



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 July 18, 2019, in Room 301, Council Chambers, Government Office Building, with the following persons in attendance:

COMMISSION MEMBERS:

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

CITY/COUNTY OFFICIALS:

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

PLANNING STAFF:

Keith Hall, Deputy Director, Wicomico County Planning, Zoning, and Community Development
Gloria Smith, Acting Recording Secretary

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

MINUTES: Upon a motion by Mr. Rogers, seconded by Dr. McNaughton and duly carried, the minutes from the June 20, 2019 meeting were **APPROVED** as submitted.

COUNTY SUBDIVISION PLATS: (M. Williams)**Double Mills, Sec. 1, Lot 5, Blk 'B'****Grapevine Road - Corrected Plat - 1 Lot – M-9, G-15, P-180**

Ms. Marilyn Williams came forward and summarized the Staff Report explaining the applicants are seeking approval to reduce the side setback from 50 ft. to 10 ft. for construction of a pole barn.

Ms. Williams explained the history of the subdivision. Double Mills was created in 1991 and this lot adjoins a paper street that was to serve future subdivision of the remaining land. The remaining acreage is about 41 acres. One additional lot could be created and the acreage has frontage on Rt. 54.

Mr. Dashiell asked if the house complies with the setback.

Ms. Williams explained that it does but with the SRA location, location of the proposed pole barn is difficult.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission **APPROVED** the Corrected Plat for Double Mills, Sec. 1, Lot 5, Block 'B', subject to the following Conditions:

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 Corrected Plat.
3. Signature of the owner of the remaining lands acknowledging that the 60 foot strip of land adjoining Lot 5 will not be a public road is required.

Patrick's Landing**Rawson Road - Final Plat - 15 Lots – M-47, G-2, P-15, 145, 283**

Mr. Scott Rogers recused himself from this discussion.

Mr. Steve Fuller came forward. Ms. Marilyn Williams summarized the Staff Report explaining the applicants are seeking Final approval for Patrick's Landing subdivision.

She explained the history of approvals and extensions and that a new stormwater management plan had been approved. The plat has an extension valid until December 2019 and has received Critical Area approval.

Ms. Williams explained the frontage issues with Lot 5 and the options for addressing that: build the road or exclude the lot until later.

Dr. McNaughton asked for further clarification. Ms. Williams explained that right now Lot 5 is a pipestem lot. The pipestem goes to the open space. The road needs to be built first.

Mr. Fuller explained that they are comfortable with the Conditions. Lot 5 does not use the pipestem for its access. The plat gives the lot frontage on a paper street. If the plat is recorded now, Lot 5 will not be included. It will be recorded on a later plat.

Dr. McNaughton asked about the wording. Mr. Thomas asked about settlement on new lots until everything is in place. Mr. Fuller explained that the Benedicts are ready to get on with the approval. Someone is interested in purchasing the development and proceeding to follow the conditions.

Upon a motion by Mr. Thomas, seconded by Mr. Copeland, and duly carried, the Commission granted Final Plat **APPROVAL** for Patrick's Landing subject to the following Conditions:

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 the recordation of the Final Plat.
3. The Final Plat shall comply with all requirements of the Chesapeake Bay Critical Areas Program.
4. Final approval of the stormwater management plan by the Department of Public Works is required prior to recordation of the Final Plat.
5. Improvements Construction Plans shall be submitted to and approved by the Public Works Department prior to the recordation of the Final Plat.
6. A Homeowners Association will be required to own and maintain Parcel 1 and the stormwater management facilities.
7. A deed conveying the road bed of the extension of Rawson Road and Patrick's Court to Wicomico County shall be recorded in the Land Records for Wicomico County prior to the recordation of the Final Plat.
8. The Open Space being provided is not a requirement of the R-20 Residential District. An Open Space document will not be required. Provisions should be made within the Homeowners Association documents to protect this area.
9. A dry hydrant shall be provided as coordinated by the local Fire Department.

