



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
P.O. BOX 870
125 NORTH DIVISION STREET, ROOMS 203 & 201
SALISBURY, MARYLAND 21803-4860
410-548-4860
FAX: 410-548-4955



JACOB R. DAY
MAYOR

BOB CULVER
COUNTY EXECUTIVE

JULIA GLANZ
CITY ADMINISTRATOR

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

SEPTEMBER 21, 2017

ROOM 301, THIRD FLOOR,
GOVERNMENT OFFICE BUILDING

1:30 P.M. Convene, Chip Dashiell, Chairman

Minutes – Meeting of August 10, 2017

1:35 P.M. PUBLIC HEARING – SALISBURY ZONING MAP AMENDMENT – To Further Amend the Camden Historic District Boundaries. - #SP-1706-17A, (G. Smith)

SIGN APPROVAL – T-Mobile, rep. by TriStar Sign Management - 1305 South Salisbury Blvd. Shopping Center - #SP-1607-17B - M-117, P-3120, G-3, (G. Smith)

SIGN PLAN AND BUILDING ELEVATIONS AMENDMENT – Target - The Commons – 125 E. North Pointe Drive – General Commercial District - #SP-9704-17Z; M-29, P- 78, G-6, (G. Smith)

CONCEPT CERTIFICATE OF DESIGN AND SITE PLAN – Salisbury Town Center –Lot 1 – Devreco – South Division Street, Camden Street & Circle Avenue – I&D# 17-015 –M-107, G-14, P-1071 (A. Roane/B. Wilkins)

COUNTY SUBDIVISION PLAT: (G. Smith/M. Williams)

Hidden Pond Revised Final Plat 22 Lots
Walnut Tree Road - M-47; P-782; G-19



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MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in special session on August 10, 2017 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 (Absent)
James Thomas

CITY STAFF:

Henry Eure
Anne Roane

PLANNING STAFF:

Gloria Smith, Planner
Marilyn Williams, Technical Services Review



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



MINUTES:

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission **APPROVED** the minutes of the July 20, 2017 meetings as submitted.



#SP-1706 - PUBLIC HEARING – SALISBURY ZONING MAP AMENDMENT – To Amend the Camden Historic District Boundaries. -,

Mrs. Susan Phillips, Director of Salisbury Housing and Community Development came forward. Mr. Lenox read the ad, administered the oath and presented the Staff Report. He summarized the report explaining that the proposed boundary amendments are specifically about the Camden Historic District. Certain properties are proposed for removal from the regulatory requirements of the District. These amendments have been brought up in the past by residents. Many of the affected structures are not contributing structures to the district. The Historic regulations may discourage maintenance or upgrade of the structures. This action takes them out of the Historic review process under the Salisbury Historic District Commission. Most are residential. The Historic District Commission has made a favorable recommendation.

Mrs. Phillips repeated that the areas to be removed from the Camden Historic District were not contributing structures. She has talked with Maryland Historical Trust. Property owners have asked for many years for the Camden boundaries to be scaled back. She explained further that new City Guidelines were being prepared. This would help property owners who may be struggling financially.

Dr. McNaughton asked who terms the structures as "Non Contributing". Mrs. Phillips explained that the Historic Commission makes that determination.

Mrs. Cheryl Meadows, Executive Director of Salisbury Neighborhood Housing came forward. She explained that SNHS has been working in this area of Camden for 20 years. They are very pleased to see the City taking steps to encourage additional investment in this area. The Historic standards discourage investment and re-investment in properties.

Mrs. Meadows explained that she would like to see the boundaries modified further to exclude both sides of Smith Street from Newton to North Boulevard. She cited Assessment data and noted that a number of the

houses have vinyl windows. The structures are no more or less historic than the other properties being excluded. She discussed side-by-side properties on Ohio Avenue. She encouraged the Commission to send a recommendation to the Council that excludes additional area.

Mr. Timothy Meagher, 221 Middle Boulevard, Salisbury came forward. He explained that he commended Mrs. Phillips and her staff. He had been before the Historic Commission three times. He purchased his home right after the Historic designation. His focus has been on the structure, but the regulations do not only include the structure but also the yard. It doesn't just include the exterior of the house.

Mr. Meagher discussed Waverly Drive and the commercial vs. the residential side. He strongly recommended approval. He noted that he had personally requested the change. It would be good for owners and maintenance. He thanked the Commission for listening.

Mr. Thomas asked about the change of the boundaries and about the 5 properties between North and South Boulevards.

Mrs. Meadows explained the number of owner-occupied residences and explained that she had not spoken with any owners. The rest of the area is 98 percent rental and the landlords would be happy.

Mr. Dashiell asked about Commission amendments to the initial proposal. Mr. Lenox explained that the Public Notice was broad enough to permit the Commission to modify the recommendation.

Mrs. Phillips stated that she was comfortable representing the Salisbury Historic Commission. The Commission is OK with everything except removing anything along Camden Avenue.

Discussion followed regarding a visual of the expanded area, about properties on Newton Street, and about advertising and sufficient notice.

Mr. Lenox asked if the Commission wanted to get the endorsement of the Salisbury Historic Commission. Mr. Dashiell stated that they wanted to know the exact boundaries. Mr. Lenox suggested the public hearing could be continued to September.

Mrs. Phillips explained that there was a grant deadline for adoption of the City Guidelines. Mrs. Meadows asked if it was possible to request an extension on the grant. Mrs. Phillips stated that they were already under an extension.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas and duly carried, the Commission forwarded a favorable recommendation to the Mayor and City Council for approval of the amended Camden Historic District boundaries as initially proposed, and included encouragement for consideration of the boundaries proposed by the Salisbury Neighborhood Housing Service.



#SP-1607 SIGN PLAN APPROVAL – 1305 South Salisbury Blvd. Shopping Center, represented by Phillips Signs - - M-117, P-3120, G-3

Mr. Gary Spence of Phillips Signs came forward. Mrs. Gloria Smith presented the Staff Report and explained that the applicant proposes channel letters either on a raceway or on the building with a halo. A long list of colors was submitted.

She also explained that the shopping center had been approved with multiple colors of Dryvit on the building. Therefore, the Staff was not recommending a specific list of sign colors.

The ground sign design had also been submitted. Staff recommended approval of the Sign Plan as submitted with color approval to be by the landlord or his representative.

Mr. Eure suggested removing the halo and approving channel letters.

Upon a motion by Mr. Rogers, seconded by Mr. Kilmer, and duly carried, the Commission approved the proposed Sign Plan, including the ground sign, as amended.



COUNTY SUBDIVISION:

Daniel & Melissa Calloway Prel/Final Open Space Relocation

Mrs. Gloria Smith presented the Staff Report. She summarized the report explaining that the applicants propose relocation of 18,803 sq. ft. of platted Forest Conservation Area and Open Space. This will allow for location of a second sewage reserve area on the lot that is much closer to the road. The

existing sewage area is at the rear of the property and causing a hardship for development of the property. Further approval of the Forest Conservation and Open Space Area relocation is required by the County Council at a Public Hearing.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission **APPROVED** the Preliminary/Final Plat for the Clark Subdivision, for Relocation of the Forest Conservation and Open Space area, subject to the following Conditions of Approval:

CONDITIONS:

1. Then Final Plat shall comply with all requirements of the County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Final Plat.
3. Approval of the Wicomico County Council is required prior to the recordation of the Final Plat.



There being no further business, the Commission meeting was adjourned at 2:30 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

Recording Secretary

**SALISBURY PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING
TEXT AMENDMENT**

In accordance with the provisions of Section 17.228, Amendments and Rezoning, of the Salisbury Municipal Code, the Mayor and City Administration propose amendments to the boundaries of the Camden Historic District.

A PUBLIC HEARING WILL BE HELD ON

Thursday, September 21, 2017, at 1:35 P.M. in the Council Chambers, Room 301, of the Government Office Building, 125 North Division Street, Salisbury, Maryland to hear opponents and proponents, if there be any.

