



# City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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DIRECTOR OF ADMINISTRATION

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## MINUTES

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The Salisbury-Wicomico Planning and Zoning Commission met in regular session on March 17, 2016 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 (Absent)  
Scott Rogers  
Marc Kilmer  
Newell Quinton  
James McNaughton  
Jack Heath

### CITY/COUNTY OFFICIALS:

Henry Eure, Salisbury Building, Permits, and Inspection Department  
Brian Wilkins, Salisbury Public Works Department  
Paul Wilber, County Attorney

### PLANNING STAFF:

Jack Lenox, Director  
Beverly Tull, Recording Secretary



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



Mr. Dashiell expressed the Commission's well wishes to Mr. Magill who has been under the weather and stated that we hope to see him back for the April meeting.

**Minutes:**

Upon a motion by Dr. McNaughton, seconded by Mr. Heath, and duly carried, the Commission **APPROVED** the minutes of the February 18, 2016 meeting as submitted.

**#SP-1601                    COMPREHENSIVE DEVELOPMENT PLAN – Shopping Center – 677 S. Salisbury Blvd. – General Commercial District – M-111; G-17; P-428.**

Mr. Brock Parker came forward. Mr. Jack Lenox presented the Staff Report. Parker & Assoc. has submitted a Comprehensive Development Plan for redevelopment of the former car wash site at 677 S. Salisbury Blvd. A Site and Landscaping Plan, Floor Plan and Building elevations were submitted.

Mr. Parker stated that this site is very challenging because the building is already there. The plans show the best fit for what was existing. The entire site is open to Roland Street. As required, the parking islands have been installed with the exception of two (2) that couldn't fit so landscaping was installed where the sidewalk was existing. This property was recently sold and after the sale a deed restriction was put on the property prohibiting it from ever being a carwash again.

Mr. Rogers questioned if they were replacing the garage door with another garage door. Mr. Parker responded in the affirmative and discussed that there would be a quick serve, no seating restaurant.

Mr. Dashiell questioned Mr. Lenox about the building elevations. Mr. Lenox responded that he wasn't sure what could be done with the back of the building. Mr. Parker stated that architectural relief would be difficult because of the 1 ft. to 1 ft. 5 inch distance to the property line. Mr. Rogers suggested taking out the steel windows and placing a thin veneer along the bottom of the structure which could be carried around the building so that it is more than just painted concrete block.

Dr. McNaughton questioned the signage. Mr. Parker stated that the Code would be restrictive in regards to signage. Mr. Eure stated that the sign plan would have to come back to the Commission for approval.

Mr. Dashiell questioned if the steel windows could be removed. Mr. Parker responded in the affirmative. Mr. Rogers suggested carrying around the stucco from the front to the back.

Mr. Lenox questioned if there would be any attempt to hide the HVAC system. Mr. Parker responded in the affirmative, explaining that they would find a way to screen the HVAC system.

Mr. Eure questioned if this was a preliminary or final approval. Mr. Parker requested a final approval as his client is ready to proceed. The Commission was in agreement.

Upon a motion by Mr. Rogers, seconded by Dr. McNaughton, and duly carried, the Commission **APPROVED** the Comprehensive Development Plan for 677 S. Salisbury Blvd., 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. The site shall be developed in accordance with the approved Comprehensive Development Plan. Minor plan adjustments may be approved jointly by the Building, Permits and Inspections and Planning and Zoning Departments.
2. This approval is subject to further review and approval by the Salisbury Public Works Department.
3. This approval is subject to further review and approval by the State Highway Administration.
4. This approval is subject to further modifications to the building design plan, to specifically address the following: a) The HVAC roof units are to be screened from view; b) The windows on the north side are to be replaced; c) The lower brick band is to continue to and along the north side; d) The proposed stucco finish is also to be shown on the north side.



