



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 April 18, 2019, 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
James McNaughton
Jack Heath
Jim Thomas

CITY/COUNTY OFFICIALS:

Henry Eure, Infrastructure and Development Dept.

PLANNING STAFF:

Gloria Smith, Planner, Wicomico County Planning and Zoning

The meeting was called to order at 1:40 p.m. by Mr. Dashiell, Chairman.

MINUTES: Upon a motion by Mr. Rogers, seconded by Mr. Heath and duly carried, the minutes from the March 21, 2019 meeting **APPROVED** as submitted.

REVISED SIGN PLAN – College Avenue Shoppes – Keystone Property Group, LLC, rep. by SBT Sign & Graphics & SVN Miller Commercial Real Estate – 720 East College Ave. – General Comm. District - #201900260; M-116, P- 3274, G-10, (H. Eure)

Mr. Henry Eure and Mr. Jerry McClymont of SBT Sign and Graphics came forward. Mr. Eure summarized the Staff Report and explained the applicants are to add the color pink to the approved Sign Plan.

Mr. Eure explained the history of approvals including the Sign Plan that was approved in August 2018.

He added that the Staff recommended approval and that the Property Management company also supports the request.

Mr. Dashiell noted that a variety of colors had been approved but that the plan did not include pink.

Upon a motion by Mr. Rogers, seconded by Mr. Copeland, and duly carried, the Commission granted approval of the Revised Sign Plan as submitted to include the color pink.

REVISED COMPREHENSIVE DEVELOPMENT PLAN – University Village Apts. – CREI-Salisbury, LLC, represented by Delmarva Pole Buildings – 202 Onley Road – R-8A Residential District - #19-005; M-48, P-856, G-15, (H. Eure)

Mr. Henry Eure and Mr. Christian Elliott of CREI-Salisbury, LLC came forward. Mr. Eure summarized the Staff Report and explained that the applicants propose construction of a pole building as a maintenance building in the parking lot. This will be a permanent structure. The structure will not be visible from any roads or other properties. An accessory building is a permitted use.

Mr. Elliott explained Mr. Eure summed up the request well. Their maintenance staff is working out of one of the units. They would like to get them in their own space and have enough room for storage and storage of equipment – a permanent home. There is plenty of parking for the complex as they have reduced the number of beds there. This will eliminate about six parking spaces.

Mr. Eure noted that the project complies with the Code with regard to parking.

Dr. McNaughton inquired about the building color. Mr. Elliott noted that he believed they had selected beige with white doors and trim.

Mr. Dashiell inquired about setbacks. Mr. Eure noted that the placement was satisfactory and exceeded the minimum setbacks.

Mr. Dashiell asked about landscaping. Mr. Elliott explained the location of the building and the surrounding landscaping, mature trees and privacy fencing. He noted that they also planned to install privacy fencing with a gate around the building. Mr. Dashiell commented that security might be good.

Mr. Rogers inquired about plans for the remainder of the property. Mr. Elliott explained that there were no development plans at this time. They were comfortable with the number of units.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission Approved the Revised Comprehensive Development Plan for the maintenance building, as submitted.

MISCELLANEOUS:

Mr. Thomas asked about the results of the Board of Appeals hearing regarding The Ross.

Mr. Henry Eure explained that the Board met on April 10 for a lengthy meeting – the discussion regarding the Ross took two hours. The Board approved the Plan that the Commission had reviewed. The Board was concerned about parking. There was a little opposition and a little concern about the height. It was not a contentious meeting and the request was approved.

Dr. McNaughton asked about any City funds in the project. Mr. Heath explained that the City would get the usual fees but that the site was also in the Enterprise Zone.

Mr. Eure added that Mr. Simpson had approached his neighbors with the Plan. Mostly they were in support but concerned about the height. Mr. Robbins had been assured that the building would not structurally affect his building.

There being no further business, the Commission meeting was adjourned at 1:58 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

Lori A. Carter, Director

Amanda Rodriguez, Recording Secretary