

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 O NATIONAL PROPERTY OF THE PRO

JACOB R. DAY MAYOR

JULIA GLANZ CITY ADMINISTRATOR ACTING MAYOR JOHN D. PSOTA ACTING COUNTY EXECUTIVE

JOHN D. PSOTA DIRECTOR OF ADMINISTRATION

## SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

I	AGENDA

**REGULAR MEETING** 

**NOVEMBER 19, 2020** 

#### TELE CONFERENCE DUE TO COVID-19 SEE BELOW FOR DETAILS

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

Minutes – Meeting of October 15, 2020

1:35 P.M. SIGN PLAN APPROVAL – 7-Eleven – Cummings Signs for F3 Core Salisbury, LLC/7-

Eleven – 28490 Naylor Mill Road – Westwood Commerce Park - #202000959 – M-0028; G-18;

P-0263, L-1 (H. Eure)

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – St. Albans Commons-Dollar General – Parker and Associates – Planned Residential District

(PRD) #11 - Villages at Salisbury Lake – M-121, G-21, P-2581 - #99-012 (A. Roane)

REVISED COMPREHENSIVE DEVELOPMENT PLAN APPROVAL - Lotus Plaza,

 $\pmb{LLC}-Lotus\ Plaza\ Shopping\ Center\ \textbf{-}\ General\ Commercial\ Zoning\ \textbf{-}\ \#20\text{-}026\ \textbf{-}\ M\text{-}0029;\ G\text{-}11;}$ 

P-0164 (B. Wilkins)

#### **COUNTY SUBDIVISION PLATS: (M. Williams)**

Nassawango Estates

3 Lots

2 Lots

Coulbourn Mill & Nassawango Church Rd. (M-59; P-117, G-14) Preliminary/Final Plat

Cedar Ridge
Connelly Mill Road (M 20) P. 125 (C 15)
Proliminary Plot

Connelly Mill Road (M-20; P-125, G-15)

Preliminary Plat

## CAPITAL IMPROVMENTS PROJECT REVIEW – FY2022-2026 (G. Smith)

In response to the COVID-19 crisis and in an effort to promote the healthy, safety, and general welfare of the public, the November 19, 2020, meeting of the Salisbury-Wicomico County Planning and Zoning Commission will be conducted via conference call. Interested parties can participate by joining the meeting via phone by using the following call in meeting numbers:

Call in number is 510-338-9438 Meeting number is 132 846 9567# Password 13579#

If using this option, please call in prior to the 1:30 PM start of the meeting and place your phone on mute.

\* \* \* \* \*

# JACOB R. DAY MAYOR

JULIA GLANZ CITY ADMINISTRATOR ACTING MAYOR

## City of Salisbury - Wicomico County

PLANNING AND ZONING COMMISSION
P.O. BOX 870
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JOHN D. PSOTA ACTING COUNTY EXECUTIVE

JOHN D. PSOTA DIRECTOR OF ADMINISTRATION

## **MINUTES**

The Salisbury-Wicomico Planning and Zoning Commission met in regular session on October 15, 2020, via WebEx teleconference, with the following persons participating:

## **COMMISSION MEMBERS:**

Charles "Chip" Dashiell, Chairman Dr. James McNaughton Scott Rogers Mandel Copeland Joe Holloway Jim Thomas Jack Heath

## **PLANNING STAFF:**

Henry Eure, City of Salisbury, Infrastructure and Development Department Anne Roane, City of Salisbury, Infrastructure and Development Department Keith Hall, Deputy Director, Wicomico County Planning, Zoning, and Community Development

Brian Soper, Planning Manager, Wicomico County Planning, Zoning, and Community Development

Marilyn Williams, Land Development Coordinator, Wicomico County Planning, Zoning, and Community Development

Gloria Smith, Planner III, Wicomico County Planning, Zoning, and Community Development

Jesse Drewer, Planner II, Wicomico County Planning, Zoning, and Community Development

Melissa Cassimore, Recording Secretary, Wicomico County Planning, Zoning, and Community Development

Paul Wilbur, Attorney, Wicomico County Department of Law

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

Chairman Dashiell announced in response to the COVID-19 crisis and in an effort to promote the health, safety, and general welfare of the public this meeting is being conducted via teleconference call. He proceeded with thanking County and City Staff for assisting with making the teleconference possible. Also, Chairman Dashiell welcomed the public that may be joining on the call. He stated members of the public will be given an opportunity to speak on each item being presented.

Mr. Hall conducted a roll call of Commission members participating on the call, as well as City and County staff. Mr. Hall announced a quorum of Commissioners was achieved for the meeting. Chairman Dashiell requested Mr. Hall to provide a brief overview of procedures and tips for conducting a teleconference meeting. Mr. Hall presented the house keeping procedures, which included participants and applicants placing phone on mute, announce name prior to speaking, conducting individual roll call for Commissioner comments and votes on items, and staff may request for a person to restate name or confirm name. With no questions, Mr. Hall turned the meeting over to Chairman Dashiell.

**MINUTES**: The minutes from the September 17th meeting were brought forward for approval. Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the minutes from the September 17, 2020 meeting were **APPROVED** as submitted.

PUBLIC HEARING - TEXT AMENDMENT – Salisbury Municipal Code – O'Shaye Farrare – To Amend Title 17, Zoning Section 17.28.020 - To Add Single Family Residential Dwellings to the Light Business and Institutional District (A. Roane)

Mr. Hall read the Notice for Public Hearing into the record and proceeded to administer the oath to Ms. O'Shaye Farrare, Ms. Anne Roane and Mr. Henry Eure.

Ms. Roane presented the Staff Report and stated the applicant is requesting to amend the text of Title 17, Zoning to include single-family detached dwelling unit as a permitted use in the Light Business and Institutional District. Ms. Roane discussed the structure on the property has been vacant for years and the applicant purchased the home at 1505 Mt. Hermon Road to use as her primary residence. Ms. Roane stated currently the only residential uses allowed in this district are apartment buildings and after review of how this change would affect other areas in the City with similar zoning and national trends staff supports the request.

Staff recommends a favorable recommendation to the Mayor and City Council for the proposed amendment that would inherently permit a Single-Family Dwelling Unit in the Light Business and Institutional Zone, as follows:

Amend Section 17.28.020. Permitted Uses, by adding the following item:

U. Single-Family Dwelling Unit.

Chairman Dashiell thanked Ms. Roane for her report and asked if Mr. Eure had any additional comments in regards to the presentation.

Mr. Eure agreed the addition of single-family homes is a reasonable request and an acceptable use in this zoning district.

Chairman Dashiell asked if Ms. Farrare has any comments to add.

Ms. Farrare stated she was not aware of the zoning when she purchased the home and is not able to obtain a permit for rehabilitation due to the zoning of the property. Ms. Farrare intends to have an office for a small cleaning service in part of the dwelling with the remainder as her home.

Chairman Dashiell thanked Ms. Farrare for her comments.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments to applicants or staff.

- Dr. McNaughton confirmed no questions or comments.
- Mr. Thomas asked if the location shown on Attachment 3 is near Valleywood subdivision.
  - Mr. Eure and Ms. Roane confirmed.
- Mr. Thomas asked if the construction of the home pre-dates the zoning in that area.
  - Ms. Roane stated she is uncertain.
- Mr. Eure stated the house was built in 1945 and was used as a single-family dwelling non-stop until approximately three years ago. Mr. Eure discussed the Zoning Code was rewritten in 1983 and a single-family home was not included as a permitted use in the Zoning District so it became a non-conforming use. It continued as a non-confirming use until a few years ago.
  - Mr. Thomas thanked Mr. Eure and Ms. Roane for the clarification.

- Mr. Rogers confirmed no questions or comments.
- Mr. Copeland confirmed no questions or comments.
- Mr. Holloway confirmed no questions or comments.
- Mr. Heath confirmed no questions or comments.
- Chairman Dashiell had no questions or comments.

Chairman Dashiell asked if there are members of the public on the call. No members from the public were on the call.

Upon a motion by Mr. Rogers for forwarding a favorable recommendation to the Mayor and City Council for the proposed Amendment Section 17.28.020 that would inherently permit single-family dwelling in the Light Business and Institutional Zone. The motion was seconded by Mr. Heath. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion was approved.

Chairman Dashiell thanked Ms. Farrare for attending and wished her good luck.

Ms. Farrare thanked Chairman Dashiell.

