



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in regular session on January 17, 2013 in the Danang-1 Room of the Wicomico Youth and Civic Center, with the following persons in attendance:

COMMISSION MEMBERS:

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

CITY/COUNTY OFFICIALS:

Brian Wilkins, City Public Works Department
Henry Eure, City Building, Permits and Inspections Department
Darrin Scott, Asst. Chief, Salisbury Fire Department
Andy Mackel, Finance Director
Maureen Lanigan, Assistant County Attorney
Wayne Strausburg, Director of Administration

PLANNING STAFF:

Gloria Smith, Planner
Jack Lenox, Director
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 Mr. Day, and duly carried, the Commission **APPROVED** the minutes of the December 20, 2012 meeting with the correction on Page 3.

Mr. Spies abstained from the vote due to his absence at the December meeting.

**CAPITAL IMPROVEMENTS PROJECT REVIEW – FY2014-2018 – R. Wayne Strausburg.**

Mr. Wayne Strausburg, County Director of Administration, came forward. Mrs. Gloria Smith presented the Staff Report. She summarized the report explaining that the Planning Department had received a summary of Proposed Capital Improvement requests from various county departments for FY2014-2018.

Mr. Strausburg discussed the Capital Improvements Plan (CIP). He explained that page 16 of the plan proposes going to the bond market again to borrow 16 million dollars for Bennett. This will be dependent on the State funding of 10 million dollars for the next three (3) years. The borrowing of the money keeps the County within the principle and interest limits. The four (4) year total of the CIP is in the 40 million dollar range. In the FY16 the total goes up to around 90 million dollars. This is driven by the Board of Education's requests for renovations at Parkside and Westside. The County is facing infrastructure issues.

The Watershed Implementation Plan (WIP) carries a price tag of 700 million dollars for Wicomico County. The mandate is to complete this by 2025. This would come at a price of 58 million dollars a year and the County has no way to support that. There is also 35.5 million dollars in backlog of road projects with no restoration of the State Highway funds.

Mr. Day questioned if the 700 million dollar figure for the WIP was likely to be reduced and if so, to what figure. Mr. Strausburg responded that the figure was arrived at by a consultant. It is becoming obvious that the WIP can't be executed. There is a discussion at the State and Federal level to revisit this but a plan is needed that can be delivered.

Mr. Lenox explained that the standard costs for Best Management Practices (BMP) were used. The numbers will change. All the numbers may not go down but they will change.

Mr. Strausburg stated that known points of discharge have been identified and these things can be fixed and are affordable. The County is already 20 years behind in infrastructure. He added that 40 percent of the people in the County pay municipal taxes as well as County taxes.

Mrs. Bartkovich questioned which building was being discussed in the CIP for the Health Department. Mr. Strausburg responded that the Main Street building has water coming in during heavy rains on the ground floor. There is also a leak at the Frtiz building on Carroll Street but it isn't as bad as Main Street. Mrs. Bartkovich questioned if Emergency Services was looking for grant funding for the generators that were listed in the CIP. Mr. Strausburg responded in the affirmative. Mrs. Bartkovich questioned why there wasn't anything in the CIP for moving the State's Attorney's office. Mr. Strausburg responded that the Council would see the relocation of the State's Attorney's office in their operating budget on a capital line. Currently, a building has been found to be leased with a purchase option. There will be six (6) months worth of rent and moving expenses shown in the State's Attorney's budget.

Mr. Magill noted that higher density makes for less public cost.

Upon a motion by Mr. Magill, seconded by Mrs. Bartkovich, and duly carried, the Commission **APPROVED** the Capital Projects as submitted and forwarded a **FAVORABLE** recommendation to the County Executive and County Council regarding their consistency with the Comprehensive Plan.



#SP-1301

COMPREHENSIVE SITE PLAN – Goose Creek – U.S. Rte. 50 & Truitt Street – General Commercial and Wellhead Protection District.

Mr. Keith Iott, Mr. Greg Stutzman, and Mr. Russell Winters came forward. Mrs. Gloria Smith presented the Staff Report. She summarized the report explaining that Mr. Keith Iott, on behalf of Cato Oil, Inc., has submitted a Comprehensive Site Plan for redevelopment of the Grant's service center site into a Goose Creek convenience store. A Site Plan and Landscaping Plan depicting proposed redevelopment was submitted.

Mr. Iott explained that the site redevelopment includes reusing as much of the existing building as possible. There will be an addition put on the building.

