



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 January 15, 2015 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, Vice Chairman
Scott Rogers
Tim Spies
Newell Quinton
James McNaughton

CITY/COUNTY OFFICIALS:

Henry Eure, City Building, Permits, and Inspections Department
Brian Wilkins, City Public Works Department

PLANNING STAFF:

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



The meeting was called to order at 1:35 p.m. by Mr. Dashiell, Chairman.

**Minutes:**

Upon a motion by Mr. Magill, seconded by Mr. Spies, and duly carried, the Commission **APPROVED** the minutes of the December 18, 2014 meeting as submitted.



#SP-0513-13B SIGN PLAN -Rivers Edge Apartments - 660-680 Fitzwater Street - Riverfront Redevelopment Multi-Use District #2 - M-106; G-21; P-1109.

Mr. Andrew Hanson came forward. Mrs. Gloria Smith presented the Staff Report. The applicant has submitted a design for a proposed ground sign for Rivers Edge Apartments. The Code requires submission of a Sign Plan for newly developed or redeveloped properties in the Riverfront Redevelopment Multi-Use District.

Mr. Dashiell questioned if the sign surface would be duplicated on both sides. Mr. Hanson responded in the affirmative.

Mr. Hanson explained that they had taken on this project approximately three (3) years ago. Federal and State funds are helping to build this project. As part of the grant funds, the project is geared towards artists. Applications are being taken now and Mr. Hanson stated that he was pleased to say that a few disabled veterans would benefit from this development by getting out of assisted living and into their own units. All rents and utilities will be very manageable for the residents. There will be a community area in the Osprey building and the electronic message board will list events taking place in the community.

Dr. McNaughton questioned if the sign would be flashing messages. Mr. Hanson responded in the negative, explaining that it would be like a computer screen and that the message wouldn't change more than once an hour.

Mr. Spies questioned Mrs. Smith on the rules on animated signs in the residential areas. Mrs. Smith responded that the sign was in compliance and that it would not be a flashing sign. Mr. Spies requested that the regulations be checked again to make sure that it was in compliance as there was something in the R-5 zoning district regarding signs. Mrs. Smith responded that she would check the Code again.

Mr. Hanson stated that he didn't see the need for the message to change constantly and that the sign wouldn't change unless there were two (2) events going on.

Dr. McNaughton questioned if there was any potential for controversial issues. Mrs. Smith responded that the City would not be reviewing each individual message.

Mr. Dashiell questioned Mr. Lenox if it was appropriate to introduce a motion with Staff to later confirm that the Code reference to “animation” does not pose a problem. Mr. Lenox responded in the affirmative.

Upon a motion by Mr. Magill, seconded by Mr. Spies, and duly carried, the Commission **APPROVED** the Sign Plan for Rivers Edge Apartments, subject to the following Condition of Approval:

CONDITION:

1. The interval of change for the electronic message board shall be limited to one change per hour.



#SP-0215-15C CONCEPT DEVELOPMENT PLAN – Rommel HD Delmarva – Beaglin Crossing (Robertson Farm PDD #1) – Dallas Drive – M-121; G-5; P-2582; Lots 5-7.

Mr. Brock Parker, Mr. David Rommel, and Mr. Brad Hopkins came forward. Mrs. Gloria Smith presented the Staff Report. The Plan proposes development of this 4.81 acre site (3 lots) with a 25,000 sq. ft. dealership/showroom and repair facility. Parking, lighting, and a dumpster location are shown on the Plan. The Plan also provides for a 100 ft. x 210 ft. rider training/test drive/demo and repair test area. A stabilized inventory display/events plaza is also shown although it is anticipated that most inventory display here will be inside the showroom. Access will be provided by two existing entrances on the northerly side of Dallas Drive.

Mr. Parker stated that they have been looking for a site for about a year to relocate the Seaford store to Salisbury. This site has adequate exposure to the highway. Harley Davidson will put up a nice building. Mr. Parker stated that this is a unique use for Salisbury. Unlike a car dealership, you don't park motorcycles outside. The parking requirement of 125 spaces is too much. The plan shows 84 spaces and an additional 60 spaces can go on the riders training course if Harley Davidson were to ever sell and another use were to come in.

Mr. Eure noted that a retail use might not come back to the Commission. Also, if it were to be sold to a church, restaurant, or bar that might require the additional parking. The Commission may not see that without a change in the Site Plan.

Mr. Rogers questioned if it would be the responsibility of the new user to make sure that there was enough parking. Mr. Parker explained that the rider training course would be paved, but not striped.

Mr. Parker addressed the rider training course explaining that the City has a noise ordinance. There are mechanisms in place to make it go away if needed. There will be a sound break at the rear of the course to shield the neighboring residential area. A berm will be placed with landscaping to be used as a sound barrier.

Mr. Parker addressed the events plaza. He stated that it would consist of a paver area with balloons for sales events. This area may shrink in size.

Mr. Parker stated that they could install sidewalks along Dallas Drive.

Mr. Rommel stated that he has been a Harley Davidson dealer for 16 years and his long term goal has always been to have a dealership in his hometown.