Subsequent to the consideration of this proposal by the Salisbury Planning and Zoning Commission, a recommendation will be made to the Salisbury City Council for its consideration at a Public Hearing.

The Commission reserves the right to close a part of this meeting as authorized by State Government section 10-508(a) of the Maryland Annotated Code.

(FOR FURTHER INFORMATION CALL 410-548-4860)

Charles "Chip" Dashiell, Chairman

Publication Dates: September 7, 2017
 September 14, 2017



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STAFF REPORT

MEETING OF SEPTEMBER 21, 2017

CASE NO: SP-1706-17A
APPLICANT: City of Salisbury Administration
PROPERTY OWNERS: Multiple
LOCATION: Westerly side of Waverly Drive, North of South Boulevard, east of Smith Street and south of Newton Street; also properties at the westerly end of Locust Terrace
ZONING: Camden Historic District
REQUEST: **Public Hearing – Map Amendment – to further amend the boundaries of the Camden Historic District.**

I. SUMMARY OF REQUEST:

An application has been filed by the City of Salisbury Administration for further amendments to the boundaries of the Camden Historic District, as proposed at the August 10 meeting of the Salisbury Planning Commission. **See Attachment #1.**

Section 17.52.030 requires Establishment of Boundaries of Historic Districts in accordance with rezoning requirements found in Section 17.228. Therefore, the Salisbury Planning Commission must review and make a recommendation on Boundary Amendments. However, Section 17.52.030 does not require the applicants to document the stringent “change or mistake” in the establishment of boundaries for the Historic Districts.

The Commission must forward a recommendation (within six months) to the City Council. The City Council must also hold a public hearing before granting final approval to Code text amendments.

II. BACKGROUND.

There are currently three Historic Districts within the City of Salisbury that are subject to the regulatory oversight of the local Historic District Commission. These are Newtown, Downtown, and Camden. These Districts are established by the Mayor and Council through the City Code, and are each shown as an Overlay District on the City Zoning Map. As an overlay, properties are still subject to use and other provisions of Zoning,

The purpose of establishing Historic Districts, and their associated Design Guidelines, is to preserve and honor the past while providing a clear framework for new construction and rehabilitative efforts. It is intended that this designation would help to protect and enhance existing historic structures, and provide standards for investment that supports the general goals of the District.

At the August 10 meeting of Commission, boundary amendments to the Camden Historic District were reviewed. It was noted that at their June 28, 2017, the Salisbury Historic District Commission voted to recommend that certain areas of Waverly Drive; South Boulevard; Middle Boulevard; North Boulevard; Hazel Avenue; Florida Avenue; Ohio Avenue; Maryland Avenue; and Locust Terrace be removed from the Historic District. These specific properties were shown on a map provided in the Commission's Staff Report.

At the meeting, Cheryl Meadows, Executive Director of Salisbury Neighborhood Housing Service proposed further modifications to the Camden Historic District boundary and proposed that more properties on both sides of Smith Street be removed from the District. A map of the proposed boundary was not provided at that time.

III. DISCUSSION.

Many of the homes in the areas proposed for removal from Historic Commission oversight were constructed in the mid- to late-1900's, and are not considered to be historically contributing structures. Furthermore, the imposition of historic standards for such structures may well discourage investment and maintenance due to the relatively high cost of improvements. This is believed to have a direct impact on property values.

Historic District Commission staff has indicated that many affected property owners have requested over the years that the subject portion of the District be reduced. This change to the local District would not affect the boundaries of the Federal or State designation.

At the August meeting, Mrs. Meadows noted that Salisbury Neighborhood Housing Service has been working in the Camden area for 20 years. She added that the homes along both sides of Smith Street are no more or less historic than the houses that were proposed for exclusion from the district closer to Waverly Drive.

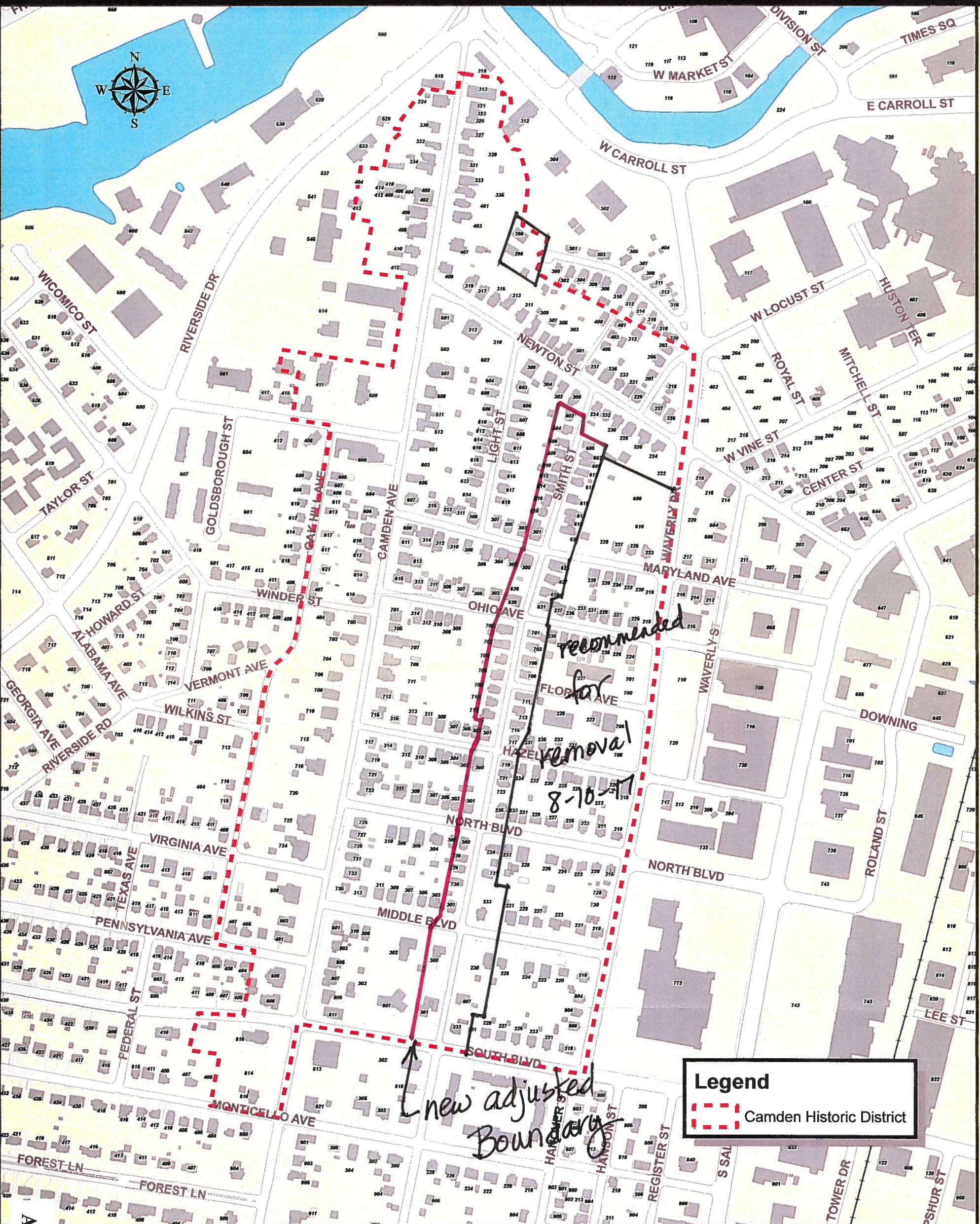
The Planning Staff has been advised by Susan Phillips, Director of the Salisbury Housing and Community Development Department that the City of Salisbury and the Salisbury Historic District Commission support the expanded change to the boundaries of the Camden Historic District. The houses located in the area along both sides of Smith Street to be removed from the Camden Historic District have been deemed as not contributing to the Historic District.

