



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in regular session on September 20, 2018, in Room 301, Council Chambers, Government Office Building, with the following persons in attendance:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Scott Rogers
Marc Kilmer
Mandel Copeland (Absent)
James McNaughton (Absent)
Jack Heath
Jim Thomas

CITY/COUNTY OFFICIALS:

Henry Eure, Infrastructure and Development Dept.
Anne Roane, Infrastructure and Development Dept.

PLANNING STAFF:

Jack Lenox, Director
Marilyn Williams, Land development Coordinator
Amanda Rodriguez, Recording Secretary

The meeting was called to order at 1:33 p.m. by Mr. Dashiell, Chairman.

MINUTES: Upon a motion by Mr. Rogers, seconded by Mr. Heath, and duly carried, the Commission APPROVED the minutes of the August 23, 2018 meetings as submitted.

SIGN PLAN AMENDMENT APPROVAL – CoreLife, rep. by Graphic Illusions – Aydelotte Commons Shopping Center – 1496 Still Meadow Blvd. – The Villages at Aydelotte Farm PRD #7 - #201800758 - M-38, G-24, P-433, (H. Eure)

Mr. Eure and Mr. Sean Kostkowski, of CoreLife, came forward. Mr. Eure presented the Staff Report and declared that the proposed revised site plan will allow taller, more proportionate signs for occupants of multiple tenant spaces and will expand the color palette to unlimited colors.

Chairman Dashiell stated that while he is accepting of the proposed addition of grey to the approved colors, he has reservations about allowing an unlimited amount of colors. Mr. Heath stated he too has these concerns.

Mr. Kilmer and Mr. Thomas were not concerned with the color request, but do wish to see sign plan revisions come before the Commission if there was an alteration in the future.

Upon a motion by Mr. Rogers, seconded by Mr. Kilmer, with Mr. Heath and Chairman Dashiell voting nay, the Commission granted an approval for the Revised Sign Plan as submitted, including the request for an infinite number of colors.

FINAL CERTIFICATE OF DESIGN AND SITE PLAN – Six-story Apartment Expansion – 132 East Main Street – Nicholas Simpson/First Move Properties, LLC - Central Business District - #201800694 – M-107, G-15, P-856 (H. Eure)

Mr. Eure came forward to present the Staff Report. Nick Simpson of Davis Simpson Homes Inc; Mike Sullivan, Attorney for First Move Properties, LLC; and Jeff Harman, of Becker Morgan also came forward.

Mr. Eure brought the Commission's attention to the building height diagram, showing the projected impact on the Downtown skyline. Chairman Dashiell thanked Mr. Eure for the very helpful visual aid.

Mr. Sullivan noted that the applicants had no additions or alterations of the Staff Report, and that they intend to have an ambitious building schedule to have units "market ready" by August of 2019.

Mr. Kilmer inquired if this project intended to change the façade of the building, or if all of the renovations would be interior.

Mr. Simpson explained that they would be leaving the exterior walls intact, but would be gutting the interior of the building to bring the building up to

current code with non-combustible materials, etc. He also stated that if there were any historic elements that he could preserve during this project, he would make sure they would retain their value.

Mr. Thomas applauded the developers for their faith in the growth and success of downtown Salisbury, and asked if they had done a long term impact study on the parking availability of the downtown area.

Mr. Eure and Ms. Roane explained that the new Parking Ordinance would help protect the integrity of existing parking downtown, but a study should be conducted.

Mr. Thomas asked if the existing structure would be able to support the addition of 6 more stories.

Mr. Harman explained that the building would be modified to support the additional construction, including steel supports and foundation reinforcement.

Mr. Rogers asked if the first floor for this project would be proposed as mixed use development. Mr. Simpson confirmed that there would be 2500 square feet available for retail space, but the remaining area would be the leasing office for the proposed apartments.

Mr. Heath stated that parking should not be an issue because the clientele these apartments are meant to draw in are younger, and young people prefer more walkable areas that allow for more pedestrian mobility.

Mr. Simpson noted that this development would be connected to the downtown parking garage, and that after studying the traffic flow in the garage, the top parking deck remains empty enough to be utilized by the residents of the proposed building.

Dirk Widdowson, present in the audience, asked if the rentals would be 12 month, or on a different schedule. He expressed concerns about street obstruction during high traffic move-in times.

Mr. Simpson explained that the proposed apartments would be 12 month rentals, but it would probably be targeted to upper classmen from the college, who tend to live here year round. The need for a loading area is met in the rear of the building, where the service elevator is located. He noted that the amount of people moving in and out at one time would be staggered, and does not see it causing a problem with street front traffic.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission approved the Final Certificate of Design and Site Plan, with the proposed conditions listed, as well as the addition of Condition #4, "Any changes to signage are to come before the Commission for approval."

COUNTY SUBDIVISION PLAT: (M. Williams)

Roger and Iris Webster Preliminary/Final 1 Lot
927 & 929 Johnson Rd, M-48, G-5, P-270 1.77 Acres

Ms. Williams, Wicomico County Planning and Zoning, and Mr. Widdowson, property owner, came forward to present the County Subdivision Analysis to be considered for both preliminary and final approval by the Commission.

The subdivision in question will divide a .52 acre lot from a non-conforming 1.77 acre parcel. This is a non-conforming parcel, because it has two existing homes and the owners would like to create separate parcels for each home. Due to the existing improvements, the new lot (Lot 2) is proposed with less than the required 100 feet of road frontage. The lot will have frontage on and access to Johnson Road, a major collector road.

Mr. Widdowson stated that he had recently inherited the parcel in question. He noted that he has been working with the Wicomico County Health Department as well as an environmental group to try and figure out the best solution to the septic problem on the property. One of the systems is a cesspool, which is no longer permitted by the County. Mr. Widdowson mentioned there is public water and sewer in the subdivision located directly adjacent to this property, and he would be willing to contribute to the cost of connecting the property in question to public services.

Upon a motion by Mr. Rogers, seconded by Mr. Kilmer, and duly carried, the Commission granted a final approval of the subdivision subject to the proposed conditions listed in the County Subdivision Analysis.

CONDITIONS OF APPROVAL:

1. The Final Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
 2. Health Department approval is required prior to recordation of the Final Plat.
 3. The subdivision must comply with Forest Conservation regulations.
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There being no further business, the Commission meeting was adjourned at 2:25 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