



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 November 21, 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
Gail Bartkovich
Scott Rogers
Tim Spies (Absent)
Newell Quinton
James McNaughton

CITY/COUNTY OFFICIALS:

Matt Hedger, Salisbury Public Works Department
Maureen Lanigan, Assistant County Attorney

PLANNING STAFF:

Jack Lenox, Director
Gloria Smith, Planner
Beverly Tull, Recording Secretary



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

**Minutes:**

Upon a motion by Mr. Magill, seconded by Mrs. Bartkovich, and duly carried, the Commission **APPROVED** the minutes of the October 17, 2013 meeting as submitted.



#WP-1202-13A REVISED COMPREHENSIVE SITE PLAN – King Farms Self Storage – Ocean Gateway – C-1 Select Commercial District – M-38; G-7; P-199 & 268.

Mr. Brock Parker came forward. Mrs. Gloria Smith presented the Staff Report. The applicants propose redevelopment of this site as a self-storage facility. The Select Commercial District requires Planning Commission review and approval of a Site Plan.

Mr. Parker explained that this was a unique site to develop. The back portion of the property falls off to a rocky area. There is no access between the properties. Something needed to be constructed on this site that did not need septic services. A storage facility is planned to be constructed on this site with wood frame construction. The stormwater will be provided according to the State regulations.

Mr. Magill questioned if there was sewer to the property to the west. Mr. Parker responded in the negative, explaining that the only sewer hook-ups available were across Route 50 and that would make any project cost prohibitive.

Dr. McNaughton questioned if site lighting would be addressed. Mr. Parker responded in the affirmative.

Mrs. Bartkovich questioned if there would be landscaping installed along the adjoining property to the west. Mr. Parker responded that he could add landscaping along the property to the west or he could install slats in the chain link

fence. It was the consensus of the Commission that they would rather have landscaping planted along the property to the west.

Mrs. Bartkovich questioned the dumpster location. Mr. Parker showed the dumpster location on the plan.

Mr. Rogers questioned where the access to the gate would be. Mr. Parker explained that the entire front of the site would be asphalt so that vehicles could get in off the highway and there would be access boxes for people to use to get the gate open to enter into the storage facility.

Mr. Rogers questioned if there was any ideas on the interior materials. Mr. Parker responded in the negative.

Mrs. Bartkovich questioned how people would rent the units if there were no employees on site. Mr. Parker responded that the owners have multiple businesses in town and would use a phone number with instructions on where to go to pick up keys for the storage units.

Upon a motion by Mr. Magill, seconded by Mr. Quentin, and duly carried, the Commission **APPROVED** the King Farms Self Storage Facility for redevelopment of this site, subject to the following Conditions of Approval:

CONDITIONS:

1. This site shall be developed in accordance with the approved Site Plan. Minor plan adjustments may be approved by the Wicomico County Zoning Administrator.
2. A change of use may be considered a new use requiring review and approval by the Zoning Administrator or the Planning Commission.
3. The Final Plan shall comply with all requirements of the Forest Conservation Program.
4. Health Department approval is required.
5. Any signage shall be in accordance with Section 225-127 of the Code or approved by the Wicomico County Board of Appeals.
6. Site lighting shall be in accordance with the Wicomico County Code.
7. This approval is subject to further review and approval by the Wicomico County Department of Public Works.
8. A landscaping buffer shall be installed along the adjoining property.



#SP-0308-13A REVISED COMPREHENSIVE DEVELOPMENT PLAN – Maryland Square, LLC – North Salisbury Blvd. – General Commercial District – M-101; G-21; P-3790, 5483, 5484.

Mr. Brock Parker and Mr. Don Hall came forward. Mrs. Gloria Smith presented the Staff Report. Parker & Assoc. has submitted a Comprehensive Development Plan, for Gander Mountain and adjacent properties to establish a Shopping Center.

Mr. Parker stated that they were still in an active negotiation stage with getting tenants and once tenants are secured, they will come back with a final plan. The preliminary approval is needed to go to the Board of Zoning Appeals to get a special exception for a shopping center larger than 30,000 sq. ft. The size of the pad sites being shown may change once the tenants are secured. The Popeye's parcel has been picked up as part of this shopping center. Henry Street is also being picked up in this shopping center and will be carried back to W. Zion Road. The three (3) entrances on Route 13 will be maintained. The expansion shows an addition to Gander Mountain as well as three (3) pad sites. The landscaping will adhere to the regulations.

Mr. Hall stated that he was looking for preliminary approval and needs to talk to his prospective tenants. He stated that he was dealing with a specific restaurant for one pad site. He added that the back part behind Popeye's is a separate parcel.

Mr. Magill stated that the parking feeding into the entrance gives him heartburn. He questioned if it was possible to delete a row of parking behind the bank so cars don't back out into the access road. Mr. Hall responded that the bank parcel will more than likely be sold to the bank and not be part of this parcel. The entrance lane may end if the bank does purchase the property.

Dr. McNaughton questioned why the bank entrance shouldn't be blocked off. Mr. Hall responded that it didn't affect him either way.

Mr. Dashiell questioned the main entrance. Mr. Hall responded that the main entrance would be off of Route 13.

Mr. Rogers questioned how the right-of-way would be used if the bank reverts to another owner. Mr. Hall responded that there is a deeded right-of-way to the bank parcel.