XI. STAFF RECOMMENDATIONS:

It is recommended that Salisbury Planning Commission forward a **Favorable** recommendation to the Mayor and City Council for the proposed Boundary Amendments to the Camden Historic District that include removal of the residences along both sides of Smith Street from near Newton Street southward to North Boulevard, as recommended by the Salisbury Historic District Commission.

COORDINATOR: Jack Lenox
DATE: September 14, 2017

CITY OF SALISBURY



Camden Historic District



City of Salisbury – Wicomico County

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STAFF REPORT

MEETING OF SEPTEMBER 21, 2017

CASE NO: SP-1606-17B
APPLICANTS: T-Mobile, rep. by Coast Sign Inc.
PROPERTY OWNER: A & M Family Group, LLC
LOCATION: Easterly side of U.S. Route 13 South, 1135 South Salisbury Blvd.
City Tax Map #115, Parcel #3100 & 3101, Grid #20
ZONING: General Commercial District
REQUEST: Sign Approval

I. SUMMARY OF REQUEST:

Mr. Kenneth Gioffre of TriStar Sign Management has submitted proposed signage for T-Mobile to be installed on their unit in the shopping center.

II. SIGN PLAN:

In May 2017, the Commission approved a Sign Plan for this center that included a ground sign and wall signage.

The two remaining tenant panels on the ground sign are 3 ft. x 8 ft. (24 sq. ft. each). The approved wall sign for Your Doc's In is 5 ft. tall by 8 ft. long (40 sq. ft.).

Proposed Wall Sign: The proposed wall sign for T-Mobile is 3 ft. tall by 18 ft. 1 3/8 inches long (54.34 sq. ft.) and is proposed with white faces and aluminum returns. (See Attachments #1 - 3.)

III. PLANNING CONCERNS.

The proposed wall sign is 14.34 sq. ft. larger than the wall sign approved for Your Doc's In. Materials submitted by the applicant indicates that 30 inch tall letters would yield a sign that is 15 ft. 1 1/8 inch in length for a total surface area of 37.74 sq. ft.

The sign face color complies with the sign colors approved in May.

The proposed ground sign panel color(s) were not submitted.

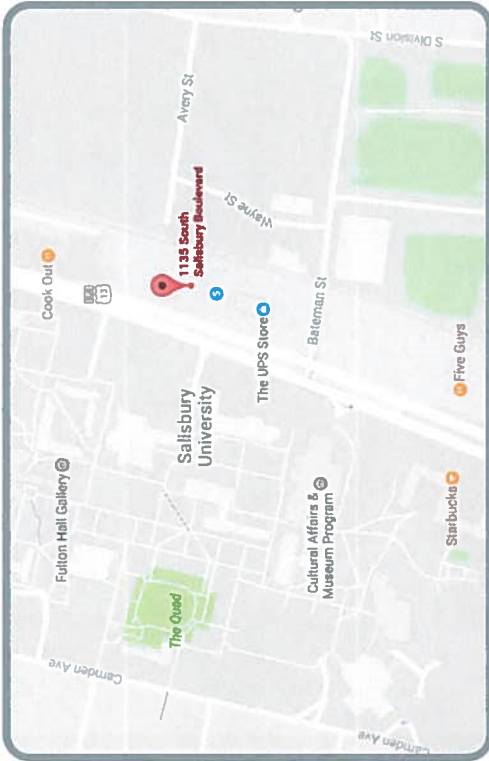
IV. RECOMMENDATION.

The Planning Staff recommends Commission approval of a Wall Sign for T-Mobile that does not exceed 40 sq. ft. in sign surface area.

COORDINATOR: Gloria Smith, Planner

DATE: August 25, 2017

T-Mobile



Delivery Destination:
 Site ID# 939D
 1135 South Salisbury Blvd
 SALISBURY, MD

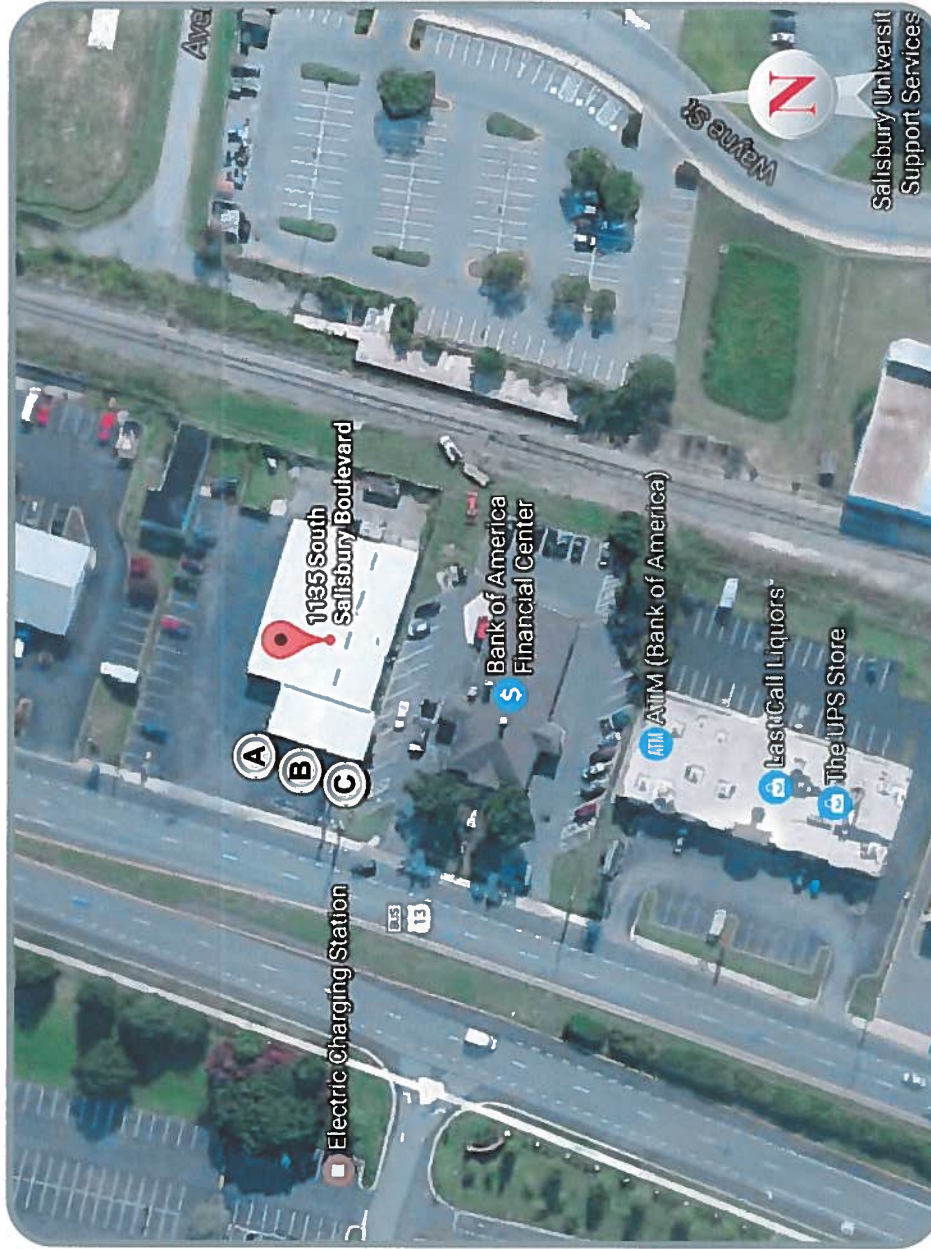


<p>COAST SIGN INCORPORATED 1500 West Embury St., Anaheim, CA 92802 (714) 526-9144 FAX: (714) 526-5647</p>		Date: 05-31-17 Scale: NTS Drawn: Josef P. Sales: Abel S.	Project Name: T-Mobile Address: 1135 South Salisbury Blvd City / State: SALISBURY, MD Client Approval:	This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. It is not to be reproduced, used, copied, or disseminated to any firm or corporation for any purpose whatsoever without written permission.	No. Designer 1 John A. 2 Ed G. 3 JJ 4 Rodd B. 5 6	Date 05-28-17 05-28-17 05-31-17 05-15-17	Revision Notes Refer to PATTERNSHEET for details. Refer to PATTERNSHEET for details. Refer to PATTERNSHEET for details. Refer to PATTERNSHEET for details.	DESIGN DRAWING 1 of 5 Request Number: PRJ-TMBL-115186-R4 File Location: W:\T-Mobile\ArdDrawings\PRJ-TMBL-115186
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Site Plan

