



# 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 May 15, 2014 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  
Gail Bartkovich  
Scott Rogers  
Tim Spies  
Newell Quinton  
James McNaughton

### CITY/COUNTY OFFICIALS:

Maureen Lanigan, Deputy County Attorney

### PLANNING STAFF:

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



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



**Minutes:**

Upon a motion by Mrs. Bartkovich, seconded by Mr. Spies, and duly carried, the Commission **APPROVED** the minutes of the April 17, 2014 meeting as submitted.



**#SP-9111-14D**

**BUILDING COLORS AND SIGNAGE APPROVAL – Boater’s World – 2423 North Salisbury Blvd. – General Commercial District – M-101; G-22; P-5462.**

Mr. Matt Phillips came forward. Mrs. Gloria Smith presented the Staff Report. Urban Neon Sign, Lighting & Graphics Co. has submitted a request to modify the approved building colors and Sign Plan for Boater’s World Shopping Center. She added that a modification to the façade is also included.

Mr. Phillips stated that they are the local sign contractor for this site. He believed that the appearance of the shopping center would improve with this tenant and their improvements to the building and sign.

Dr. McNaughton stated that it was nice to see a quality company get the good space in this building.

Mrs. Smith stated that she has an email from the owners of the shopping center stating that they are aware of the request and support it.

Mr. Dashiell questioned if the existing tenants were moving their sign. Mrs. Smith responded that she wasn’t sure if they were going to modify their sign or not.

Mrs. Bartkovich questioned the sign for Cosmo Prof. Mrs. Smith stated that the existing tenant was just moving to the end of the building.

Mrs. Bartkovich questioned if any of the signs would be illuminated. Mr. Phillips responded that all the signs will be illuminated. Mrs. Bartkovich questioned the ground sign. Mr. Phillips responded that they would be replacing the existing sign panel in the cabinet.

Upon a motion by Mr. Magill, seconded by Dr. McNaughton, and duly carried, the Commission **APPROVED** the Revised Building Color, Facade and Sign Plan for Boater's World Shopping Center, for Harbor Freight as submitted.



**#SP-8713-14KK BUILDING COLORS AND SIGNAGE APPROVAL – The Green Turtle – 2318 North Salisbury Blvd. – General Commercial District – M-119; G-15; P-237; L-8 & 9.**

Mrs. Gloria Smith presented the Staff Report. The applicants have submitted Revised Building Colors, and Signage information to convert the Famous Dave's Restaurant on Outparcels #8 and 9 at the Centre at Salisbury to The Green Turtle Sports Bar & Grille. The request includes less signage than had been utilized by Famous Dave's.

Mrs. Bartkovich stated that the new location would give them more visibility and parking.

Upon a motion by Mr. Magill, seconded by Mr. Spies, and duly carried, the Commission **APPROVED** the Revised Building Colors and Sign Plan for The Green Turtle Sports Bar & Grille at the Centre at Salisbury, subject to the following Conditions of Approval:

**CONDITIONS:**

1. This site shall be redeveloped in accordance with the approved revised Building Colors and Sign Plan. The Directors of the Planning Department and Building Department may jointly review and approve minor adjustments to the plan that are consistent with the Commission's original intent.
2. Subject to further review and approval by the Salisbury Department of Public Works, if necessary.

**#SP-0403-11E****FINAL COMPREHENSIVE DEVELOPMENT PLAN – Woodbrooke Medical Lots #9 & 10 – Woodbrooke Drive – Light Business & Institutional District – M-110; G-21; P-2247.**

Mr. Brock Parker and Mr. Palmer Gillis came forward. Mrs. Gloria Smith presented the Staff Report. Parker & Associates, on behalf of the applicant, has submitted a Final Comprehensive Development Plan for construction of Buildings A & B on Lots #10 & 9 at Woodbrooke Medical. The proposed buildings are 8,550 sq. ft. (Building A) and 8,500 sq. ft. (Building B). A combined Site Plan (for both properties) was submitted for Commission review and approval.

Mr. Parker stated that they were at the end of the process. The site is similar to what was shown at the preliminary stage. The stormwater has been designed to the new regulations and the forest conservation has been met.