# PUBLIC HEARING - TEXT AMENDMENT — Salisbury Municipal Code — Immunotek Bio Centers — To Amend Title 17, Zoning Section 17.212.030 - To Add Medical Office/Clinics in Shopping Centers (H. Eure)

Mr. Hall read the Notice for Public Hearing into record and proceeded to administer the oath to Mr. Aaron Renshaw and Mr. Henry Eure.

Chairman Dashiell confirmed no members of the public were on the call to testify.

Mr. Hall administered the oath to Mr. Aaron Renshaw and Mr. Henry Eure.

Mr. Eure presented the Staff Report and stated this is a request to amend the text to Title 17, Zoning Section language to allow a medical office or clinic in shopping centers. Mr. Eure discussed since the Salisbury Zoning Code was written in 1983 the shift to more online retail has reduced the need for retail space and utilizing shopping center floor space for tenants in the medical or dental fields would serve as an added service that is beneficial to shopping center patrons.

Mr. Eure stated current service-type uses are permitted and the addition of a medical office or clinic would be a natural progression to allow more services in a shopping center and the proposed uses will not create incompatibility with other permitted uses in the zoning district.

Staff recommends a favorable recommendation to the Mayor and City Council for the proposed amendment that would inherently permit a medical or dental office or clinic in shopping centers as follows:

Amend Section 17.212.030. Permitted Uses, by adding the following item:

M. Medical or dental office or clinic.

Chairman Dashiell asked Mr. Renshaw if there is anything he would like to add.

Mr. Renshaw discussed Immunotek Bio Center business and the positive impact a plasma-collection center can have on a community, especially during COVID-19. He added this is one of the most heavily-regulated industries in the world.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

- Dr. McNaughton confirmed no questions or comments.
- Mr. Thomas asked what is the size of the space that would be rented.
- Mr. Renshaw stated they would be leasing approximately 12,000 square feet and employing 45 people, but only 25-30 staff members would be in the facility at one time.
  - Mr. Rogers confirmed no questions or comments.
  - Mr. Copeland confirmed no questions or comments.
  - Mr. Holloway confirmed no questions or comments.
  - Mr. Heath confirmed no questions or comments.
  - Chairman Dashiell had no questions or comments.
  - Chairman Dashiell asked if the public had any questions or comments.
- Mr. Wesley Cox discussed his involvement in shopping centers and the national trend of shopping center adaptive reuses now include fitness centers,

storage centers, and medical centers. This will be one subdivision in the larger space consisting of 37,000 sq. ft.

Upon a motion by Mr. Rogers to forward a favorable recommendation to the Mayor and City Council for the proposed Amendment to Section 17.212.030 that would inherently permit a medical or dental office or clinic in shopping centers. The motion was seconded by Mr. Thomas. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion was approved.

SITE PLAN APPROVAL – Winter Place Executive Park – J. H. Malone Construction, rep. by Wilkins-Noble, LLC – 31414 Winter Place Parkway – Lt. Bus. & Institutional (LB-1) – #WP-2002 - M-0039, G-9, P-720, L-10 (G. Smith)

Chairman Dashiell confirmed Ms. Gloria Smith was on the call and no representatives were on the call

Ms. Smith presented the Staff Report and stated the applicant is proposing to construct a 3,200 sq. ft. equipment storage building on Lot#10 in Winter Place Executive Park zoned Light Business and Institutional District as of 2004. Ms. Smith discussed the surrounding properties and the development of this site with an equipment storage building is consistent with uses permitted inherently in the Light Business and Institutional District.

Staff recommends site plan approval with the following three conditions:

- 1. The site shall be developed in accordance with the approved Site Plan:
- 2. This development is subject to any applicable Conditions of Approval imposed by the Wicomico County Board of Appeals in 1999 or 2000; and
- 3. Subject to further review and approval, if required by the Wicomico County Public Works Department.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas asked if the building would be constructed over the Sewage Reserve Area.

Ms. Smith is not certain how much materials are currently stored outside and whether the additional building would be used to store any materials that are now outside

- Mr. Rogers confirmed no questions or comments.
- Mr. Copeland confirmed no questions or comments.
- Mr. Holloway confirmed no questions or comments.
- Mr. Heath confirmed no questions or comments.

Chairman Dashiell had no questions or comments.

Chairman Dashiell asked if there are members of the public on the call. No members from the public were on the call.

Upon a motion by Mr. Rogers to approve the Site Plan by J.H. Malone Construction for Lot#10 Winter Place Executive Park subject to the three proposed conditions. The motion was seconded by Mr. Holloway. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion was approved.

SITE PLAN APPROVAL – Miller Investment Properties, rep. by Parker & Associates - 800 Snow Hill Road – C-1 Select Commercial – #WP-2003 - M-0038, G-22, P-32, L-17, 33, & 34 (G. Smith)

Chairman Dashiell confirmed Mr. Brock Parker of Parker & Associates, Mike King of Aim Service Inc. and Ms. Gloria Smith were on the call.

Chairman Dashiell asked Ms. Smith to present the Staff Report.

Ms. Smith presented the Staff Report and stated this Site Plan Review request is for construction of a 4,549 sq. ft. accessory storage building on a property located on 800 Snow Hill Road in the C-1 Select Commercial Zoning District. Ms. Smith discussed the property consists of Lot 17, 33, and 34 of Lin Hill Village. No new access to Snow Hill Road is being proposed. Ms. Smith added Section 225-35E of the Code requires Planning and Zoning Commission site plan review and approval for any development occurring in the C-1 Select Commercial Zoning District and the plan is in general conformance with the Code. Ms. Smith stated development of the site with an accessory storage building is consistent with uses permitted in the C-1 Select Commercial Zoning District.

Staff recommends approval with the following two conditions:

- 1. The site shall be developed in accordance with the approved Site and Landscaping Plan; and
- 2. Subject to further review and approval, if required, by the Wicomico County Public Works Department.

Chairman Dashiell thanked Ms. Smith for her report and asked if Mr. Parker had any comments to add.

Mr. Parker stated the site plan was for the construction of the building and fence. The building will be used for new material storage, pipe and equipment storage; therefore, no sewer or water is needed for the building. Mr. Parker also stated no hazardous materials would be stored in the building.

Chairman Dashiell asked Mr. King if he had any comments to add to Mr. Parker's comments.

Mr. King stated he was on the call to answer any questions.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

- Dr. McNaughton confirmed no questions or comments.
- Mr. Thomas confirmed no questions or comments.
- Mr. Rogers confirmed no questions or comments.
- Mr. Copeland confirmed no questions or comments.
- Mr. Holloway confirmed no questions or comments.
- Mr. Heath confirmed no questions or comments.

Chairman Dashiell had no questions or comments.

Chairman Dashiell asked if there are members of the public on the call. No members from the public were on the call.

Upon a motion by Mr. Rogers to approve the Site Plan for Miller Investment Properties, LLC subject to the two conditions listed in the Staff Report. The motion was seconded by Mr. Holloway. Chairman Dashiell requested Mr. Hall to conduct

an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion was approved.

## COUNTY SUBDIVISION PLATS: (M. Williams) The Pond at Nutters Crossing - 18 Lots - Stonehaven Drive (M-48; P-171, 443, 446 & 447) - Preliminary Plat Extension

Chairman Dashiell confirmed Mr. Brock Parker of Parker & Associates, and Ms. Marilyn Williams were on the call.

Chairman Dashiell asked Ms. Williams to present the Staff Report.

Ms. Williams presented the Staff Report and stated this request is an Extension of a Preliminary Plat for The Pond at Nutters Crossing. Ms. Williams discussed the history of the development including Sketch Plat for the redesigned development in May 2019 and approval of the Preliminary Plat and Tier Map re-designation on October 17, 2019. Ms. Williams stated the final health department approval of the proposed lots have been delayed, due in part to COVID-19, and to an MDE request for additional soil testing on the lots along Tony Tank Creek.

Staff recommends approval of a one-year extension of the Preliminary Plat due to the unique and extensive requirements associated with this re-designed subdivision. All conditions presented at the October 17, 2019 meeting still apply; however, the following correction is made. In the October 17, 2019 Staff Report, Item 5 stated, "Improvements Construction Plans shall be submitted to and approved by the Public Works Department prior to the recordation of the Final Plat", and it should have read, "...prior to Planning Commission review of the Final Plat".