Signage Inventory

- (A)** 36" Channel Letters
- (B)** Dealer Vinyl
- (C)** Interior Plaque



<p>1500 West Lombardy St., Anaheim, CA 92802 (714) 526-9144 FAX: (714) 526-3847</p>		Date: 05-31-17 Scale: NTS Drawn: Josef P. Baker: Abel S.	Project Name: T-Mobile Address: 1135 South Salisbury Blvd City / State: SALISBURY, MD Client Approval: _____ Date: _____	This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. It is not to be reproduced, used, by or disclosed to any firm or corporation for any purpose whatsoever without written permission.	<table border="1"> <thead> <tr> <th>No.</th> <th>Designer</th> <th>Date</th> <th>Revision Notes</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>John A.</td> <td>05-30-17</td> <td>Scale to PATHFINDER for details.</td> </tr> <tr> <td>2</td> <td>Erin G.</td> <td>05-30-17</td> <td>Scale to PATHFINDER for details.</td> </tr> <tr> <td>3</td> <td>Rosel B.</td> <td>05-15-17</td> <td>Scale to PATHFINDER for details.</td> </tr> <tr> <td>4</td> <td></td> <td></td> <td>Scale to PATHFINDER for details.</td> </tr> </tbody> </table>	No.	Designer	Date	Revision Notes	1	John A.	05-30-17	Scale to PATHFINDER for details.	2	Erin G.	05-30-17	Scale to PATHFINDER for details.	3	Rosel B.	05-15-17	Scale to PATHFINDER for details.	4			Scale to PATHFINDER for details.	DESIGN DRAWING 2 of 5 Request Number: PRJ-TMBL-115186-R4 File Location: W:\T-Mobile\Art\Drawings\PRJ-TMBL-115186
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4			Scale to PATHFINDER for details.																							

Signage Detail

Proposed:
36" Illuminated Channel Letters

- LETTERS: FACE-ILLUMINATED, TRIM CAP
- FACES: WHITE ACRYLIC
- 1" PLASTIC TRIMCAP - WHITE
- 3" DEEP ALUM. RETURNS : PAINTED BR. ALUM.
- ILLUMINATION: PRINCIPAL 7000K WHITE LED MOUNT FLUSH TO WALL

Before

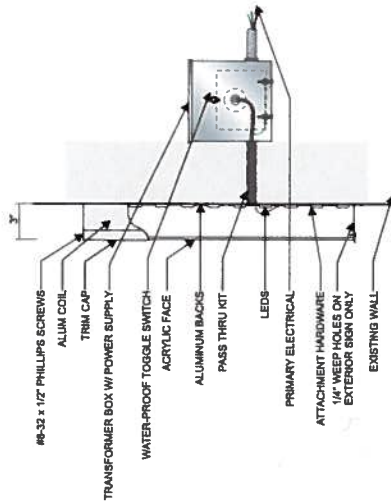


After



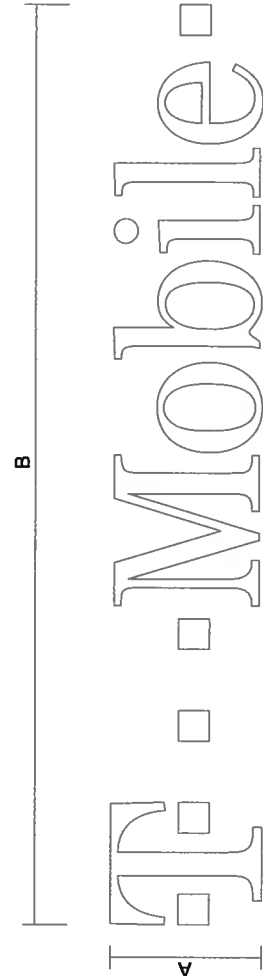
COLOR SPECIFICATIONS:
 FACE: #2447 WHITE AUTOGLASS OR EQUAL
 RETURN: MATTHEWS BR. ALUM.
 #11428P MATN FINISH

LETTER HEIGHT	A	LETTER WIDTH	B	SQUARE FEET
18"	9'-0.56"	13.58		
20"	10'-0.56"	16.77		
24"	12'-0.716"	24.15		
27"	13'-7"	30.56		
30"	15'-1.116"	37.74		
36"	18'-1.38"	54.34		
40"	20'-1.56"	67.08		
42"	21'-1.56"	73.97		
48"	24'-1.716"	96.83		



SECTION DETAIL @ CHANNEL LETTERS

Scale: NTS
 UL LABEL LOCATIONS: ONE VISIBLE FROM GROUND, OTHERS ON TOP
 ONE ON POWER SUPPLY BOX.



FRONT VIEW @ INTERNALLY ILLUMINATED CHANNEL LETTERS

Scale: NTS



Client: T-Mobile
 Project Name: T-Mobile
 Date: 05-31-17
 Scale: As Noted
 Address: 1135 South Salisbury Blvd
 City/State: SALISBURY, MD
 Drawn: Josef P.
 Sales: Abel S.
 Client Approval: _____ Date: _____

Revision Notes

This is an original unpublished drawing created by Coast Sign, Inc. Its submission for your personal use in conjunction with a sign project is not intended to be reproduced, stored in a retrieval system, or used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date
1	JPS-A	05-09-17
2	BLG	05-09-17
3	JL	08-21-17
4	Reed B.	08-15-17
5		
6		

DESIGN DRAWING 3 of 5

Request Number:

PRJ-TMBL-115186-R4

File Location:
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May 19, 2017

Mr. John Selby
Selby Sign Co.
2138 Bypass Road
Pocomoke City, MD 21851

SALISBURY-WICOMICO
FILE COPY
PLANNING

#SP-1606-17A SIGN PLAN APPROVAL – A & M Family Group Shopping Center – 1135 South Salisbury Blvd. – General Commercial District – M-115; G-20; P-3100 & 3101.

Dear Mr. Selby:

The Salisbury Planning Commission at its May 18, 2017, meeting, **APPROVED** a Sign Plan for A & M Family Group as submitted, subject to the following modifications:

1. Sign colors permitted shall include red, white, blue and gold or bronze.
2. The substitution of the Peninsula Regional affiliation lettering and removal of the telephone number on the ground sign panel for *Your Doc's in* is permitted.

You may now obtain the necessary installation permits from the Salisbury Building, Permits and Inspections Department.

If you have any questions concerning this matter, please don't hesitate to contact Gloria Smith or myself at 410-548-4860.

Sincerely,

John F. Lenox, AICP
Director
Salisbury/Wicomico Planning & Zoning

cc: Mike Moulds, Director of City Public Works Department
Bill Holland, Director of Building, Permits, and Inspections Department
Assessments



City of Salisbury – Wicomico County

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STAFF REPORT

MEETING OF SEPTEMBER 21, 2017

CASE NO: SP-9704-17Z
APPLICANTS: Dayton-Hudson Corporation, Target Store
T-1233
PROPERTY OWNERS: Same
LOCATION: Northerly side of E. North Pointe Drive –125
E. North Pointe Drive
County Tax Map #29
Parcel #78, Grid #6
ZONING: General Commercial District
REQUEST: (a) **Sign Plan Amendment**
(b) **Revised Building Elevations for Target.**

I. SUMMARY OF REQUEST:

Tracy Lower of Kimley Horn has submitted a request to amend the Sign Plan and building elevations approved for Target in 1998. The proposed signage will consist mostly of the Target logo but will increase the sign surface area. The building color scheme will change to several shades of gray. (See Attachments #1 - 5.)