**#SP-0308-16D**

**REVISED SIGN PLAN - Maryland Square, LLC - 2410 N. Salisbury Blvd.  
- General Commercial District- M-101; P-3790, 5483, 5484; G-21.**

Mr. Jack Lenox presented the Staff Report. Identiti Resources has submitted the signage proposed for one tenant for the 9,000 sq. ft. building proposed at Maryland Square shopping center.

Upon a motion by Mr. Rogers, seconded by Mr. Heath, and duly carried, the Commission **APPROVED** the following signage for the 9,000 sq. ft. building:

1. Approval of the wall signage and ground sign panel for Sleep Number as submitted. Vinyl window signage may be installed on the interior of the windows only. Restrictive parking signage shall be negotiated with the shopping center owner but in no case larger than the directional signage permitted by the Code.
2. The signage for the remaining tenants shall be no larger than 70 percent of the store unit width and no taller than 5 ft. tall.
3. The approved sign colors shall include: black, white, red, green, brown, gray, and blue.



**ANNEXATION ZONING – West Salisbury Elementary School – West Road Annexation – West Road and Adventist Drive – 14.27 acres; M-29; G-19; P-255**

Mr. Jeff Harmon and Mr. Matt Auchey came forward. Mr. Jack Lenox presented the Staff Report. The City Administration has referred the West Salisbury School – West Road annexation located on the northwesterly side of Salisbury to the Planning Commission for review and recommendation of an appropriate zoning designation. The property is located on the easterly side of West Road and the southerly side of Adventist Drive and consists of 14.27 acres.

Mr. Harmon explained that West Salisbury School would be going through some major renovations. This annexation will get water and sewer to the school. He requested a favorable recommendation to the Mayor and Council.

Dr. McNaughton questioned if there were any issues with water capacity. Mr. Harmon responded in the negative, explaining that the school would use all capacity saving fixtures. Mr. Wilkins confirmed that there is enough capacity to handle the annexation.

Dr. McNaughton questioned if there were any issues with lead in the water. Mr. Wilkins responded that the water was handled by the Waste Water Treatment Plant but that there were not any lead issues with the water. Dr. McNaughton questioned how the City addressed the lead concerns. Mr. Wilkins responded that the water is tested at the Water Treatment Plant.

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 **R-8 Residential** upon annexation. The Commission also found that the proposed zoning is consistent with the Wicomico County

Comprehensive Plan recommendation for Medium density residential development in this area.



Mr. Lenox offered an update on the poultry issues in the County. He discussed the public forum that is being held on Tuesday, March 22, 2016 at the Wicomico Youth and Civic Center from 6 p.m. to 8 p.m. There are a number of State officials coming to serve as experts on the matter. The intent of the County Executive is to get the State representatives to discuss how to proceed with the poultry houses. The goal is to keep the meeting structured. A large crowd is anticipated. The thought is that questions will lead to a discussion on if further regulations are needed for poultry houses. At some point, this will be referred to the Commission for recommendation to the Council. Mr. Lenox explained that Staff will continue to meet with the Council over the next few months regarding poultry houses.

Dr. McNaughton questioned if written questions could be submitted prior to the meeting for discussion. Mr. Lenox responded that he wasn't aware but that he would forward the questions if they were submitted before the meeting.

Mr. Dashiell questioned how many projects are in the pipeline. Mr. Lenox responded that there are numerous pending projects with MDE or the Public Works Department but none of the projects have come to the Planning Department for permits. The West Road project has been redesigned from 13 houses down to 10 houses.

Dr. McNaughton explained that regulations in the ag industry typically are implemented and then have to be reevaluated due to jumping too quickly. He stated that he hopes that won't be the case with the poultry houses and that all animals need to be considered and not just chickens.



Mr. Lenox explained that Staff has been briefing the Executive and the Council on the Comprehensive Plan, including the Tier Map. The recommendation made by the Commission is what Staff is proceeding with. There will be several meetings with the Council over the next few months reviewing the Comprehensive Plan.



There being no further business, the Commission meeting was adjourned at 3:11 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 black 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