
MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in regular session on May 19, 2011 in the Council Chambers of the Government Office Building, Room 301, with the following persons in attendance:

COMMISSION MEMBERS:

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

PLANNING STAFF:

Jack Lenox, Director
Gloria Smith, Planner
Keith Hall, Planner
Frank McKenzie, GIS
Beverly Tull, Recording Secretary



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



Mr. Dashiell welcomed Councilman Bob Culver and thanked him for attending the meeting.

Mr. Dashiell welcomed Mr. Tim Spies to the Commission as the new City Council representative.

Minutes:

Upon a motion by Mr. Magill, seconded by Mr. Rogers, and duly carried, the Commission **APPROVED** the minutes of the March 17, 2011 meeting as submitted.

Mrs. Bartkovich and Mr. Spies abstained.

Upon a motion by Mrs. Bartkovich, seconded by Mr. Magill, and duly carried, the Commission **APPROVED** the minutes of the April 21, 2011 meeting as submitted.

Mr. Rogers and Mr. Spies abstained.



Commission Discussion – Draft County Comprehensive Plan.

Mr. Lenox conveyed Mr. Day's regrets on missing the meeting, as travel arrangements had been changed unexpectedly. He adding that Mr. Day has several topics regarding the Comprehensive Plan that he would like to bring up at a future meeting.

Mr. Lenox explained that the topics regarding the Comprehensive Plan are not new issues. He explained that Staff has been going through the comments that have been received. There are gaps in the Comprehensive Plan where decisions will need to be made.

Mr. Lenox discussed the Priority Preservation Area and what it means. The Priority Preservation Area will relate to other parts of the Comp Plan. At some point another draft of the Comp Plan will be released for circulation, review and comments. Inclusion of the County Council will also need to take place at some point. At the appropriate time, a formal public hearing will need to take place, as well as the 60 day review period. Mr. Lenox discussed the handouts at the Commission's places. Additional information on senior centers will be put together in the future. The municipal plans are being reviewed for conflicts, as well as what should be included in the County's Comp Plan.

The Priority Preservation Area is required if the County wants to seek recertification of the Ag Program. Mr. Hall noted the following regarding the PPA Element of the Comp Plan:

- Soils conducive to agriculture
- Governed by Local Policies – Land Use Management Tools
- Be Large Enough to be Viable

The following questions and concerns were voiced by the Commission while reviewing the Priority Preservation Area map:

- Mrs. Bartkovich questioned if the Quantico Creek area was in the PPA?
- Mr. Rogers questioned how the boundaries were established for the PPA?
- Mr. Spies questioned an area near Pemberton Drive that was not in the PPA?
- Mrs. Bartkovich questioned why Wor-Wic was included in the PPA?

There was discussion regarding density in the PPA. Mr. Hall discussed a two-tier approach related to density. The first tier density would be in the PPA and the second tier densities would be in the A-1 zoning areas of the County that are not included in the PPA. The higher densities would be in the second tier areas. Mrs. Bartkovich noted that certain areas of the County don't have good soils for development, such as Nanticoke and Tyaskin. Mr. Lenox added that development regulations would be needed. Mr. Rogers, with concurrence from the Commission, noted that the PPA would need more restrictive densities and regulations.

The Commission decided to move forward with the following density recommendations that were noted in 2009 (these recommendations would be applied to the Tier 1 areas within the A-1 Zoning District):

- To eliminate the 1:3 cluster provision in the PPA;
- To allow 1 dwelling unit per 15 acres with a maximum lot size of two (2) acres, with all lots being contiguous in the PPA; and
- To allow 1 dwelling unit per 10 acres in the PPA, subject to a maximum lot size of one (1) acre, with all lots being contiguous.

The Commission recommended no change of density in the Tier 2 areas of the A-1 Zoning District.

These provisions would be included in the Draft Plan for further public input.



There being no further business, the Commission meeting was adjourned at 2:49 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