II. BACKGROUND:

In November 1998, the Commission approved the Sign Plan for Target that included 237 sq. ft. of sign surface area for the wall signage. The “TARGET” letters and Target logo and “PHARMACY” letters were included.

In August 2000, the Commission approved a Sign Plan for The Commons, Lot 3. Signage was included for Rugged Wearhouse, Famous Footwear, and Dress Barn.

A Sign Plan Amendment was approved in 2006 for “Sports Zone” to permit their sign with 2 ft. 8 inch letters and a 5 ft. tall logo.

A Sign Plan amendment for Five Below that included an awning and the pylon sign panel was approved in October 2012.

III. PROPOSAL.

Kimley Horn, representing the applicants, has submitted a request to modify the Sign Plan and the Building Elevations as follows:

Sign Plan. The proposed Sign Plan would now include two white bullseye logos – one 16 ft. in diameter at the store entrance and one 10 ft. in diameter at the East North Pointe Drive corner of the building. Also proposed is an “Order Pickup” sign and the “CVSPharmacy” sign is to be retained. The total sign surface area will increase from 237 sq. ft. to 411 sq. ft. (See Attachments #2-3.)

Building Elevations. In addition, the applicants propose updating of the building through installation of EFIS panels and painting of the brick/block exterior. The EFIS panels will be added over the store entrance and at the East North Pointe Drive corner and will be red in color. The remainder of the store will be painted “Classic Gray”, “Revere Pewter” and “Dash of Pepper”. (See Attachments #4-5.)

IV. RECOMMENDATION:

The Planning Staff recommends **Approval** of the Revised Sign Plan as submitted. The increase in sign surface area is still compatible with the overall wall surface area of the front of the building.

The Planning Staff recommends **Approval** of the Revised Building Colors as submitted.

COORDINATOR: Gloria Smith, Planner
DATE: September 6, 2017



September 1, 2017

Salisbury-Wicomico County Planning Department
Attn: Gloria Smith
125 N. Division St #203
Salisbury, MD 21803

PLANNING DEPARTMENT
RECEIVED
DATE 9/1/17 BY ge

Re: Target Request for “Revised Building Elevations” and “Sign Plan Amendment” to the Commons Development Plan

Dear Ms. Smith,

On behalf of Target, we are requesting “Revised Building Elevations” and a “Sign Plan Amendment” to the Commons Development Plan from the City of Salisbury-Wicomico County Planning & Zoning Commission. Target is proposing to refresh the exterior signs and facades of their store located at 125 E N Pointe Drive in Salisbury Maryland. The purpose of the sign improvements is to move toward the modern branding trend of colors and symbols rather than letters, while maintaining an integrated and harmonious appearance with the surrounding Commons shopping center.

Target’s existing exterior signage was approved by the City of Salisbury-Wicomico County Planning & Zoning Commission in November 1998 in Case No. SP-9704-98E. The sign plan allowed Target 237 square feet of signage on the west elevation. The approved signs were a 6 ft diameter bullseye logo, a 5 ft high TARGET lettered sign, and a 2.5’ high “PHARMACY” sign. The “PHARMACY” sign has since been revised to a “CVSpharmacy” sign. The west elevation’s considerable length of 353 feet was listed as a factor in the Planning Commission’s decision to grant Target a larger sign area than what the ordinance permitted.

Target proposes the existing “TARGET” and bullseye logo signs are removed and replaced with one 16 ft diameter bullseye logo, one 10 ft diameter bullseye logo, and one “order pickup” sign on the west elevation. The total area of the proposed signage is 411 square feet, which is an increase of 174 square feet from the existing condition. The increased signage area remains proportional to the building wall length of 353 feet. The simplicity of the Target logo sign, without text, gives a clean, uncluttered appearance to the store entrance.

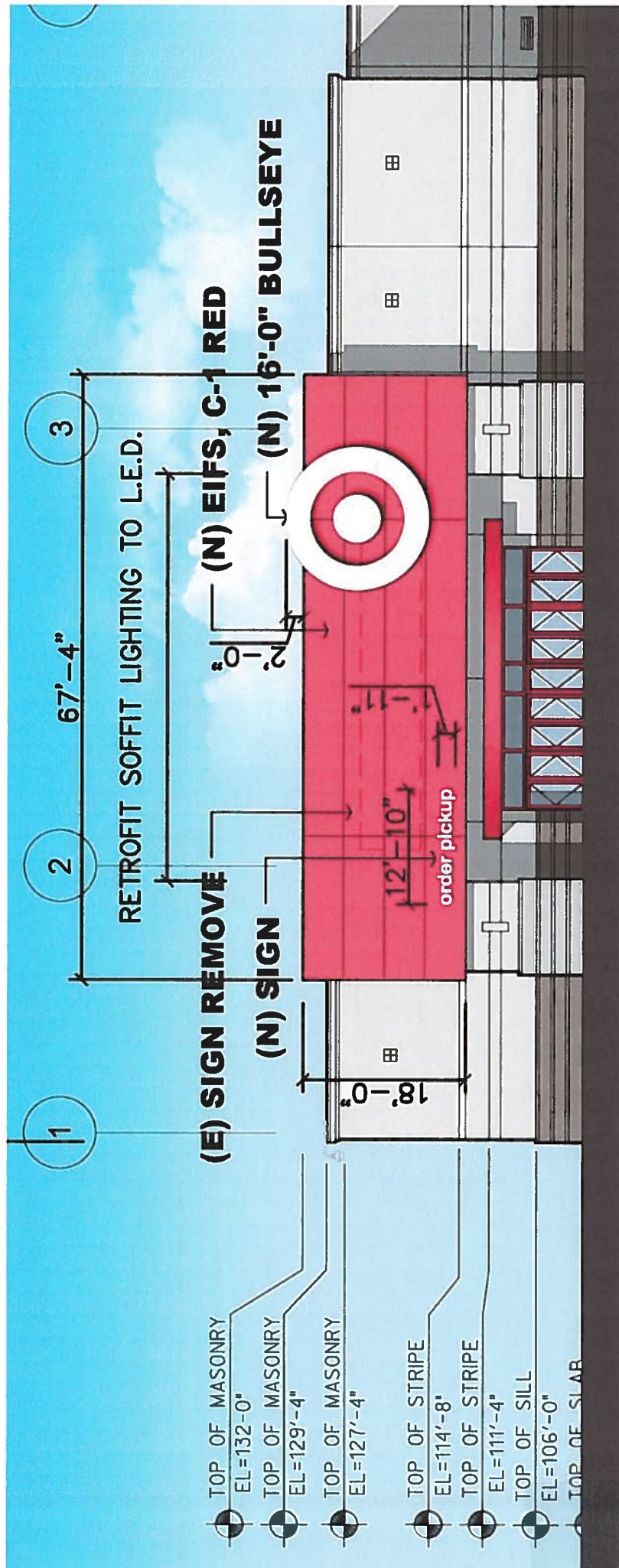
Target proposes adding a layer of red exterior insulation and finish system (EIFS) to the west and south elevations to accent the entrance and then to provide compositional balance to the far right end of the facade. The red color of the EIFS is in keeping with red featured on The Commons Comprehensive Development Color Palette for the Target and Home Depot.

