 2:40 p.m. by Mr. Dashiell.



This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Salisbury-Wicomico County Department of Planning, Zoning, and Community Development Office.

Charles "Chip" Dashiell, Chairman

John F. Lenox, Director

Beverly R. Tull, Recording Secretary