



# City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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R. WAYNE STRAUSBURG  
DIRECTOR OF ADMINISTRATION

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## MINUTES

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The Salisbury-Wicomico Planning and Zoning Commission met in special session on July 21, 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

### CITY/COUNTY OFFICIALS:

Paul Wilbur, County Attorney  
Weston Young, Public Works Director

### PLANNING STAFF:

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



The meeting was called to order at 1:32 p.m. by Mr. Dashiell, Chairman.



### MINUTES:

Upon a motion by Dr. McNaughton, seconded by Mr. Kilmer, and duly carried, the Commission **APPROVED** the minutes of the June 30, 2016 meeting as submitted.



**PUBLIC HEARING – SALISBURY COMPREHENSIVE PLAN AMENDMENTS – (1) Change from Low-Density Residential to Commercial; M-20; P-153, 184, 185, 215 and (2) Addition to Municipal Growth Element as Mixed Use; M-30; P-424, p/o P-264, (Section 1/Block A/Lots 1, 2, 3, 4, 5, 6, 7B, 11, 12C, 13, 14, 15, 16AA); P-264 (Section 1/Block B/Lots 3A, 5B, 8AA, 11AA, 15AA), p/oP-428 and M-40, P-1.**

Mr. Lenox read the ad and administered the oath. Mr. Dashiell explained the public hearing procedure.

Mr. Lenox came forward. He summarized the request explaining that there is a need for a corrective measure to change future land use designation of four (4) properties located on the northeast quadrant of the intersection of U.S. Route 13 and Dagsboro Road. As depicted in Map 11-3: Growth Area – Future Land Use Plan and Map 11-4: Salisbury & Growth Area Future Land Use Plan, the erroneous land use designation of the subject properties is Low Density Residential. The Wicomico County Zoning for the subject properties is General Commercial. To resolve the inconsistency between proposed Land Use and County Zoning, the land use designations on the aforementioned maps will be amended to depict the four (4) subject properties as Commercial. There is also a need for a corrective measure to incorporate an area located on the northeast quadrant of the U.S. Route 50 and Walston Switch Road intersection into the designated future growth area for the City of Salisbury. The County zoning for the subject properties is Light Business and Institutional. Moreover, the adopted *1998 Wicomico County Comprehensive Plan* designates the subject properties as Urban Corridor Land Use. To ensure consistency between Land Use and County Zoning, the area of interest will be designated as Mixed Use on Map 11-3: Growth Area – Future Land Use Plan and Map 11-4: Salisbury & Growth Area Future Land Use Plan.

Dr. McNaughton questioned Mr. Lenox if there were more objections in 2010 and what those objections were. Mr. Lenox responded that there were a series of workshops and public hearings that took place. A lot of the issues were from the existing neighborhoods that stated that the high concentrations should not be on the edge of the city limits All growth on the edge of the city limits should be commercial.

Upon a motion by Mr. Rogers, seconded by Dr. McNaughton, and duly carried, the Commission forwarded a **FAVORABLE** recommendation to the Mayor and City Council to adopt the two (2) corrective measures to the 2010 City of Salisbury Comprehensive Plan Maps 11-3 and 11-4 as submitted as part of this Staff Report and recommend that the Mayor and City Council review and concur with the recommendation.



**ANNEXATION ZONING – PTV Capital Partners – Route 13 & Dagsboro Road – 2.51 acres – M-20; G-24; P-184.**

Mr. Ted Donald and Mr. Chris Mondoro came forward. Mrs. Gloria Smith presented the Staff Report. She summarized the report explaining that The City Administration has referred the PTV Capital Partners – Dagsboro Road annexation located on the northeasterly side of Salisbury to the Planning Commission for review and recommendation of an appropriate zoning designation. The property is located on the northeasterly corner of U.S. Route 13 and Dagsboro Road and consists of 2.51 acres.

Mr. Donald stated that they were experienced developers. They have a tenant that this ready to build. Once the annexation is approved, they will be back to the Commission to move forward with the development. The goal is to develop an approximately 19,000 sq. ft. building.

Mr. Mondoro stated that they had been working with the Staff and Mr. Chris Jacubiak on this annexation.

Dr. McNaughton requested a landscaping buffer for the property. Mrs. Smith stated that they could look at a landscaping plan to create a buffer.

Mr. Donald discussed aligning their entrance with Dickerson Lane and trying to maximize the parking. There was discussion regarding the location of the building on the parcel.

Upon a motion by Mr. Rogers, seconded by Mr. Quinton, and duly carried, the Commission forwarded a **FAVORABLE** recommendation to the Mayor and City Council for this property to be zoned **General Commercial** upon annexation, contingent upon adoption of the associated Comprehensive Plan amendment.



**#SP-1606      COMPREHENSIVE DEVELOPMENT PLAN – 9,309 sq. ft. Shopping Center – A & M Family Group – 1135 South Salisbury Blvd. – General Commercial District.**

Mr. Tyler Barnes and Mr. Maher Hafez came forward. Mrs. Gloria Smith presented the Staff Report. She summarized the request explaining that Gillis-Gilkerson has submitted a Comprehensive Development Plan for redevelopment of the former Horner Honda site at 1135 South Salisbury Blvd. A Site and Landscaping Plan, Floor Plan and Building elevations were submitted.

Mr. Barnes requested approval so that they could move forward with construction of the project.

Mr. Hafez stated that they would be dividing the building into three (3) units.

Mr. Rogers stated that he would prefer to see the four (4) parking spaces in the front of the building returned to green space. Mr. Hafez stated that those parking spaces have been there. Mr. Rogers responded that there is excess parking so those spots are not needed.

Dr. McNaughton questioned the fire standards in the common use area. Mr. Eure responded that the fire codes would be done as part of the review for the building permit. Dr. McNaughton suggested that the codes be researched prior to submitting for a permit.

Upon a motion by Mr. Rogers, seconded by Dr. McNaughton, and duly carried, the Commission **APPROVED** the Comprehensive Development Plan for 1135 S. Salisbury Blvd/A & M Family Group, LLC, subject to the following Conditions of Approval:

**CONDITIONS:**

1. The site shall be developed in accordance with the approved Comprehensive Development Plan. Minor plan adjustments may be approved jointly by the Directors of the Planning and Zoning and Building, Permits, and Inspections Departments.
2. Uses here shall not include any restaurant uses without further review and approval of the Salisbury Planning Commission.
3. This approval is subject to further review and approval by the Salisbury Public Works Department.
4. This approval is subject to further review and approval by the State Highway Administration, if required.
5. Elimination of the four (4) parking spaces at the front of the building to return the area to green space.
6. The Commission waived the Community Impact Statement and Statement of Intent to Proceed and Financial Capability and Development Schedule submissions.



There being no further business, the Commission meeting was adjourned at 2:13 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.

  
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Charles "Chip" Dashiell, Chairman

  
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John F. Lenox, Director

  
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Beverly R. Tull, Recording Secretary