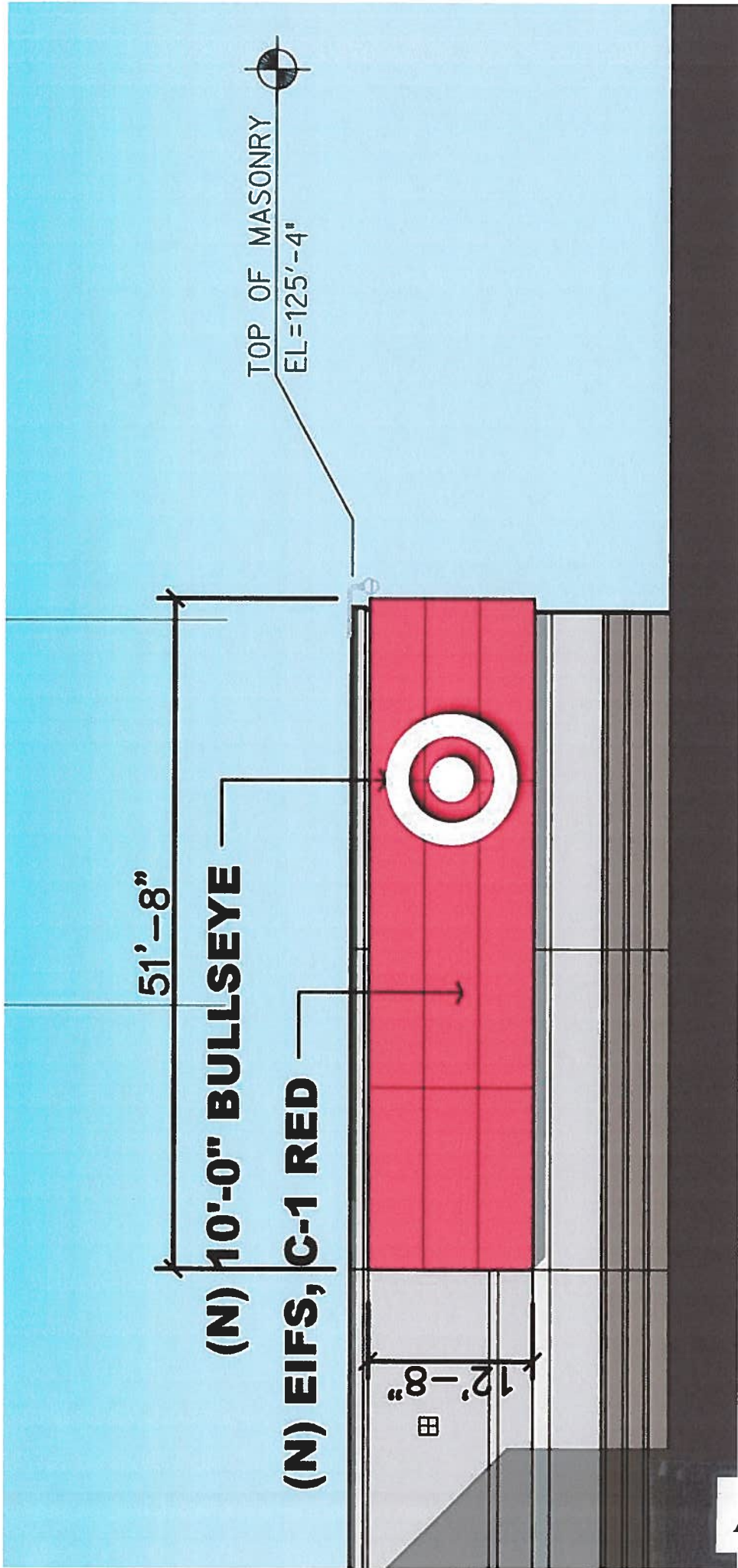
The existing palette of terra cotta and brown, applied in the ‘90’s, is much in need of an update. The entire building exterior is to receive fresh paint in a palette ranging from off-white (“Classic Gray”) to a very warm, almost tan color called “Dash of Pepper” for the base of building. The varying shades of gray on the building façade are not featured on the color palette. However, the gray tones are neutral and will not clash with the surrounding buildings so that the Target building remains harmonious with the Commons shopping center. Overall, the Target building presentation will be freshened and

clarified while maintaining its basic, traditional appearance in keeping with the neighboring businesses.

Thank you for your consideration of our request. Please contact me at (202) 971-8224 or tracy.lower@kimley-horn.com should you have any questions or need additional information.

Sincerely,
Tracy Lower, PE





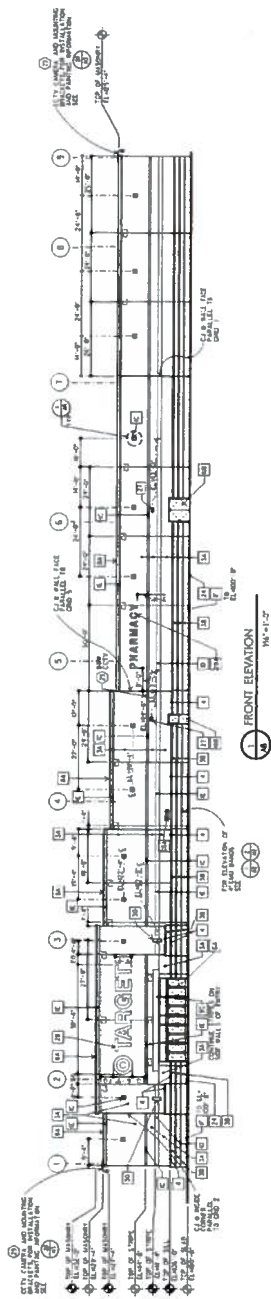
51'-8"

(N) 10'-0" BULLSEYE

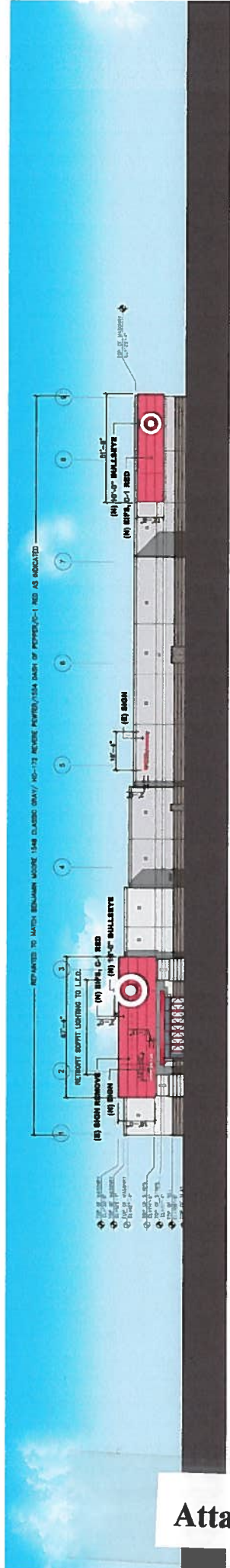
(N) EIFS, C-1 RED

TOP OF MASONRY
EL=125'-4"

12'-8"