Chairman Dashiell thanked Ms. Williams for her report and asked if Mr. Parker had any comments to add.

Mr. Parker stated they were finishing up the perks and discussed Lots 15 & 16 had perks that passed, but the Health Department required new tests to ensure the results are consistent. Mr. Parker explained the curbs and stone roads are in and the project would progress if the extension is granted and once the perks are finalized.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

- Dr. McNaughton confirmed no questions or comments.
- Mr. Thomas confirmed no questions or comments.

- Mr. Rogers confirmed no questions or comments.
- Mr. Copeland confirmed no questions or comments.
- Mr. Holloway confirmed no questions or comments.
- Mr. Heath confirmed no questions or comments.

Chairman Dashiell asked if there was a Forest Conservation requirement as part of the conditions in October 17, 2019.

Ms. William stated it was part of the conditions from October 17, 2019.

Chairman Dashiell confirmed there is only a language correction on #5 to be made.

Ms. William confirmed.

Chairman Dashiell asked if there are members of the public on the call. No members from the public were on the call.

Upon a motion by Mr. Holloway to approve a one year extension of the Preliminary Plat for The Pond at Nutters Crossing with the correction in the language for Item 5 from the Staff Report. The motion was seconded by Mr. Thomas. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion was approved.

### **STAFF COMMENTS:**

Chairman Dashiell thanked Commission members for their participation to make this meeting a success during this unusual time. Chairman Dashiell stated he looks forward to meeting again in person to move the business of the City and County forward. Chairman Dashiell asked Ms. Roane if she had any comments prior to adjournment.

Ms. Roane stated an objective of the City Zoning Code update is combining existing zones and reducing overlay districts. Ms. Roane stated the Zoning Rewrite Taskforce was evaluating existing plans including the Bicycle Master Plan. Ms. Roane discussed at the upcoming meeting in January they will be working to develop specific language for the Salisbury Zoning Code update.

Chairman Dashiell thanked Ms. Roane for the update and asked Mr. Heath if he had any comments to add.

Mr. Heath stated this project was needed to align with the new Master Plan.

Mr. Thomas asked if the Review of Interactive Website on page four was in house only or is it available for review by others as well.

Ms. Roane stated it was not available at this time and would be put on the web page when it was completed.

Chairman Dashiell asked Mr. Hall if there were any matters he wished to bring to the Commission's attention.

Mr. Hall discussed the Maryland Planning Commissioners Association 37<sup>th</sup> Annual conference this fall, on Monday, November 9<sup>th</sup> from 9am to 4pm. Mr. Hall stated it will be a virtual conference and participation is free and the sessions include: Open Meetings Act Training; Housing Elements for Comprehensive Plan Updates; Virtual Planning During a Pandemic; Planning After a Pandemic; Maryland's Climate Change Adaptation Framework; and Continuity Planning for Local Boards.

The next Commission meeting will be November 19th.

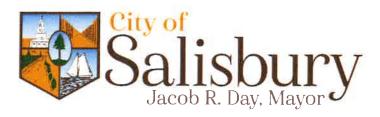
There being no further business, the Commission meeting was adjourned at 2:49 p.m. by a motion from Mr. Rogers and seconded by Mr. Heath, and duly carried by participating members.

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 Wicomico County Department of Planning, Zoning, and Community Development Office.

Charles "Chip" Dashiell, Chairman

Lori A. Carter, Director

Melissa Cassimore, Recording Secretary



## Infrastructure and Development Staff Report

November 19, 2020

### I. BACKGROUND INFORMATION:

Project Name: 7-Eleven

Applicant/Owner: Empire Graphics and Cummings Signs for F3 Core Salisbury LLC/7-

Eleven, Inc.

Infrastructure and Development Case No.: 202000959

Nature of Request: Sign Plan Approval

Location of Property: 28490 Naylor Mill Road,

Northeast Corner of U.S. Rt. 50 and Naylor Mill Road

Map 0028, Lot 1, Parcel 0263

Existing Zoning: Westwood Commerce Park, PDD #2

## II. SUMMARY OF REQUEST:

Empire Graphics and Cummings Signs, on behalf of F3 Core Salisbury LLC and 7-Eleven, Inc., has submitted a Sign Plan for a new 7-Eleven convenience store as part of the Comprehensive Development Plan. The site is located at the northeast corner of U.S. Rt. 50 and Naylor Mill Road. (Attachments 1 & 2)

### III. DISCUSSION:

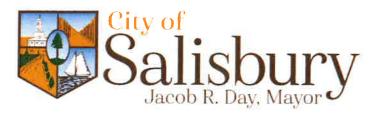
## **Approval History**

On April 16<sup>th</sup> of this year, the Planning Commission granted Final Comprehensive Development Plan approval for the construction of a new 7-Eleven convenience store.

## **Proposed Sign Plan**

The applicant is proposing to install a number of identification, service, and directional signs for 7-Eleven, as follows:

1. An 85.3 sq. ft. cabinet wall sign is proposed for the front wall. The signs will consist of the typical 7-Eleven corporate logo and colors, which are white, green, red, and orange. (Attachments 3 & 4, 17)

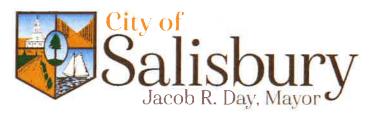


- 2. The rear and south side walls will have a smaller 52.5 sq. ft. cabinet sign with the same colors and logo. (Attachments 5 7, 17)
- 3. Vinyl window graphics with the typical 7-Eleven colors and logo will be displayed next to the front doors. Each signs is approximately 2.5 sq. ft. in area. (Attachments 3 & 8, 17)
- 4. The gasoline fueling canopy will also be provided with a 9 sq. ft. logo shield on a 21sq. ft. white background on all four (4) sides. The remainder of each side will maintain the corporate logo striping of green, red and orange on a white background. (Attachments 9 11, 17)
- 5. The gray diesel canopy will be provided with an approximate 26 sq. ft. green and blue "Diesel Bulk Def" sign on all four (4) sides. In addition, the north side of the canopy will be provided with two (2) 3 sq. ft. white "Entrance Only" signs. The south side will have two (2) 1.8 sq. ft. white "Exit Only" signs. (Attachments 12 & 13, 17)
- 6. Two (2) directional signs are proposed for the site; one (1) at each entrance to the property. Both signs will be 6 sq. ft. in area and have a maximum height of 6 feet. The signs will contain the 7-Eleven logo and a directional arrow. Typically, directional signs are limited to 4 ft. in height according to the City's Zoning Code. (Attachments 14 & 17)
- 7. Two (2) pylon signs are proposed. One (1) sign will be located at the southwest corner of the property near Rt. 50 and Naylor Mill Road, while the second sign will be placed near the corner of Naylor Mill Road and Westwood Drive. The proposed height for the signs will be 30 ft. and 25 ft., respectively. Each sign will total 157.8 sq. ft. in area, and contain the 7-Eleven logo and fuel prices. The same 7-Eleven corporate colors will be maintained as well. (Attachments 15 17)

## IV. PLANNING CONCERNS

There are no specific standards regarding signs within Westwood Commerce Park. Section 17.122.050G. of the City's Zoning Code states the following, "A sign plan, accompanied by written approval of the developer, shall be approved by the Salisbury planning and zoning commission for each lot in Westwood Commerce Park PDD No. 2 as a part of the comprehensive development plan." This code standard affords the Commission a great deal of latitude when approving a sign plan.

For comparison, the proposed building, directional, and canopy signage are compliant with sign standards for properties located in the general commercial district, where most convenience stores are found in city limits. These same standards indicate that freestanding signs may not exceed 100 sq. ft. in area. The overall area of each sign is



almost 158 sq. ft. in area. Maryland law dictates that fueling stations display petroleum prices to the consumer, and typically, the City does not include price displays when calculating sign size. This would reduce the size of each sign to approximately 91.2 sq. ft. However, the State does not dictate that pricing be displayed on all signs. In addition, only one (1) freestanding sign is permitted on a site, but a second freestanding sign is permitted on corner lots, such as this property, but the secondary sign's area is limited to ½ of the primary sign's permitted size. In this case, the secondary sign would be limited to 50 sq. ft. As the secondary sign is located near the corner of Naylor Mill Road and Westwood Drive, which are both lightly travelled, and at lower speeds than Rt. 50, Staff questions the need for such a large sign. A smaller monument sign would appear to be more appropriate for this location.

