



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 September 18, 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:

Henry Eure, City Building, Permits, and Inspections Department

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 Mr. Magill, seconded by Mrs. Bartkovich, and duly carried, the Commission **APPROVED** the minutes of the August 21, 2014 meeting as submitted.

Mr. Rogers and Mr. Spies abstained from the vote due to their absence at the August meeting.

Mrs. Bartkovich offered an update on the Housing Authority project by noting that the Council approved the five-year plan for the Housing Authority at their last Council meeting.



#SP-0506 REVISED SIGN PLAN – Royal Farm Store – Pemberton Dr. & Parsons Rd. – Neighborhood Bus. District – M-106; P-1120; G-7.

Mrs. Gloria Smith presented and entered the Staff Report. A Revised Sign Plan has been submitted for the Royal Farm Store about to be constructed at the corner of Pemberton Drive and Parsons Road. The Plan includes wall signage, ground signage, and canopy signage.

Mr. Magill questioned the restriction of 50 sq. ft. per sign and the Staff Report listing a higher square footage of signage. Mr. Eure responded that the gasoline prices are not counted as signage. Mrs. Smith added that Maryland law requires that gas prices be displayed and those signs are not counted in the square footage.

Mr. Spies questioned if the 2005 determination for this plan was passed through the Commission. Mrs. Smith responded in the affirmative adding that the plan was approved on September 15, 2004 and then modified in 2005. Mr. Spies questioned if the information in this report was from the 2005 approval. Mrs. Smith responded that this approval would supersede the previous approvals for signage.

Upon a motion by Mr. Magill, seconded by Dr. McNaughton, and duly carried, the **APPROVED** the Sign Plan for Royal Farm Store, subject to the following Conditions of Approval:

CONDITIONS:

1. The applicant must obtain the necessary sign permits from the Salisbury Department of Building, Permits, and Inspections.
2. The sign colors shall be those proposed in the Sign Plan: blue, green, red, white, dark blue, and yellow.



#SP-1302-14A REVISED CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – SBY RIVER, LLC – Addition to Vessel Assembly Building – Fitzwater Street – Riverfront Redevelopment Multi-Use District #2.

Mr. Jim Sherlock and Mr. Steve Marsh came forward. Mrs. Gloria Smith presented the Staff Report. Mr. Dave Rovansek of George, Miles, and Buhr, has submitted a Revised Site Plan for construction of an addition to the vessel assembly building on this site. The building will be the same size as the existing building.

Mr. Marsh stated that Mrs. Smith had done an excellent job explaining the request and including the shift of the building and that they were happy to answer any questions.

Mr. Magill noted that this is not a typical shed.

Mrs. Bartkovich questioned if any signage was being proposed. Mrs. Smith responded that the way the addition was proposed that there was not any room to put up signage. Mrs. Bartkovich questioned if there was sufficient parking on site as there are vehicles parking on the street. Mr. Sherlock responded that there is sufficient parking on site and he wasn't sure who the vehicles belonged to that parked on the street as there is construction being done on the neighboring property.

Mr. Spies questioned if there was any clearance between the buildings. Mr. Marsh responded that this is an addition to the existing building. Mr. Spies questioned the parking and driveway materials. Mr. Marsh explained that the parking and drive materials would be pervious surface covered in gravel, matching what currently exists on the property. Mr. Spies questioned the noise from the operation as there is housing being constructed on the neighboring property. Mr. Sherlock responded that the large opening is on the opposite side of the building so they shouldn't notice any noise. Mr. Spies questioned if the two structures were for finish work on the ships. Mr. Sherlock responded in the negative.

Mr. Dashiell questioned the number of employees. Mr. Sherlock responded that they have over 100 employees now. Mr. Dashiell questioned if the number of personnel would increase. Mr. Sherlock responded that he couldn't answer that question. Mr. Dashiell questioned if there would be other additions in the future. Mr. Sherlock responded that he was unsure if this was the last expansion. Mr. Dashiell stated that he was glad to see they were being good neighbors with the landscaping and aesthetics on the site.

Mrs. Smith questioned if the landscaping had been installed. Mr. Sherlock responded that it had not been installed yet but should be in within the next six (6) weeks.