Existing Condition

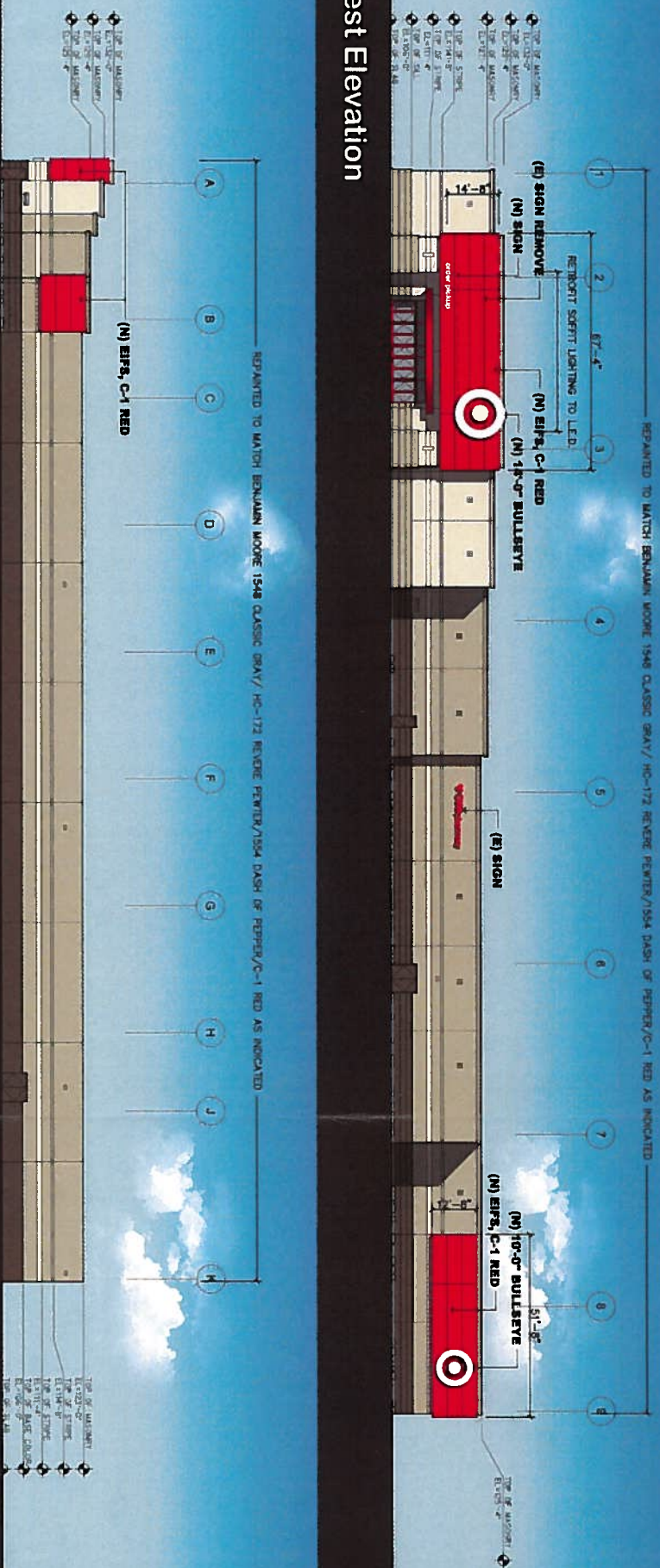


Proposed Front Elevation

September 01, 2017

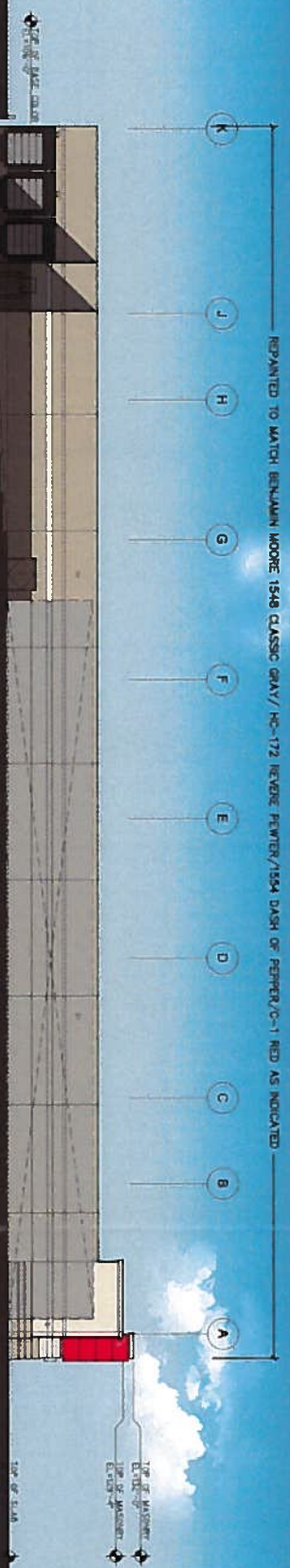
233 Salisbury, MD : Exterior Elevation Refresh

West Elevation

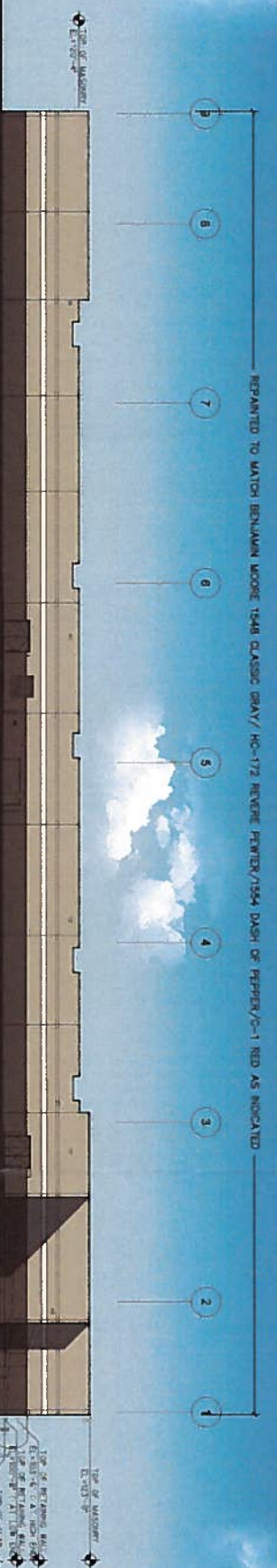


- BM #1548 CLASSIC GRAY
- BM #HC-172 REVERSE PEWTER
- BM #1554 DASH OF PEPPER
- C-1 RED

South Elevation



North Elevation



East Elevation

T-1233 Salisbury, MD : Exterior Elevation Refresh

Proposed Elevations

Attachment #5



Infrastructure and Development Staff Report

Meeting of September 21, 2017

I. BACKGROUND INFORMATION:

Project Name: Salisbury Town Center – Lot 1

Applicant/Owner: Devreco

Infrastructure and Development Project No.: 17-015

Nature of Request: Concept Plan approval

Location of Property: Lot 1 – bordered by South Division Street, Camden Street & Circle Avenue

Total Area of Disturbance: approx. 52,000 sq. ft.

Zoning Districts:

- Central Business District
- Downtown Historic District
- Chesapeake Bay Critical Area
- Enterprise Zone

II. DISCUSSION:

The applicant is proposing two new 30,000 sq. ft. commercial buildings with a plaza area, proposed water fountain and bench seating with this area fronting South Division Street. There is also new parallel parking proposed along Circle Ave.

III. PLANNING AND ZONING:

- Letter of Intent/Narrative is needed to accompany the proposal including:
 - Detailed description of project
 - Statement of Intent to Proceed and Development Schedule
 - Statement of Financial Capability
- Shift northernmost commercial building back to align with western edge of southernmost building. Expand Plaza area to the east. Update disturbance area diagram to reflect building changes.



- **Site Access:** No change to existing. Site is provided through the entrances on Circle Avenue and Market Street.
- **Surrounding Area Development:** All surrounding areas are also zoned; Central Business District, Downtown Historic District, Chesapeake Bay Critical Area & Enterprise Zone
- **Prior Approvals:** No prior approvals exist for the site.
- **Site plan:** a more detailed site plan is needed to address the following subjects:
 - Plan shall address requirements in Salisbury City Code 17.24 (Central Business District)
 - **Parking:** Plan shows 286 existing spaces, 203 proposed spaces, **handicapped?**
 - **Density of Development:** need
 - **Building Coverage / Open Space:** need details
 - **Building Architecture / Scheme:** need details
 - **Building Elevations / Floor plans:** need details
 - **Landscaping:** No detail plan submitted
 - **Amenities:** need details

IV. ENGINEERING:

- **Concept Stormwater Management Plan:** needed (to include checklist and narrative)
- **Fire Service Plan:** needed

V. FOREST CONSERVATION ACT:

A Forest Conservation Plan will need to be prepared, either on-site or off-site.

VI. CHESAPEAKE BAY CRITICAL AREA:

The Wicomico County Planning and Zoning Department will review for compliance when a more detailed plan is provided.

VII. DOWNTOWN HISTORIC DISTRICT COMMISSION:

An approved Concept Plan will be forwarded to this Commission for review.

VIII. FIRE DEPARTMENT REVIEW:

An approved Concept Plan will be forwarded to the City of Salisbury Fire Department for review.



City of
Salisbury
Jacob R. Day, Mayor

IX. BOARD OF EDUCATION:

No comment at this time.

X. STAFF RECOMMENDATION:

Staff recommends resubmittal of Concept Site Plan addressing comments **in red** above including letter of intent and project narrative.