## V. RECOMMENDATION

Staff recommends approval for the proposed Sign Plan, but encourages the Planning Commission to consider alternative options for the secondary freestanding sign. It is suggested that the Commission also incorporate a condition that banners and flags be prohibited on the site, except after a short period for the grand opening.





Cummings Resources, LLC Two Lakeview Place 15 Century Blvd., Suite 200 Nashville, TN 37214 1-800-489-7446

www.cummingssigns.com

Date: October 13, 2020

RE: 7-Eleven #41333

Ocean Gateway & Naylor Rd

Salisbury, MD 21801

Dear Property Owner/Authorized Agent for Property Owner/and Developer:

We are contacting you on behalf of 7-Eleven to inform you of upcoming sign changes to your building and/or property as shown in drawing 97342.01.

Please provide the required information below and signature for approval to proceed with the signage proposal. Return a copy to Cummings Resources at the e-mail below.

Contact me at Victoria.Cox@cummingssigns.com if you have any questions or comments. Thank you for your assistance with this request.

Victoria Cox Cummings 7-Eleven Team Project Manager 615-872-2573

I am the Property Owner/Authorized Agent for the Property Owner/Developer and hereby approve of changes to the existing signage and/or new signage for 7-Eleven at the property address noted above.

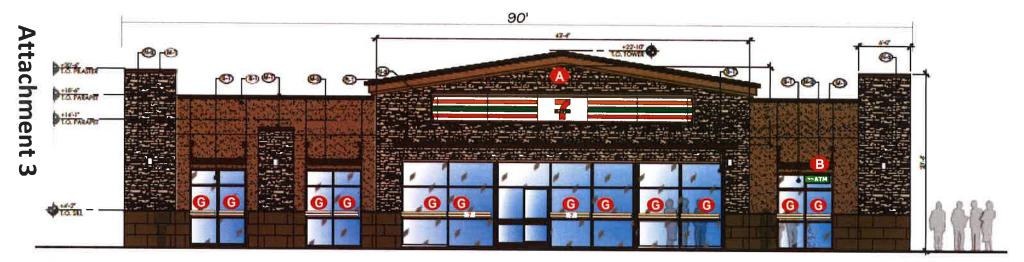
Corporate/Entity Name: F3 CORE SALISBURY, LLC

Contact Name: ADAM FIRSEL Phone: 312 88/ 6491

Address/City /State/ZIP: 200 5. WACKER DRIVE STE /325, CHICAGO IL 60666

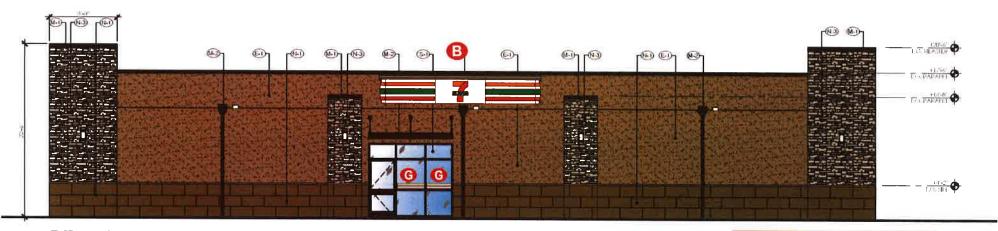
Signature: Date: /0//3/70

Property Owner/Authorized Agent for the Property Owner or Developer:



OPROBLEM RANGE (WEST)

PROPOSED: 85.3 SQ. FT. ALLOWED: 180 SQ. FT.



**REAR (EAST)** 

PROPOSED: 52.5 SQ. FT. ALLOWED: 180 SQ. FT.

Job Location: 1045008

Naylor Mill & US 50,

Salisbury, MD 21801

Date: June 15, 2020

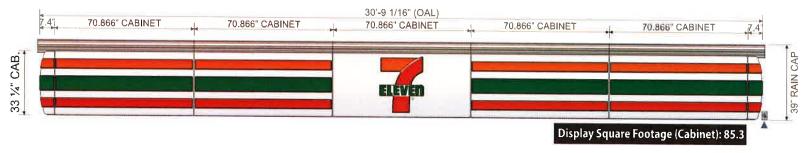


D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

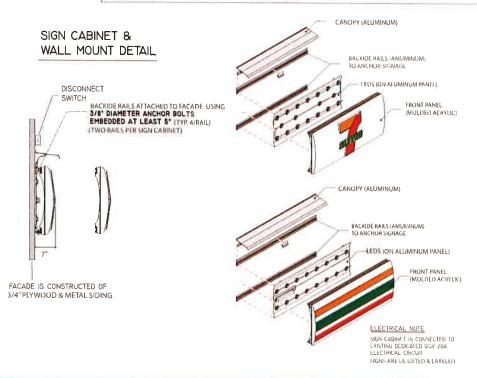
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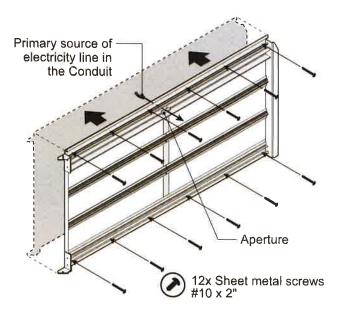


FASCIA SIGNAGE MANUFACTURED BY TATEYAMA.
THIS ARTWORK NOT TO BE USED FOR PRODUCTION.



ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (U.L.) 48STD COMPLIANT.





Job Location: 1045008

Naylor Mill & US 50,

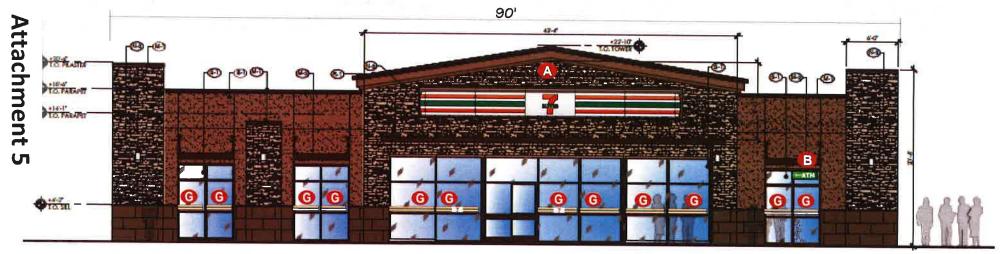
Salisbury, MD 21801

Date: June 15, 2020

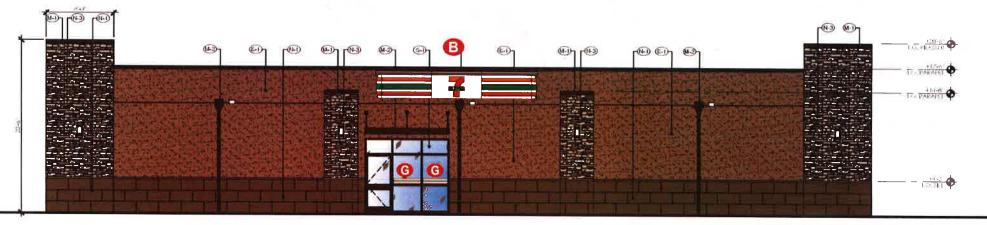


D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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PROPOSED: 85.3 SQ. FT. ALLOWED: 180 SQ. FT.



**REAR (EAST)** 

PROPOSED: 52.5 SQ. FT. ALLOWED: 180 SQ. FT.

Job Location: 1045008

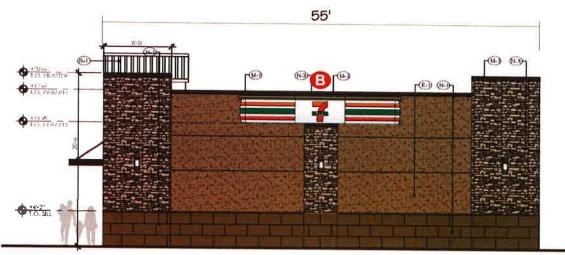
Naylor Mill & US 50, Salisbury, MD 21801

Date: June 15, 2020



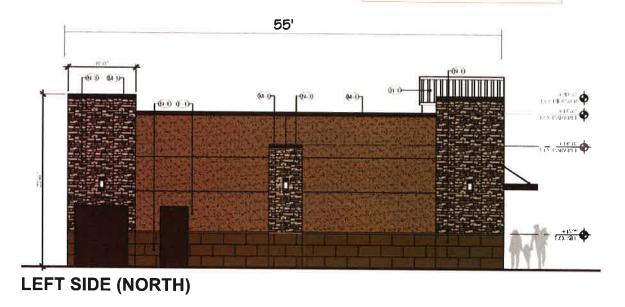
D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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RIGHT SIDE (SOUTH)

PROPOSED: 52.5 SQ. FT. ALLOWED: 110 SQ. FT.