Upon a motion by Mr. Magill, seconded by Mr. Spies, and duly carried, the Commission **GRANTED** a Revised Certificate of Design and Site Plan approval for Salisbury River, LLC, subject to the following Conditions of Approval:

CONDITIONS:

1. The site shall be developed in accordance with the approved Revised Final Site Plan dated September 18, 2014.
2. Prior to issuance of a building permit, the applicant shall comply with all requirements of the Chesapeake Bay Critical Area Program. A Certificate of Compliance shall be obtained prior to any site disturbance.
3. Subject to further review and approval by the Salisbury Public Works Department.



#SP-9806-14J

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN - Chick-Fil-A - Leonard's Mill Property - 2736 N. Salisbury Blvd. - General Commercial District - M-20; P-100; G-23; L-4.

Mr. Dave Kuklish, Mr. JC Rosenbloom, and Mr. Rob Gibson came forward. Mrs. Gloria Smith presented the Staff Report. Andrew Stine, of Bohler Engineering, on behalf of Chick-fil-A, has submitted a Revised Final Comprehensive Development Plan for modification to the kitchen area of this 4,211 sq. ft. restaurant. Modification of the drive-thru lane is also proposed as well as modification to the dumpster pad area. The applicants propose a 588 sq. ft. addition to the rear of the building that will accommodate remodeling of the kitchen and storage area and addition of separated office space. The proposed addition will not enlarge the patron seating area and will not result in additional restaurant personnel. The proposal will provide greater storage area and a more efficient work space for the kitchen staff. In addition to the increased building area, the drive-thru area is proposed to be expanded to two lanes on the northerly side of the building.

Mr. Kuklish stated that the parking study was done during peak hours and the reduction of parking spaces will not be an issue because they are not fully utilized. The drive-thru business accounts for 60 percent of the business.

Mr. Magill questioned with two (2) drive-thru lanes where the food is picked up. Mr. Kuklish responded that you place your order at the order menu and then merge into a single lane to pick up your order. Mr. Rogers added that dual drive-thru lanes are becoming more popular.

Dr. McNaughton questioned if you paid for your order in the dual drive-thru lanes. Mr. Kuklish responded that you pay for your order at the pick-up window.

Mr. Kuklish noted that this will provide a more efficient circulation pattern around the building.

Dr. McNaughton questioned why the menu board was not further down the line so a bottleneck didn't take place at the corner of the building. Mr. Rosenbloom responded that the menu board is further back to allow more stacking and the single lane to move more efficiently.

Mrs. Bartkovich questioned since a second menu board was being added that a second ground sign would need to be approved. Mr. Eure responded that a menu board is not considered a ground sign.

Mr. Spies questioned if there was a delay in providing an order if the customer was asked to park to wait for their order or if they sat in the drive-thru lane until it was ready. Mr. Gibson responded that the additional kitchen will alleviate the problem of customers having to wait on their orders.

Upon a motion by Mr. Magill, seconded by Mr. Quinton, and duly carried, the Commission **APPROVED** the Revised Final Comprehensive Development Plan for Chick-fil-A at Leonard's Mill Property, subject to the following Conditions of Approval:

CONDITIONS:

1. The site shall be developed in accordance with the approved Revised Final Comprehensive Development Plan. Minor plan adjustments may be approved jointly by the Directors of the Planning Department and the Building, Permits and Inspections Department.
2. Subject to further review and approval by the City's Department of Public Works.



Mr. Lenox updated the Commission that the crematorium applicant was looking at property in the County that is properly zoned for that use and the case would not be heard by the City Council.



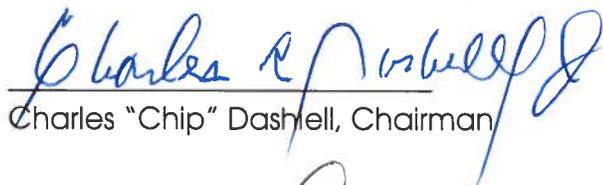
Mr. Dashiell noted that Mr. Magill had handed out notices about the MCPA conference which is being held in October. Mr. Magill noted that it is the same day as the Planning Commission meeting. He added that there is good information at the meetings and it is being held at Soloman's Island, Maryland.

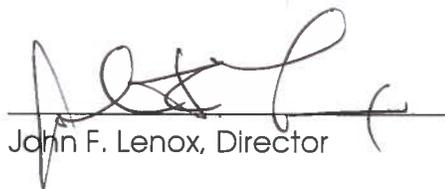


There being no further business, the Commission meeting was adjourned at 2:10 p.m. by Mr. Dashiell.



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