10. A cluster mailbox pad with adequate access is to be constructed outside of all easement areas and in accordance with U.S. Postal Service requirements.
 11. The Final Plat, as presented, shall not be recorded prior to the construction of all roadways, because Parcel 283, Lot 5A will become landlocked. An alternate solution is to revise the plat to eliminate the conveyance of a part of Parcel 283, Lot 5A to Parcel 15 and to Lot 11 as shown, and then record a second plat after the roads have been constructed.
 12. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.
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REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN – Transteck, Inc. (Penn Freightliner) – West Road – Westwood Commerce Park PDD #2 - #17-008 – M-29, G13, P-375 (B. Wilkins)

Mr. James Smith, AWB Engineers, and a Transteck representative came forward. Mr. Wilkins summarized the Staff Report and explained the applicants are seeking Revised Plan approval for this site in Westwood Commerce Park PDD #2. A narrative was provided and the applicant's propose a single building instead of two buildings on the site.

Mr. Smith noted that there was a cost savings to constructing only one building. The entrances would remain in the same locations.

Ms. Roane stated that the one building makes meeting the stormwater management regulations easier.

Upon a motion by Mr. Rogers, seconded by Mr. Copeland, and duly carried, the Commission granted **APPROVAL** of the Revised Comprehensive Development Plan for Transteck with the four conditions in the Staff Report as submitted.

REVISED COMPREHENSIVE DEVELOPMENT PLAN – College Town Center Shopping Center – Adamopoulous Limited Partnership – 1303 South Salisbury Blvd. – General Comm. District - #201900577; M-117, P- 3119, G-3, (H. Eure)

Mr. Brock Parker of Parker & Associates, Mr. Kristos Adamopoulous, of Adamopoulous Limited Partnership, Mr. Steven Cirile, Avitabile Cirile Architecture, and Mr. Dean Gladden came forward. Mr. Henry Eure explained that a Revised Comprehensive Development Plan has been submitted to install an outdoor seating area for a proposed Guido's Burritos restaurant.

Mr. Dashiell asked Mr. Eure to explain the location of the proposed deck. Mr. Eure referred to Attachment #2 and explained that the deck would be 1 foot above grade.

Mr. Eure explained that two wall signs are proposed. The shopping center was approved in 2008 and has been before the Commission two times this year. He explained the parking and that the building looks as it was proposed in February.

Mr. Eure noted that the Staff concern is that the deck abuts the parking with no buffer. Approval was recommended with one Condition.

Mr. Parker explained that the plan had been modified to include pervious pavers at grade rather than a raised deck. They support the condition regarding islands.

Mr. Eure explained the parking island locations.

Mr. Parker explained the parking spaces that would be removed and that three 9 ft. islands would be installed.

Mr. Dashiell commented that it would add to the aesthetics.

Dr. McNaughton commented that there was plenty of room but where were the dumpsters.

Mr. Cirile explained the façade change.

Mr. Dashiell asked about the sign locations. Henry Eure explained referring to Attachment #3.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission granted **APPROVAL** of the Revised Comprehensive Development Plan for College Town Center with the one condition in the Staff Report as submitted.

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN AND PALEOCHANNEL SITE PLAN – Coventry Plaza Shopping Center – Coventry Plaza, LLC rep. by McCrone – Beaglin Park Dr. & Still Meadow Blvd. – The Villages at Aydelotte Farm PRD #7 - #90-001; M-38, P- 433, (A. Roane)

Mr. Bob Kane of McCrone, Mr. Mark Ackerman, of Coventry Plaza, LLC, and Mr. Dean Gladden came forward. Ms. Anne Roane explained that a Preliminary Comprehensive Development Plan and Paleochannel Site Plan has

been submitted for a shopping center with two buildings, one is proposed as a 3,600 sq. ft. restaurant. She discussed the parking standards and the concerns for signal upgrades for a pedestrian crossing. She removed Condition #1.