Job Location: 1045008

Naylor Mill & US 50,

Salisbury, MD 21801

Date: June 15, 2020



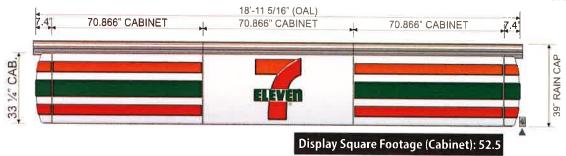
D-ORDER# 97342.01 **TDP** Project Mgr.: Kelley Hutchby

kelley.hutchby@cummingssigns.com

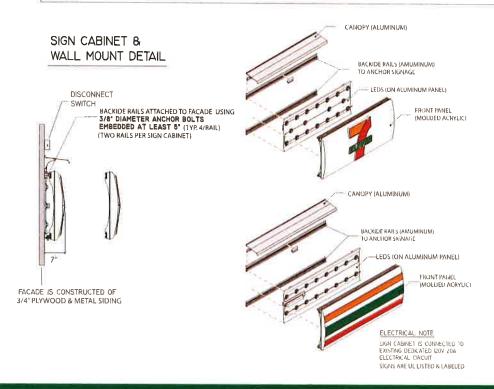
Page: 3 of 16

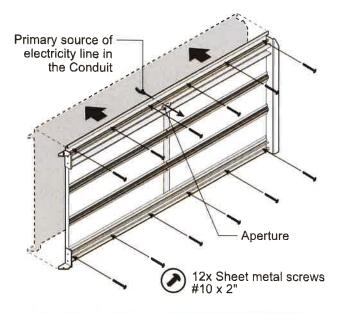


FASCIA SIGNAGE MANUFACTURED BY TATEYAMA.
THIS ARTWORK NOT TO BE USED FOR PRODUCTION.



ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS, INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (U.L.) 485TD COMPLIANT.





Job Location: 1045008

Naylor Mill & US 50,

Salisbury, MD 21801

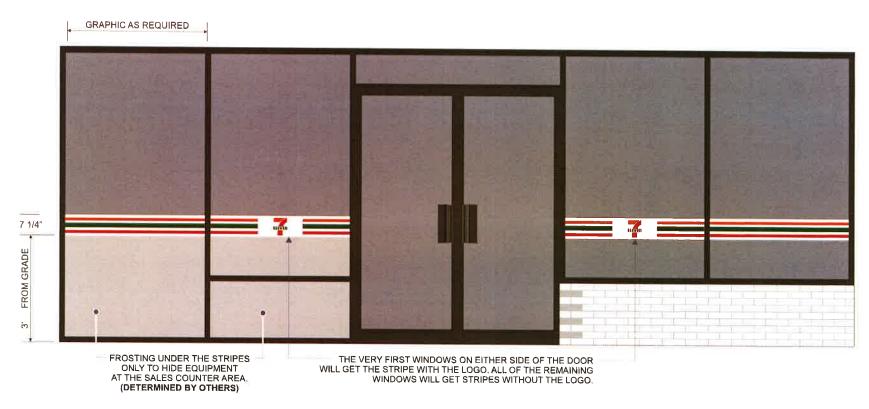
Date: June 15, 2020



D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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WINDOW VINYL GRAPHICS.

VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

**NOTE:** WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF CUMMINGS RESOURCES SCOPE OF WORK. **NOTE:** FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Job Location: 1045008

Naylor Mill & US 50, Salisbury, MD 21801

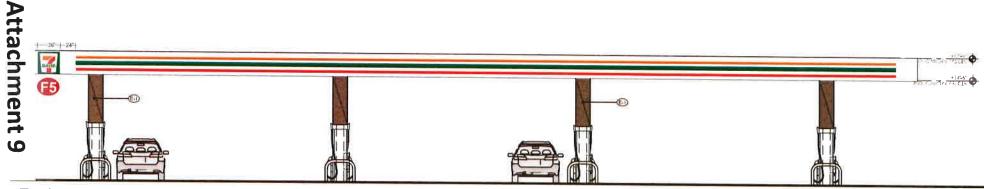
Date: June 15, 2020



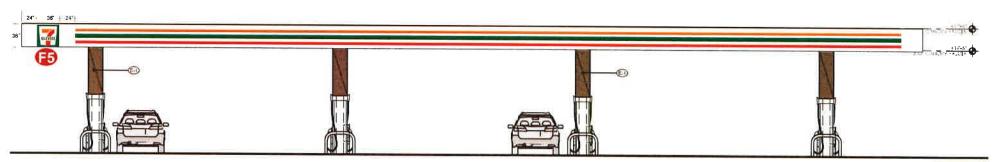
D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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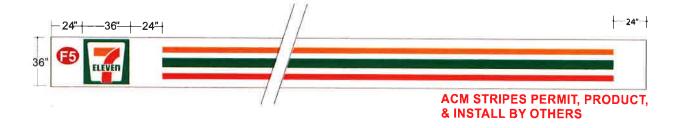
## **FUEL CANOPY SIGNS**



Facing West



Facing East



Job Location: 1045008

Naylor Mill & US 50,

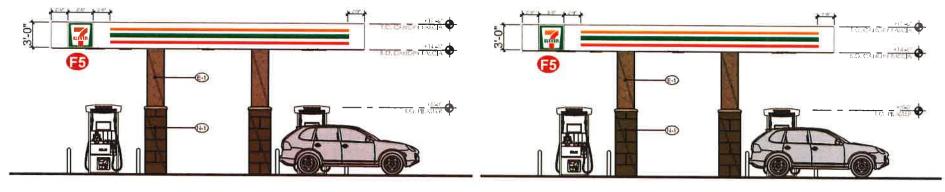
Salisbury, MD 21801

Date: June 15, 2020



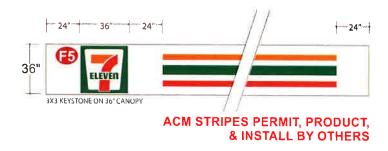
D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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Facing North

**Facing South** 



Job Location: 1045008

Naylor Mill & US 50,

Salisbury, MD 21801

Date: June 15, 2020



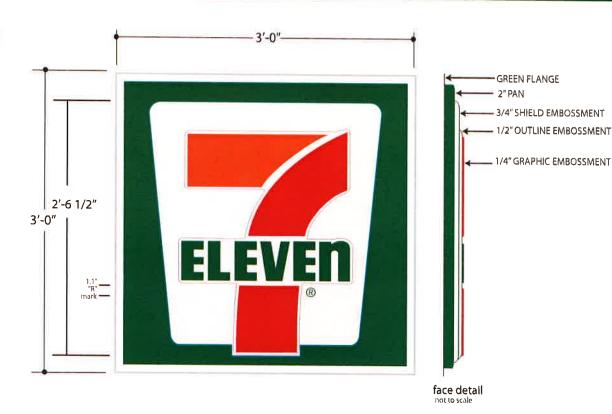
D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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## 3 x 3 SF CANOPY SIGNS



Attachment 11



SINGLE FACE INTERNALLY ILLUMINATED CANOPY SIGNS.
 LED ILLUMIATION.
 ALUMINUM CABINET PAINTED WHITE.
 1" ALUMINUM RETAINERS PAINTED WHITE.
 FORMED ACRYLIC FACES WITH EMBOSSED GRAPHICS.
 PMS 341C
 PMS 485C
 PMS 165C
 WHITE

Display Square Footage (Cabinet): 9

Job Location: 1045008

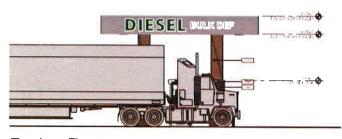
Naylor Mill & US 50, Salisbury, MD 21801

