



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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MAYOR

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CITY ADMINISTRATOR

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COUNTY EXECUTIVE

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DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in special session on August 18, 2016 in Room 301, Council Chambers, Government Office Building, with the following persons in attendance:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Scott Rogers
Marc Kilmer
Newell Quinton
James McNaughton
Jack Heath
James Thomas (Absent)

CITY/COUNTY OFFICIALS:

Paul Wilbur, County Attorney

PLANNING STAFF:

Gloria Smith, Planner
Marilyn Williams, Technical Services Review
Beverly Tull, Recording Secretary



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

**COUNTY SUBDIVISION:****Shane T. & Marie A. Baker – Preliminary/Final – 1 Lot – Bent Pine Road – M-33; G-21; P-73.**

Mr. Doug Jones came forward. Mrs. Gloria Smith presented the Staff Report. She summarized the report explaining that the applicants propose subdivision of one 3.33 acre lot and sale of the remaining 51.87 acres of this property. The lot and the remaining farm will front and have access on Bent Pine Road. Open space totaling 27.88 acres is shown on the plat.

Mr. Jones stated that he had addressed the comments regarding the easements and had a revised plat prepared. He added that he was available to answer any questions.

Dr. McNaughton questioned if there were any restrictions on the rest of the property. Mr. Jones responded that the remainder of the property was for ag use. Ms. Williams stated that the septic bill would apply. Mrs. Smith noted that they could theoretically request two (2) more lots out of the parcel but it would be subject to a 1:15 density.

Mr. Jones noted that they had received Health Department approval on the plat.

Upon a motion by Mr. Rogers, seconded by Mr. Heath, and duly carried, the Commission **APPROVED** the Preliminary/Final Plat for the Baker Subdivision, subject to the following Conditions of Approval:

CONDITIONS:

1. Then Final Plat shall comply with all requirements of the County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Final Plat.
3. This subdivision shall comply with the Forest Conservation Regulations as administered by the Planning Office.
4. Adequate drainage and maintenance easements are required.
5. This approval is subject to further review and approval and conditions imposed by the County Department of Public Works.



There being no further business, the Commission meeting was adjourned at 1:36 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.

A handwritten signature in blue ink, appearing to read "Charles Dashiell".

Charles "Chip" Dashiell, Chairman

A handwritten signature in blue ink, appearing to read "John F. Lenox".

John F. Lenox, Director

A handwritten signature in blue ink, appearing to read "Beverly R. Tull".

Beverly R. Tull, Recording Secretary