
MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in special session on April 8, 2010 in the Council Chambers of the Government Office Building, Room 301, with the following persons in attendance:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Donald B. Bounds, Vice Chairman
Gail Bartkovich (Absent)
James W. Magill
Glen Robinson
Scott Rogers
Gary Comegys (Absent)

PLANNING STAFF:

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

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The meeting was called to order at 6:00 p.m. by Mr. Dashiell,
Chairman.

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#SP-1008

PUBLIC HEARING – SALISBURY COMPREHENSIVE PLAN.

Mr. Dashiell welcomed everyone to the public hearing.

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Mr. Jack Lenox administered the oath to anyone wishing to testify in this matter. Mr. Dashiell explained the public hearing procedure.

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Mr. Lenox explained that this process has been going on for about two (2) years and was coming to an end. The purpose of the public hearing is to take public comment. The Commission will not take any action at this meeting, but will send a recommendation to the City Council at their April 22, 2010 meeting. There is a 60 day review period and this document has been circulated throughout the necessary agencies. To date, the Planning Department has received comments back from Maryland Department of Planning, State Highway Administration and citizen comments from Mr. John Groutt. All of these comments will be made part of the record. This is the 29th meeting that has taken place on the Salisbury Comprehensive Plan. The input sessions started with the WRE. The County adopted the WRE last September.

Mr. Lenox introduced Mr. Keith Hall, who has been the lead author on the Plan. Mrs. Gloria Smith has also worked on the Plan. The project was initiated by KCI out of Hunt Valley, Maryland. Mr. Jim Noonan from KCI was introduced and it was noted that he was there for support.

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Mr. Hall presented a brief PowerPoint presentation which gave the history of the Metro Core Plan from 1997 to the current status of the Salisbury Comprehensive Plan.

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Mr. John McClellan, 4032 Devonshire Drive, on behalf of the Greater Salisbury Committee, stated that he had been asked by the Greater Salisbury Committee to monitor the County Comprehensive Plan process and found out that it was a more intense process than just the County Plan. A task force from Greater Salisbury was created for Mr. McClellan to oversee and they've reviewed the Salisbury Comprehensive Plan. From that task force, comments have been provided for tonight's meeting and were submitted as part of the record. Mr. McClellan thanked the Staff for the work that has been put into the Plan. He presented the task force comments to the Commission members and gave an overview of their comments. The following are the major points from his presentation:

- Many elements seem to be more of a list of good ideas and goals than a vision.
- There needs to be an effort for a regional approach to growth.
- How is the City communicating to outsiders and how do you present that image?
- What is the incentive program to bring new jobs and residents to the area?
- The City and County need to help find a balance with all the new environmental regulations coming from the State.
- The Community Facility section of the Plan doesn't reference SU, Wor-Wic, PRMC, Deer's Head and other large entities within the City and County.
- The Housing section of the Plan has no real strategy.
- The Community and Economic Development section should include a SWOT analysis.
- The Transportation section should include encouragement of an intermodal transportation hub. Strategies and tools should be included.
- The Land Use section should include incentives to rehab properties in the City or to bring in new development.
- The Municipal Growth section should include if there is a better way to handle police, fire and public works services when there are multiple agencies available.

Mr. McClellan noted that the task force would continue to monitor the other Plans as well as the City Comprehensive Plan and were available to clarify any comments or provide any additional information.

Mr. Dashiell noted for the record that he is the Chairman of the Greater Salisbury Committee.

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Mr. Brad Gillis, 206 E. Main Street, suggested using the idea of the State's Priority Place. He stated that the river crossing is a long range area. He suggested connecting Carroll and Lake Streets because it would take you somewhere. The corner of Civic Avenue and Route 50 is a County enclave so he suggested that a medical/professional use may be a good transition use.

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Mr. John Groutt, 4551 Cooper Road and representing WET, complimented the Planning and Zoning Staff on drafting a massive document. He stated that he saw a lot of the Mayor's Sustainability Task Force suggestions being included in the Salisbury Comprehensive Plan. The intersections of connectivity between the City and the County reflect the realization of connecting streets and neighborhoods. He suggested adding the Council of Governments as a reference in the Plan. Mr. Groutt liked the idea mentioned of incentives to have growth in the City which is where WET and other environmental people would like to see growth take place. He suggested looking at the Maryland Department of Planning's comments and taking them seriously. Mr. Groutt added that most of the comments that he had submitted had been added to the plan and where his suggestions couldn't be added, they were discussed as to why it couldn't be added or where it already existed elsewhere in the Plan.

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Mr. Ken Gaskins, 1420 West Road, stated that he had a lot of concerns. He acknowledged that he and other West Road homeowners had had a meeting with Mr. Lenox and Mr. Hall on Wednesday, April 7, 2010. Mr. Gaskins stated that he was concerned about annexation of his neighborhood. The areas of Chippewa Boulevard, the Reservation, and Jersey Road are in the County. The septic systems that are there aren't up to date and if they fail, then they could be forced to hook up to City services at a cost of \$20,000. The City has already run water and sewer services through their neighborhood to access Sassafras Meadows, which was done by the developer. There are not any incentives being offered by the City to make the residents in his neighborhood want to hook up to City services if the need arises. Mr. Rinnier is running City services to the Queen Avenue area as well. Mr. Gaskins stated that the residents are concerned about how having all these annexations and City services surrounding their established County neighborhood affects them. He added that he would like to have more knowledge when these issues are taking place.

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Mr. Lenox stated that the information that Mr. Gaskins was referring to had been obtained from the Health Department. He stated that we have learned from the Health Department that the State's definition of available means many things. Mr. Lenox stated that language would be included in the next update about availability and growth areas which doesn't mean a neighborhood would automatically be annexed. Information will also

be included to discuss water and sewer running through a County area. After all this is done, the incentive issues will be dealt with.

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Mr. Lenox noted for the record that the Planning Department Staff would continue to accept comments and will report them back to the Commission.

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Mr. Dashiell thanked everyone for attending and sharing their comments. He added that there would be other opportunities to present information on the Salisbury Comprehensive Plan.

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There being no further business, the Commission meeting was adjourned at 6:54 p.m. by Mr. Dashiell.

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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 Tull, Recording Secretary