Date: June 15, 2020

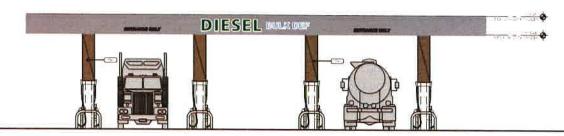


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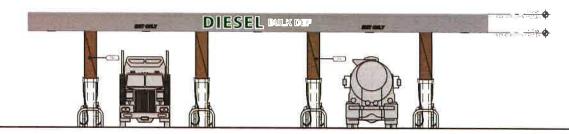
Facing East



Facing North - Entrance Side TBD



**Facing West** 



Facing South - Exit Side TBD

**NOTE: FUEL CANOPY BY OTHERS.** 

Job Location: 1045008

Naylor Mill & US 50, Salisbury, MD 21801

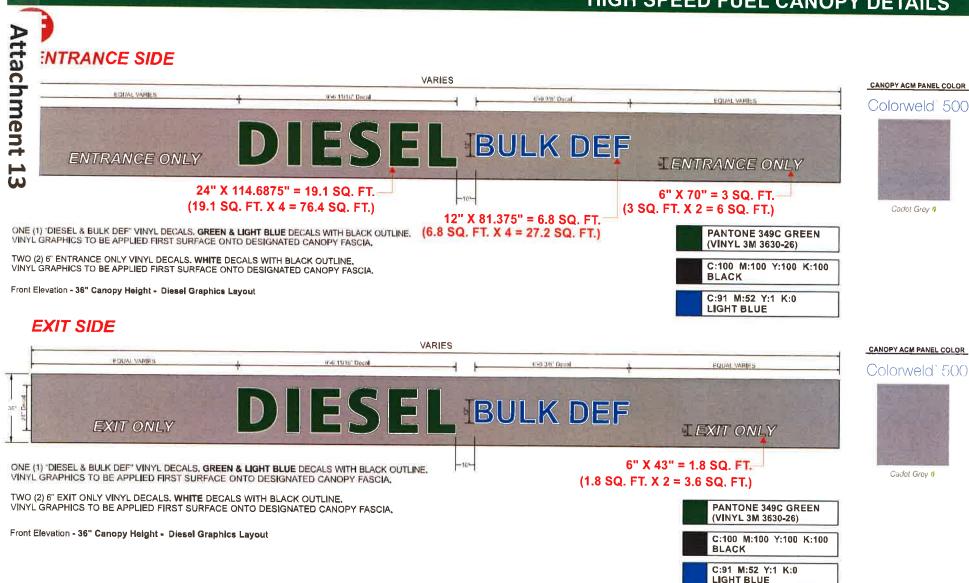
Date: June 15, 2020



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## HIGH SPEED FUEL CANOPY DETAILS



Job Location: 1045008

Naylor Mill & US 50,

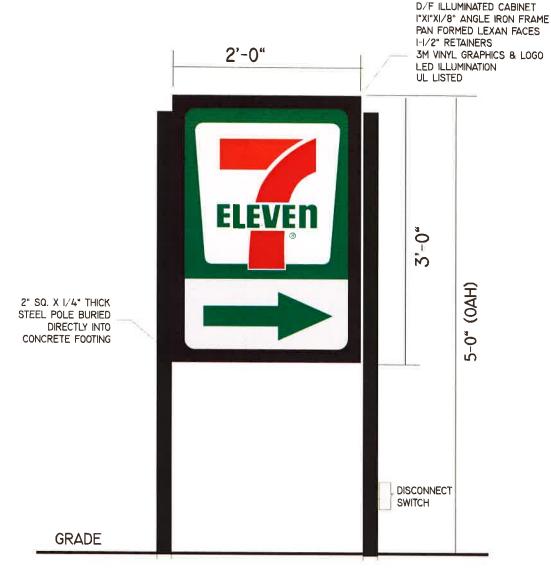
Salisbury, MD 21801

Date: June 15, 2020



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PROPOSED: 6 SQ. FT.

Job Location: 1045008

Naylor Mill & US 50,

Salisbury, MD 21801

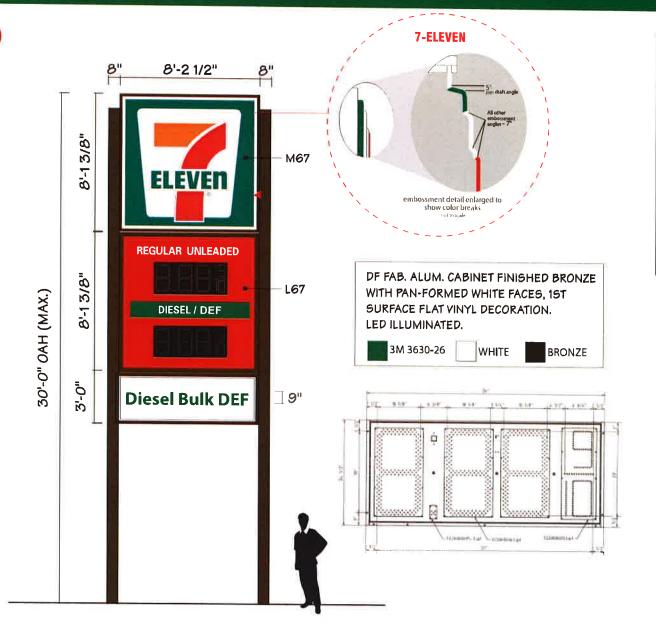
Date: June 15, 2020



24"W X 36H X 6" DEEP (6 SF)

D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGNS.
 LED ILLUMINATION.
 8"EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
 FORMED POLYCARBONATE FACES WITH EMBOSSED GRAPHICS.
 TRAPLINE PROPORTIONAL TO LOGO FIELD.
 3M 3630-26 WHITE
 3M 3630-33 BRONZE
 3M 3630-44

 DOUBLE FACE INTERNALLY ILLUMINATED SIGN CABINET. EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED DURANODIC BRONZE. PAN FORMED CLEAR ACRYLIC FACE BACK SPRAYED PMS 485 RED. WHITE COPY. WHITE LED ILLUMINATION DIGITAL PRICER -20" RED LED 20" GREEN LED ELECTRICAL NOTES: TOTAL AMPS - 11,2 TOTAL CIRCUITS - (1) 20 AMP REQUIRED **VOLTS - 120** 3M 3630-26 WHITE PMS 485 BRONZE

PROPOSED: 157.8 SQ. FT.

Job Location: 1045008

Naylor Mill & US 50,

Salisbury, MD 21801

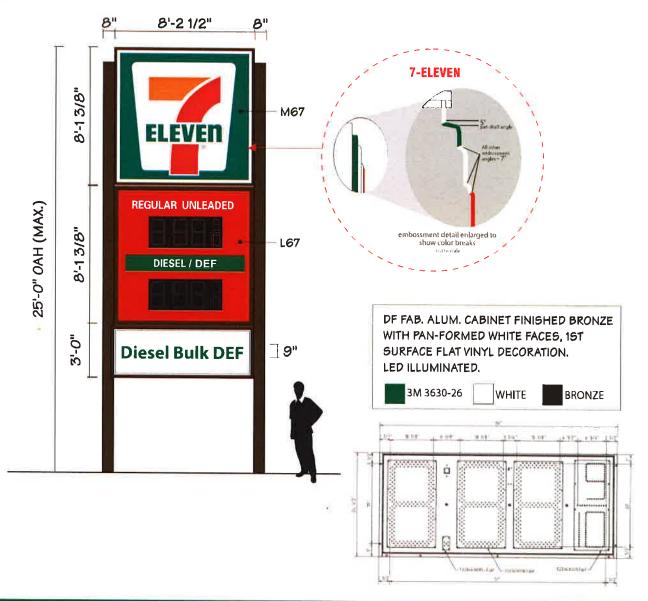
Date: June 15, 2020



D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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- DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGNS.
   LED ILLUMINATION.
   8" EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
   FORMED POLYCARBONATE FACES WITH EMBOSSED GRAPHICS.
   TRAPLINE PROPORTIONAL TO LOGO FIELD.
   3M 3630-26 WHITE
   3M 3630-33 BRONZE
   3M 3630-44
- DOUBLE FACE INTERNALLY ILLUMINATED SIGN CABINET. EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED DURANODIC BRONZE. PAN FORMED CLEAR ACRYLIC FACE BACK SPRAYED PMS 485 RED. WHITE COPY. WHITE LED ILLUMINATION DIGITAL PRICER 20" RED LED 20" GREEN LED ELECTRICAL NOTES: TOTAL AMPS - 11.2 TOTAL CIRCUITS - (1) 20 AMP REQUIRED VOLTS - 120 WHITE 3M 3630-26 PMS 485 BRONZE

PROPOSED: 157.8 SQ. FT.