Mr. Ackerman explained that his company has been building and developing in Salisbury for about 20 years and listed some of their projects including Mill Pond Village, Addison Court, and Coventry Square.

He explained some of the history of this project and that they are now building 288 units of apartments. He displayed a rendering and explained that the shopping center would have a similar design.

He discussed the lots in Hunters Crest, Phase I and II across Beaglin Park Drive. He discussed the pedestrian signal. He noted that he was not opposed to the signal but wanted the Commission to understand the project. Discussion followed regarding the signal.

Mr. Kane noted that he would be happy to answer engineering questions.

Mr. Thomas asked about Building B. Mr. Ackerman explained that they thought maybe a coffee vendor but did not have a specific tenant yet.

Ms. Roane asked about the rest of the master plan for the site and recreation. Mr. Ackerman explained the clubhouse and that on the remainder of the property there would probably be passive recreation. In Hunters Crest they are installing a kiddie playground. They typically include recreation in their developments.

Mr. Dashiell commented that it was hard to argue against safety. Ms. Roane added that the City would like the developer to be responsible for the improvement. Mr. Ackerman noted that he had no problem with the condition for the pedestrian improvement.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission granted **APPROVAL** of the Preliminary Comprehensive Development Plan for Coventry Square shopping center with the five revised conditions in the Staff Report as submitted.

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN – Reserve at Parson's Lake – Salisbury Ventures, LLC – between E. Naylor Mill & Brown Roads – R-10A Residential District - #19-023; M-30, P- 223, G-7, (A. Roane)

Mr. Brock Parker, Parker & Associates and Mr. Bill Krapf, of Salisbury Ventures, LLC came forward. Ms. Anne Roane distributed an Amended Staff Report and explained that a Preliminary Comprehensive Development Plan and Paleochannel Site Plan has been submitted for development of 416 Apartment units in the Reserve at Parsons' Lake.

She added that Mr. Krapf has met with the Townhouse owners in Parsons Lake. There is more parking than the Code recommends.

Mr. Dashiell asked about the parking. Mr. Parker explained the proposed ratio. Ms. Roane explained the Mayor's initiative and added that the City had budgeted for a new Zoning Code.

Dr. McNaughton noted that parking demand depended on the clientele – students vs. families.

Mr. Krapf explained that they develop and manage and that they know their mixes and parking demands. He added that he was fanatical about parking. He also explained that they are concerned about unit locations vs. parking locations. He added that they feel strongly about the parking counts.

Mr. Parker noted that the project will be heavily landscaped and that they are retaining the woods.

Ms. Roane noted that there was staff concern regarding traffic impacts on the existing local community. An email from one of the residents of the townhouses was submitted as Protestant's Exhibit A.

Mr. Krapf discussed maintenance of the entrance.

Mr. Parker explained the history of the project and the land area included. He noted that 416 units are proposed on 180 acres in two phases. Parsons Lake Drive will be extended. He explained the lake. There will be garages throughout the development.

Ms. Roane discussed the path system. Mr. Parker discussed the connections, walking trails, etc.

Mr. Dashiell commented that one of the jewels is the lake. Mr. Krapf explained that another area was to be Phase I until he walked the site.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission granted **APPROVAL** of the Preliminary Comprehensive Development Plan for the Reserve at Parsons Lake, with the eight revised conditions in the Staff Report as submitted.


ADMINISTRATIVE ITEM – August Meeting

Mr. Hall noted that August is often vacation time and that the Commission meeting also overlaps with the MaCo Conference in Ocean City. The Commission could move the meeting up a week or back a week. The concern with moving up a week is staff time to complete the agenda package. The consensus was to move the meeting to August 22.

Ms. Roane noted that there would be three City projects for review in August.

There being no further business, the Commission meeting was adjourned at 3:00 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


Gloria Smith, Acting Recording Secretary