SALISBURY TOWN CENTER PROPOSED



DEVRECO

BECKER MORGAN GROUP

08.22.2017



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

P.O. BOX 870

125 NORTH DIVISION STREET, ROOMS 203 & 201

SALISBURY, MARYLAND 21803-4860

410-548-4860

FAX: 410-548-4955

JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR

BOB CULVER
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

COUNTY SUBDIVISION ANALYSIS

MEETING OF SEPTEMBER 21, 2017

Subdivision Name: Hidden Pond

Section:

Location: Walnut Tree Road

DPW#: 29-08

Map: 47

Parcel: 782

Grid: 19

Acres: 66.05

Subdivision Acreage: 23.42

Lots: 22

Applicant: Parker and Associates Inc.
528 Riverside Drive
Salisbury, MD 21801

Owner: Eby Fisher Price, LLC
26700 Villagedale Place
Eden, MD 21822

Zoning: A-1 Agricultural-Rural

Jurisdiction: Wicomico County

Type of Plat: Revised Final

Type of Development Proposed: Single-Family Cluster

I. EXPLANATION OF REQUEST.

The following changes are proposed to this plat:

- The applicant originally planned to have a Mitigation Bank on this property to serve other developments. Due to the economy, the bank is not needed. Removal of the Forest Conservation Area is on Parcel I and part of Parcel III. An area of Reforestation is being added to a portion of Parcel III.

Changes to Lots 14A, 15A, 16A, 17A, 18A, and 19A, Block 'C':

- Forest Conservation Area and Open Space removed.
- Property lines moved back (rear property lines) to increase area of lots.
- A 30 ft. Drainage and Maintenance Easement intended to be the location of a ditch to be built for stormwater purposes is being relocated to the actual ditch location (the ditch was built in the wrong place.).
- Sewage Reserve Areas are being re-established.

Change to Lot 1A:

- A 50 ft. Flood Protection setback is being added (left off of original plat).

Change to Lot 2A:

- A 50 ft. Flood Protection setback is being added (left off of original plat).
- Sewage Reserve Area being revised to show revised driveway location.

Changes to Lots 3A, 5A, 6A, and 8A:

- Sewage Reserve Area being revised to show revised driveway location.

Change to Lot 1A, Block 'B':

- Significant changes to the property boundary lines at the request of the new owner of that lot. (He wants to build a home farther back from the road,)
- This reconfiguration also requires that a portion of the Open Space and Forest Conservation Area be removed.

II. RECOMMENDATION.

The Planning Staff recommends the granting of Revised Final Plat **Approval** for Hidden Pond Subdivision, and recommendation of **Approval** to the Wicomico County Council for the Open Space Easement and Forest Conservation Area modifications, subject to the recommended Conditions of Approval.

III. SUBDIVISION STATUS.

A. WAIVERS REQUIRED:

N/A.

B. FOREST CONSERVATION:

The plat must comply with the requirements of the Forest Conservation Program. The Wicomico County Council must approve the proposed Forest Conservation Area modifications.

C. CHESAPEAKE BAY CRITICAL AREA:

N/A

D. PROPOSED CONDITIONS:

1. The Revised Final Plat shall comply with all requirements of the County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Revised Final Plat.
3. The Revised Final Plat shall comply with all requirements of the Forest Conservation Program.

4. A Homeowners Association will be required to own and maintain all common areas and stormwater management facilities.
5. Revised Open space documents shall be required.
6. A Revised Long-term Forest Conservation Agreement is required.
7. This approval is subject to further review and approval and conditions imposed by the County Department of Public Works.
8. This approval is subject to approval by the Wicomico County Council of the Open Space Easement and Forest Conservation Area modifications.

F. PLANNING AND PUBLIC WORKS STAFF COMMENTS:

The Planning Commission reviewed a sketch plat for this proposed subdivision in August 2008.

The required Development Plan for this subdivision was approved in August 2009. The Preliminary Plat expired in November 2009 while the applicants were awaiting the adoption and implementation of the new stormwater regulations to see the impact of those changes on the plat.

A new Preliminary Plat was approved on August 12, 2010 and the associated Findings of Fact on September 16, 2010.

Three minor lot rights from this parcel have been exercised. Two minor lots were created on Campground Road (one was created for the existing home) and the third minor lot was created on Walnut Tree Road.

The Final Subdivision plat was approved on August 11, 2011 and the Findings of Fact adopted on October 20, 2011.

It has been determined that the Forest Conservation and Open Space requirements of the original subdivision are being met following the proposed modifications.

COORDINATOR: Gloria Smith, Planner/Marilyn Williams, Technical Review
REVISION DATE: September 7, 2017



**CITY OF SALISBURY - WICOMICO COUNTY
DEPARTMENT OF PLANNING, ZONING
AND COMMUNITY DEVELOPMENT**



Tel: 410-548-4860

Fax: 410-548-4955

Salisbury-Wicomico County
Planning & Zoning Commission
Historic District Commission

Wicomico County Board of Zoning Appeals
City of Salisbury Board of Zoning Appeals
Agricultural Land Preservation Advisory Board

August 15, 2011

Parker & Associates
528 Riverside Drive
Salisbury, MD 21801

**SALISBURY-WICOMICO
FILE COPY
PLANNING**

RE: Hidden Pond – Final Plat – 22 Lots – Walnut Tree Road – M-47; G-19; P-782.

Dear Mr. Parker:

The Wicomico County Planning Commission at its August 11, 2011 meeting, **APPROVED** the Final Subdivision Plat for Hidden Pond, subject to the adoption of Findings of Fact and the following Conditions of Approval:

CONDITIONS:

1. The Final Plat shall comply with all requirements of the County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Final Plat.
3. The Final Plat shall comply with all requirements of the Forest Conservation Program.
4. A Homeowners Association will be required to own and maintain all common areas and stormwater management facilities.
5. Open space documents shall be required.
6. This approval is subject to further review and approval and conditions imposed by the County Department of Public Works.

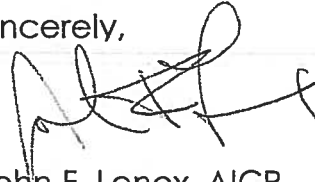
Attachment #1

Mr. Brock Parker
August 15, 2011

Page 2

If you have any questions concerning this matter, please don't hesitate to contact Gloria Smith or myself at 410-548-4860.

Sincerely,



John F. Lenox, AICP
Director
Salisbury/Wicomico Planning & Zoning

JFL:brt

cc: John Redden, Acting Director of County Public Works Department
Assessments
EBY Fisher Price, LLC/26700 Village Place/Eden, MD 21822
Steve Smethurst/P.O. Box 4247/Salisbury, MD 21803
Interested Parties



- New ditch location
- New Lot 1A, Block 'B' (formerly Lot 1, Block 'B')
- New driveways
- Forest Conservation & Open Space to be removed
- Pre-established sewage reserve areas
- Drainage & Hairpinence easement removed
- Forest Conservation Removed - Open Space remains

SHEETS		REVISIONS	
1	1/10/10	1	1/10/10
2	1/10/10	2	1/10/10
3	1/10/10	3	1/10/10
4	1/10/10	4	1/10/10
5	1/10/10	5	1/10/10
6	1/10/10	6	1/10/10
7	1/10/10	7	1/10/10
8	1/10/10	8	1/10/10
9	1/10/10	9	1/10/10
10	1/10/10	10	1/10/10

THIS PLAT IS CORRECTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 200.09 OF CHAPTER 200 OF THE WISCONSIN STATUTES.

CORRECTED PLAT OF LOTS 1, 3, 5, 6 & 8 & LOTS 14 THROUGH 19 AND PARCELS 1 & 2, BLOCK C, HIDDEN POND SUBDIVISION CORRECTED PLAT & RESUBDIVISION OF LOT 1, BLOCK B SUBDIVISION FOR EBT FISHER PRICE, LLC.

DATE: 1/10/10

BY: [Signature]