Job Location: 1045008

Naylor Mill & US 50,

Salisbury, MD 21801

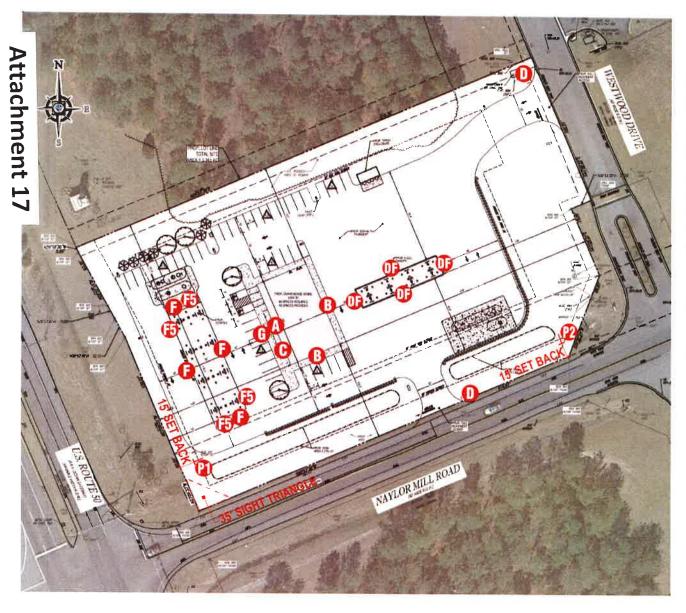
Date: June 15, 2020



D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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## SITE PLAN



	PRODUCT LIST					
	SQ. FT.	QTY	ITEM			
	EXTERIOR BUILDING SIGNS					
0	85.3	1	TATEYAMAS			
0	52.2	2	TATEYAMAS			
1000	INTERIOR SIGNS AND WINDOW VINYLS					
0	3.2	1	ATM HANGING SIGN (INTERIOR)			
0	N/A	17	WINDOW VINYLS			
i de la constantia de l	EXTERIOR GROUND SIGNS					
<b>(1)</b>	157.8	1	DF PYLON SIGN @ 30'			
Ø	157.8	1	DF PYLON SIGN @ 25'			
0	6	2	DF DIRECTIONAL SIGNS			
	FUEL CANOPY SIGNS					
<b>(B)</b>	9	4	SF CANOPY SIGN (MAIN ID KEYSTONE)			

O	PERMIT, PRODUCT, & INSTALL BY OTHERS		
	N/A	ACM STRIPES	

	FUEL CANOPY SIGNS		
1	32.5	4	DIESEL DECALS



Job Location: 1045008

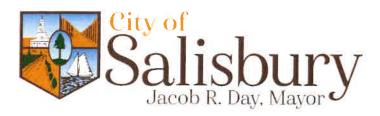
Naylor Mill & US 50,

Salisbury, MD 21801 Date: June 15, 2020



D-ORDER# 97342.01 TDP Project Mgr.: Kelley Hutchby kelley.hutchby@cummingssigns.com

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# Infrastructure and Development Staff Report

November 19, 2020

### I. BACKGROUND INFORMATION:

Project Name: St. Albans Commons-Dollar General

Applicant/Owner: Parker and Associates

Infrastructure and Development Case No.: 99-012

Nature of Request: Preliminary Comprehensive Development Plan Approval

Location of Property: St. Albans Commons

Existing Zoning: Planned Residential District (PRD) #11-Village at Salisbury Lake

## **II. SUMMARY OF REQUEST:**

A Preliminary Comprehensive Development Plan has been submitted for a 10,707 square foot Dollar General to be located in St. Albans Commons (Attachment A), which is regulated in Chapter 17.121 of the City of Salisbury Zoning Code.

## III. DISCUSSION:

The applicants proposed to construct a 10,707 sq. ft. new Dollar General on an existing pad site in the St. Albans Commons shopping center which currently shares the site with an existing Hebron Savings Bank.

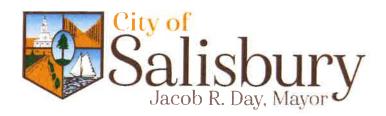
## IV. APPROVAL HISTORY:

St. Albans Commons, which is part of the Village at Salisbury Lake, also known as the 'Old Mall Site' was initially approved as a PRD in the late 1990's. The PRD has had several modifications since then, most recently in 2007.

## V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

### A. Parking.

The existing parking will more than accommodate the retail requirement for the new business.



## B. Building Elevations.

Building elevations submitted indicated a main entrance in the front of the building and service entrances in the rear. Colors and building materials need to be submitted for review.

### C. Sign Plan

A sign plan has not been submitted and may need Planning Commission approval at a later date.

## D. Landscape Plan

A landscape plan shall be submitted for review prior to the issuance of a building permit.

#### E. Paleochannel Protection District

The proposed use is permitted within the Paleochannel Protection District as none of the exceptions listed within 17.100.030.A.1 are proposed on-site.

## VI. RECOMMENDATION

Staff recommends approval for the Preliminary Comprehensive Plan for Dollar General retail with the following conditions to be met prior to final submittal:

- 1. Submit detail elevations that clearly indicate colors and materials;
- 2. Submit a detailed sign plan;
- 3. Submit a detailed landscape plan;
- 4. Site work and Stormwater Management shall be subject to further review and approval by Salisbury Department of Infrastructure & Development; and
- 5. Approval of the Salisbury Fire Marshal.



528 RIVERSIDE DRIVE SALISBURY, MD 21801 PHONE: 410-749-1023 FAX: 410-749-1012 WWW.PARKERANDASSOCIATES ORG

10/16/20

LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

City of Salisbury
Department of Infrastructure & Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

Attn: Anne Roane, City Planner

Ref: Saint Alban's

Dear Anne.

Attached hereto, please find our proposed revised comprehensive development plan that reflects the redevelopment of a site that was approved back in 2008. The original approvals of this project reflect the construction of a 15,000 square-foot shopping center in a separate pad site with a building that encompassed 4759 ft.<sup>2</sup>.

As the attached site plan show, the developer (Mr. Dale Dashiell) proposes to scrap that original approved plan and move forward with the construction of a single building to house a Dollar General retail store. Representative elevations have also been provided for the building.

Associated with the construction of the building is sufficient parking and an enclosed dumpster. There will be one pad site remaining, the use of which is unknown at this time. Any development of same, will have to return to the commission for specific approval of this pad site.

As for the parking, the total required spaces for the project is 43 spaces required. 43 spaces are provided. Forest conservation has already been approved for this site through the development of the previous project.

Stormwater management will be ESD to the MEP. Meaning, all water will be filtered for quality assurances prior to being discharged into a larger pond to minimize/eliminate the potential of downstream flooding. The chosen methodology for treatment will be several microbio retentions each filtering their own drainage area, then discharging into a larger stormwater management pond for further treatment. The stormwater management plans are currently under review by the city of Salisbury DID. Approval of same is expected shortly.

Access to the site will be primarily off of Mount Hermon Road via a shared entrance with the adjacent Hebron Savings Bank.. There are also two other access points, one to St. Alban's Drive and another to Saints Way. Preliminary and lighting and landscaping are also shown on the plan. Please note, for clarity,

## ATTACHMENT A

the bio retention plantings have not been shown on this plan, but same will be heavily landscaped pursuant to the stormwater management ordinance.