Mrs. Bartkovich questioned that Building A didn't have much parking. Mr. Parker responded that they had shown spaces along Henry Street. Mr. Hall added that the building size may shrink. Mrs. Bartkovich questioned if the two (2) buildings in the front would stay as two (2) buildings. Mr. Parker responded that there is a drawing that shows shops along the front but Mr. Hall prefers not to use it.

Dr. McNaughton questioned if there had been any thought into what it would look like along the front. Mr. Parker responded that there will be a good deal of landscaping along the front. Dr. McNaughton questioned where the signs would go. Mr. Hall responded that the signage hasn't been discussed yet. The ability is there to have one (1) large sign or two (2) smaller signs.

Upon a motion by Mr. Magill, seconded by Dr. McNaughton, and duly carried, the Commission **APPROVED** the Preliminary Comprehensive Development Plan for Maryland Square, LLC, including a **WAIVER** of the Community Impact Statement, Statement of Intent to Proceed and Financial Capability, and Development Schedule, subject to the following Conditions of Approval:

CONDITIONS:

1. Redevelopment of the site is subject to all requirements of the Salisbury Municipal Code, including those noted in the Staff's report. Particular attention should be given to the required Stormwater Concept Plan, and noted concerns regarding parking and circulation.
2. A Special Exception for a shopping center over 30,000 sq. ft. shall be obtained from the Salisbury Board of Zoning Appeals, prior to the submission of the Final Comprehensive Development Plan.
3. Building elevations for modifications to the building and for the proposed buildings shall be submitted for Commission review and approval.
4. A Sign Plan shall be submitted for Commission review and approval prior to installation of new wall signage or a new ground sign faces on the site.
5. Site modifications are subject to further review and approval by the Salisbury Department of Public Works.



#SP-8713-13HH

SIGN PLAN APPROVAL – Tutti Fruitti – Centre at Salisbury Mall – Pad A – M-119; G-15; P-237.

Mr. Matt Phillips and Mr. Scott Palmer came forward. Mrs. Gloria Smith presented the Staff Report. Mr. Matt Phillips of Phillips Signs has submitted a request for Signage to be placed on the building on Pad "A" at the Centre at Salisbury.

The Comprehensive Development Plan approval granted by the Commission in May 2005 for construction of this building and the cinema, required submission of color chips and sign dimension/information for the sign faces and boxes for review by the Commission.

Mr. Magill questioned the material on the front of the elevation. Mr. Palmer responded that the building front would match what currently exists.

Mrs. Bartkovich questioned if the same colors would be used as on the S. Salisbury store. Mr. Palmer responded in the affirmative.

Upon a motion by Mr. Magill, seconded by Mrs. Bartkovich, and duly carried, the Commission **APPROVED** the Sign Plan for Tutti Fruitti Frozen Yogurt for Pad 'A' at the Centre at Salisbury Mall, as submitted, including the proposed awning.



CAPITAL IMPROVEMENTS PROJECT REVIEW – FY2015-2019.

Mrs. Gloria Smith presented the Capital Improvements Project review.

Mrs. Bartkovich stated that it was nice to see the Library expanding.

In response to the Public Works initiatives, Mrs. Bartkovich recalled that a study was done in approximately 2001 regarding the feasibility of County Water & Sewer Service. These remain important issues.

Upon a motion by Mr. Magill, seconded by Mr. Rogers and duly carried, the Commission voted to forward a **Favorable** recommendation to the County Executive and County Council for inclusion of all FY2015-2019 Capital Improvements Projects as the projects conform to the Wicomico County Comprehensive Plan.



County Comprehensive Plan Discussion:

Mr. Keith Hall and Mr. Jack Lenox came forward. Mr. Hall stated the comments had been received from the 60 day Clearinghouse review period. He noted the majority of the comments were not substantive and including grammatical

and typos. The primary point emphasized by MDP was the connection between the tier map and the Comprehensive Plan.

Mr. Magill questioned where the farm labor comment should go. Mr. Hall responded that it could go in either the Community Profile or the Ag Element but the direction was to add it to the Community Profile.

Dr. McNaughton questioned where the County stood on the tier map issue. Mr. Hall responded that the County was waiting on soil analysis to come back on where the prime soils are for development. Other items such as TDR's (transfer of development rights) and package treatment systems are also coming up. Mr. Lenox added that the discussions that the Council and the Executive have had come down to what areas of the County may be appropriate for subdivisions of more than seven (7) lots on septic systems.

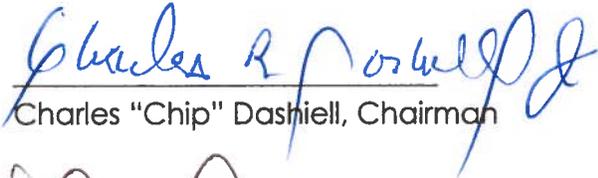
Mr. Hall noted Staff will make the revisions to the Plan and present at the December meeting.

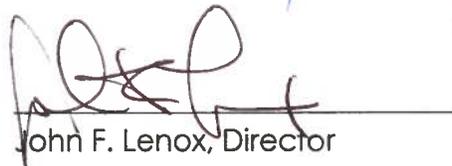


There being no further business, the Commission meeting was adjourned at 3:02 p.m. by Mr. Dashiell.



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