Mr. Magill requested that trees be put in the parking areas and that major trees be installed along Dallas Drive to give it a boulevard feel. Mr. Spies added that a good canopy of hardwoods implies permanence. Mr. Parker responded that they could plant large canopy trees. Mr. Magill suggested staggering the plantings. Mr. Parker added that along the frontage is a perpetual easement for the road and they would have to work around that easement.

Mr. Magill suggested using a geogrid in the events plaza area. Mr. Parker stated that he had shown pavers but would look into the geogrid.

Dr. McNaughton questioned why there were not showing the berm. Mr. Parker responded that the berm would be shown on the next plan.

Mr. Spies stated that there could be a lot of cardboard in the recycling area. Mr. Hopkins stated that they have a separate bin just for cardboard. Mr. Spies stated that there is no height restriction for the dumpster enclosure. He also questioned if foliage had been considered for the stormwater pond. Mr. Parker responded that they haven't looked at anything specific but that they would consider landscaping along the stormwater pond.

Mr. Dashiell questioned the sidewalks along Dallas Drive. Mr. Parker responded that they would prefer not to install the sidewalks but they can be added if the Commission desires them. Mr. Rogers stated that the sidewalks were important for pedestrian connectivity.

Mr. Dashiell stated that there needs to be continuity with these lots to give it a sense of community.

Mr. Dashiell stated that he wanted to make sure that parking would not be an issue down the road. Mr. Parker stated that he would put a note on the approved plan with demarcation of future parking as required.

Mr. Spies questioned if there had been any thoughts on signage. Mr. Rommel stated that Harley Davidson requires a pylon sign and the Harley Davidson stripe on the building. Mr. Spies questioned if the pylon sign would be internally illuminated. Mr. Rommel responded in

the affirmative. Mr. Spies congratulated them on the site location and its proximity to Winterplace Park.

Dr. McNaughton questioned if there would be any issues with the sign colors. Mrs. Smith responded that a sign plan will have to be approved by the Commission.

Mr. Magill questioned the size requirements. Mrs. Smith responded that the sign will follow the size requirements as listed in the Light Business and Institutional District section of the Code.

Mr. Rogers questioned if Harley Davidson follows the sustainable design process. Mr. Hopkins that they were going to look into it.

Upon a motion by Mr. Magill, seconded by Mr. Rogers, and duly carried, the Commission **APPROVED** the Concept Comprehensive Development Plan for Lots 5, 6, and 7 in Beaglin Crossing (Robertson Farm PDD# 1) for development with a Harley Davidson dealership, including a **WAIVER** of the Community Impact Statement and Statement of Intent to Proceed and Financial Capability, and subject to the following Conditions of Approval:

CONDITIONS:

1. This site shall be developed in accordance with an approved Final Comprehensive Development Plan.
2. This approval is subject to further review and approval by the Salisbury Public Works Department.



#SP-1501

COMPREHENSIVE SITE PLAN - Mixed-Use Building - CPI Properties, LLC - 1611 North Salisbury Blvd. - General Commercial District - M-105; G-3; P-275.

Mr. Chuck Vane came forward. Mrs. Gloria Smith presented the Staff Report. Mr. Chuck Vane has submitted a Site Plan for conversion of this 13,200 sq. ft. building to a mixed-use building.

Mr. Vane explained that he was in the motorcycle business as well and the last eight (8) years have not been the best for people to buy expensive toys. He added that he hoped to use the leased space as extra income.

Mr. Magill questioned why the Commission was seeing this. Mrs. Smith responded that the Code required Commission approval.

Dr. McNaughton questioned if they would have to come before the Commission whenever there was a change. Mr. Eure responded in the negative, explaining that this approval will make the building a multi-use building instead of a single-use building.

Mr. Spies requested that the foliage be maintained and added to if possible as the long term plan is to soften the look of Route 13.

Upon a motion by Mr. Magill, seconded by Dr. McNaughton, and duly carried, the Commission **APPROVED** the Site Plan for a mixed-use building, subject to the following Conditions of Approval:

CONDITIONS:

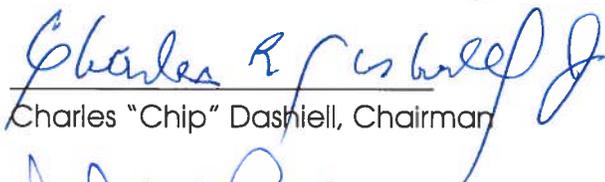
1. The site shall be developed in accordance with the approved Site Plan. Minor plan adjustments to the leasable area may be approved jointly by the Directors of the Building, Permits and Inspections and Planning and Zoning Departments.
2. Signage shall comply with the Salisbury Municipal Code.

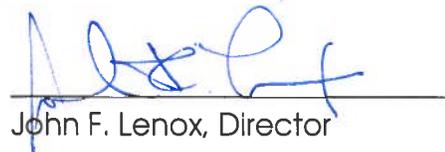


There being no further business, the Commission meeting was adjourned at 2:55 p.m. by Mr. Dashiell.



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