



# City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

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DIRECTOR OF ADMINISTRATION

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## MINUTES

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The Salisbury-Wicomico Planning and Zoning Commission met in regular session on June 20, 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  
Jim Thomas (Absent)

**CITY/COUNTY OFFICIALS:**

Anne Roane, Infrastructure and Development Dept.

**PLANNING STAFF:**

Keith Hall, Deputy Director, Wicomico County Planning, Zoning, and Community Development  
Amanda Rodriguez, Recording Secretary

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

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**MINUTES:** Upon a motion by Mr. Rogers, seconded by Mr. Heath and duly carried, the minutes from the May 16, 2019 meeting **APPROVED** as submitted.

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**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN – Beaglin Mini Storage – Emmanuel Wesleyan Church/ Cox Opportunities LLC – Beaglin Park/Dallas Drive – Light Business and Institutional- M-121, P-2579, G-17, (B. Wilkins)**

Ms. Anne Roane and Mr. Brock Parker, of Parker and Associates, came forward. Ms. Roane summarized the Staff Report and explained the applicants are seeking preliminary approval for a mini storage facility located on Beaglin Park Drive. She stated that a recently passed City ordinance would allow this type of facility in the proposed location. Ms. Roane explained there was a discrepancy with the setback requirement for this project and the proposed site plan. She also noted that both Stormwater management and screening issues were concerns of the Infrastructure and Development Office.

Ms. Roane stated that Staff recommends approval with the 8 listed conditions.

Mr. Parker stated the he was confident that he and his client could make the site work with the setback requirement. He declared that he has a working landscaping plan that would include screening. He mentioned that there was a large power line that runs directly through the screening area, and that landscaping is not allowed but the area would be screened with a potential fence. Mr. Parker also noted that there would be upgraded, decorative fencing along the Beaglin Park Drive portion of the site.

Dr. McNaughton raised concerns that the Stormwater management ponds seemed small. Mr. Parker briefly explained the new regulations passed in 2017, and stated that the edge of Stormwater management now focuses more on small, point source collection that allows the groundwater to be evenly recharged throughout the entire site.

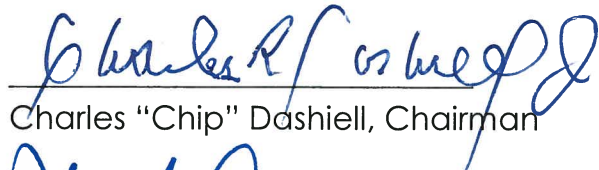
Upon a motion by Mr. Rogers, seconded by Mr. Copeland, and duly carried, the Commission granted approval of the Preliminary Comprehensive Development Plan with the 8 conditions as submitted.

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There being no further business, the Commission meeting was adjourned at 1:44 p.m. by Mr. Dashiell.

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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.

Handwritten signature of Charles "Chip" Dashiell in blue ink, written over a horizontal line.

Charles "Chip" Dashiell, Chairman

Handwritten signature of Lori A. Carter in blue ink, written over a horizontal line.

Lori A. Carter, Director

Handwritten signature of Amanda Rodriguez in blue ink, written over a horizontal line.

Amanda Rodriguez, Recording Secretary