A right in/right out access will be installed on E. Main Street. This has been discussed with the Public Works Department already. This will eliminate some of the congestion that exists on the site now. This will also help with the stacking requirements. The self service car wash will be an accessory. The large sycamore tree is being maintained. The small sycamore tree will have to be removed. There will be extensive landscaping done on the site. The redevelopment will be done under the new MDE requirements. Currently, the site is approximately 95 percent covered in impervious surface. The new plan will reduce the impervious surface to about 80 percent lot coverage. The existing fuel tanks will be replaced with new tanks and equipment.

Mr. Winters stated that the new tanks would be double wall tanks that are much safer.

Mr. Stutzman stated that they are looking to lease the food service. They are currently franchisees for Subway, Arby's and Popeye's, however, Arby's and Popeye's are not feasible at this location. The effect of a Subway at this location will be researched as to what impacts it would have on the Subway at Gordy's TigerMart on Autumn Grove Court. A food service will occupy part of this site.

Mr. Iott stated that there would be an open passage between the food service and the convenience store.

Mr. Day questioned if the food service and the convenience store would open simultaneously. Mr. Iott responded in the affirmative.

Mr. Magill questioned if it was possible to add major trees in the southwest corner of the property. Mr. Iott responded that they could add trees around the bioretention ponds. He added that the bioretention pond is over the property line.

Mrs. Bartkovich questioned if the towing business would remain on site. Mr. Stutzman responded in the negative, explaining that the towing service moved to Alexander Avenue with Grants Service Center. Mrs. Bartkovich added that she likes the addition of the access on E. Main Street.

Mr. Dashiell stated that this is definitely an improvement for the site.

Mr. Spies expressed his appreciation for maintaining the large sycamore tree. He questioned if they would be willing to help with the neighborhood effort to redo the landscaped area at the corner of Truitt and Route 50 that has gone by the wayside. Mr. Stutzman responded that they would be happy to do whatever they could to help with the landscaping area.

Upon a motion by Mr. Magill, seconded by Mr. Spies, and duly carried, the Commission **APPROVED** the Wellhead Protection Site Plan for Goose Creek/Cato Oil, Inc., subject to the following Conditions of Approval:

CONDITIONS:

1. The site shall be developed in accordance with the approved Site and Landscaping Plans. Minor plan adjustments may be approved jointly by the Directors of the Building, Permits and Inspections and Planning and Zoning Departments.
2. Signage shall comply with the Salisbury Municipal Code.
3. This project is subject to further review and approval by the Salisbury Department of Public Works.

**DISCUSSION – County Comprehensive Plan.**

Mr. Wayne Strausburg and Mr. Jack Lenox came forward. Mr. Lenox explained that Mr. Hall had taken on the burden of some of the new State challenges. These have been distractions for Staff recently and have stalled the update of the Comp Plan. When last the Commission discussed the new septic law and tier map, the recommendation was forwarded to Council. The Council has been taking this up at virtually every meeting for the last several months. A public hearing will be held on the Tier Map on February 20, 2013 in the Midway Room at 6 p.m. All rural property landowners that can be identified will be sent a postcard notification of this meeting.

Mr. Lenox explained that the changes to the Subdivision Regulations were due by December 31, 2012 and those changes were done to define a minor subdivision. There was not a requirement to adopt a Tier Map. This date was for changes to the Subdivision Regulations. The Commission will not see a subdivision of more than seven (7) lots on septic systems. If the County submits a Tier Map then it could carve out areas in the growth area where that could occur.

The work is backing up on the Comp Plan. Through the Executive's Office and the County Council, funding has been provided to restore the Long Range Planner position. This has been advertised and interviews are taking place.

Mr. Strausburg stated that by February 1, 2013, Maryland Department of Planning is obligated to report back to the Senate on each County's progress towards fulfilling the mandates. Wicomico has decided not to send a Tier Map. Instead, a letter will be sent to Secretary Hall and copied to the Senate and the House to update them on Wicomico County's status. This is being done as the County is not ready to adopt a Tier Map.

Mr. Lenox added that some proposed improvements for the WIP will come from the City of Salisbury, as they are currently working on the River Project. They are doing the water sampling, identifying point discharges, coming back with a list that we can hopefully take advantage of. The dollar figures are not just City or County, it is all in there together because the TMDL's do not pull out what is incorporated and what's not.

Mr. Strausburg stated that one of the challenges of the WIP is that the EPA database and model is for the entire bay basin. They never envisioned allocating TMDL's to jurisdictions.



There being no further business, the Commission meeting was adjourned at 2:29 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