Mr. Gillis stated that the east part of Woodbrooke Drive has forest conservation and non-tidal wetlands so that shrinks the buildable part of the lot. The buildings will be much smaller than the existing buildings so shingle roof systems are being proposed to offer as a transition into the residential neighborhood nearby.

Mr. Magill suggested that the larger handicapped space be relocated to the drop off area near the entrance to the building. Mr. Gillis responded that they could relocate the handicapped space but added that they are not sure who the tenant will be. Mr. Magill also suggested aligning the loading entrance to the building.

Mr. Spies questioned how the lighting on 25 ft. poles would impact the neighborhood. Mr. Gillis responded that there would be no impact on the neighborhood because the lights would be shoebox light fixtures that would blend into the woods due to their bronze color.

Upon a motion by Mr. Magill, seconded by Mrs. Bartkovich, and duly carried, the Commission **APPROVED** the Final Comprehensive Development Plan for G2 Properties/Woodbrooke Medical, accepting the building materials as outlined, subject to the following Conditions of Approval:

**CONDITIONS:**

1. This site shall be developed in accordance with the approved Final Comprehensive Development Plan. Minor plan adjustments may be

approved jointly by the Directors of the Building, Housing, and Zoning and Planning and Zoning Departments.

2. In the event the buildings are converted to Condominium ownership, the Condominium Documents must be reviewed and approved by the Salisbury Planning Commission in accordance with Code requirements.
3. Subject to further review and approval by the Salisbury Public Works Department, if required.



**AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – WTK, LLC #1 – Dagsboro Road – 76.35 acres – M-21; G-21; P-56.**

Mrs. Gloria Smith presented the Staff Report. An application has been filed by WTK, LLC to sell an easement on their property on the northerly side of Dagsboro Road to the Maryland Agricultural Land Preservation Foundation.

Mr. Magill questioned why the residential home was exempted from the easement. Mrs. Smith responded that the State requires the home site to be excluded on a one (1) acre lot around the residence.

Upon a motion by Mr. Magill, seconded by Mr. Rogers, and duly carried, the Commission forwarded a **FAVORABLE** recommendation to the County Council for support of the sale of an Agricultural Land Preservation Easement on the WTK, LLC #1 property based on compliance with the County Comprehensive Plan.



**AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – WTK, LLC #2 – Dagsboro Road – 182.48 Acres – M-30; G-3 & 8; P-138 & 10.**

Mrs. Gloria Smith presented the Staff Report. An application has been filed by WTK, LLC to sell an easement on their property on southerly side of Dagsboro Road to the Maryland Agricultural Land Preservation Foundation.

Upon a motion by Mr. Magill, seconded by Mr. Rogers, and duly carried, the Commission forwarded a **FAVORABLE** recommendation to the County

Council for support of the sale of an Agricultural Land Preservation Easement on the WTK, LLC #2 property based on compliance with the County Comprehensive Plan.



**AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – MICHAEL & DAWN HARCUM – Holloway Road – 184.71 Acres – M-26; G-12 & 17; P-61 & 64.**

Mrs. Gloria Smith presented the Staff Report. An application has been filed by Michael & Dawn Harcum to sell an easement on their property on both sides of Holloway Road to the Maryland Agricultural Land Preservation Foundation.

Upon a motion by Mr. Magill, seconded by Mrs. Bartkovich, and duly carried, the Commission forwarded a **FAVORABLE** recommendation to the County Council for support of the sale of an Agricultural Land Preservation Easement on the Michael & Dawn Harcum property based on compliance with the County Comprehensive Plan.

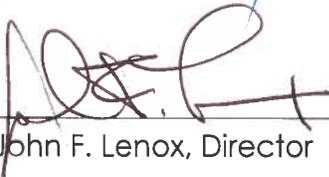


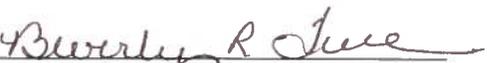
There being no further business, the Commission meeting was adjourned at 2:05 p.m. by Mr. Dashiell.



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