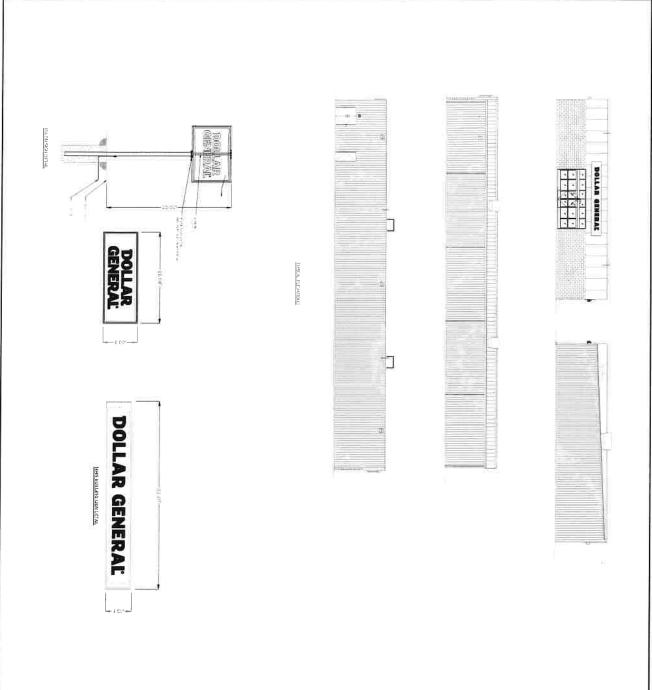
If I may be of further service to you whatsoever, please do not hesitate to ask. Thank you for your help on this matter

Sincrerely,

Brock E. Parker, PE, RLS, QP

528 Riverside Drive Salisbury, MD 21801 Phone: 410-749-1023 Fax: 410-749-1012

Email: kevin@parkerandassociates.org



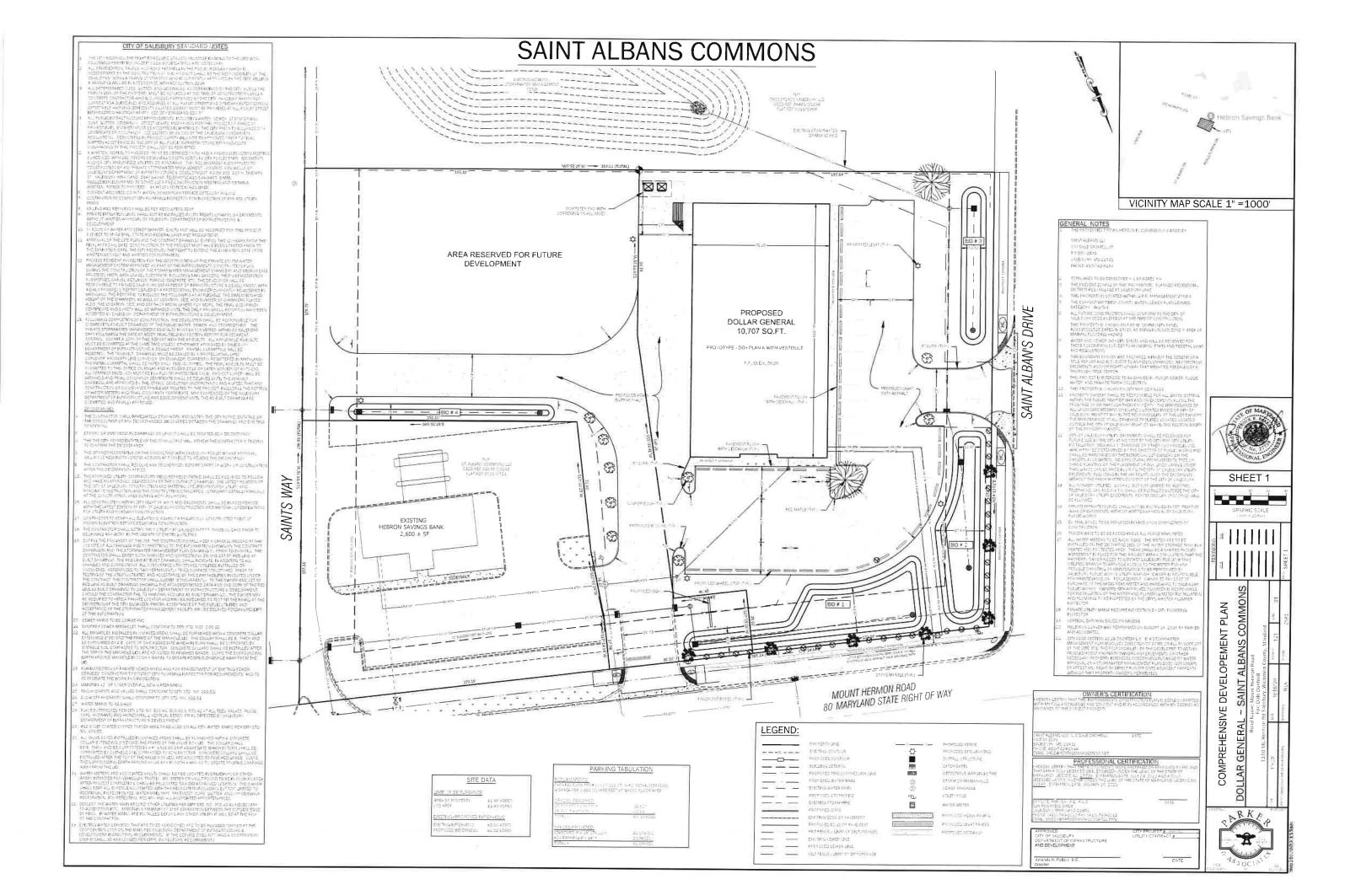


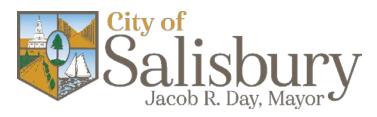
BUILDING ELEVATIONS
DOLLAR GENERAL ~ SAINT ALBANS COMMON











## Infrastructure and Development Staff Report

November 19, 2020

#### I. BACKGROUND INFORMATION:

Project Name: Lotus Plaza Shopping Center

Applicant/Owner: Lotus Plaza, LLC

Infrastructure and Development Project No.: 20-026

Nature of Request: Revised Comprehensive Development Plan Location of Property: 2420 N. Salisbury Blvd., Salisbury, MD 21801

Existing Zoning: General Commercial

#### II. DISCUSSION:

The applicant is proposing an exterior remodel and replacement of the existing site signage at Lotus Plaza Shopping Center located at 2420 North Salisbury Boulevard. A written request has been provided (Attachment 1). Also included are Exhibits A-E to support the proposal.

#### III. PLANNING AND ZONING:

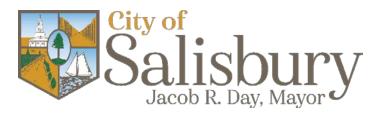
#### A. History

Lotus Plaza Shopping Center was established in 1994. At that time, an overall Sign Plan and a Ground Sign Plan were approved. In October 1994, the name of the shopping center was changed to Discovery Zone and the Commission approved a Revised Sign Plan. Additionally, in January 1995 and September 1997, revisions to the sign plan were approved for Round One Bagels and Planet Maze respectively.

#### **B.** Site Description

The site consists of a total area of 2.69 acres located on the west side of US Rt. 13. The existing building is 22,500 sq. ft. divided into 16 rentable units.

#### C. Surrounding Area Development



All surrounding properties are also designated as General Commercial zoning.

#### D. Access to the Site

The site currently has two entrances from US Rt. 13 and access at the rear of the property from N. Zion Rd.

#### IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

#### A. Zoning Code Requirements Analysis

A review of the Revised Comprehensive Development Plans has revealed the following:

#### 1. Setbacks, Parking, Landscaping and Refuse Disposal

The proposal is an exterior remodel of an existing structure and as such no changes are proposed to existing building setbacks, parking, landscaping and refuse disposal.

#### 2. Sign Plan

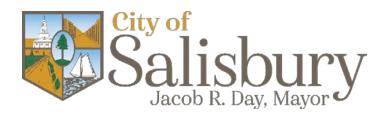
Proposed new site signage is included as Exhibit C. The area of the sign is 320 sq. ft. per side (26' 8" by 12') for a total of 640 sq. ft. Section 17.212.080 specifies a maximum of 400' total area. The applicant has requested Planning Commission approval for deviation from this standard and has pointed to two other occurrences where larger signs have been approved. Exhibits D and E show site signage at Clairmont Shopping Center and The Commons. In the case of Clairmont, this is a legal non-conforming sign which existed prior to adoption of the existing zoning code. At The Commons, the Planning Commission approved the sign as it is used by multiple separate properties.

#### 3. Building Elevations

Building elevations are included as part of Exhibit A and detail the proposed changes to the exterior of the building.

## 4. Community Impact Statement, Statement of Intent to Proceed, Financial Capability and Development Schedule

These items may be waived as this is an existing established shopping center.



#### 5. Stormwater Management

The site will not be subject to new stormwater management regulation as there is no new disturbed area proposed in this project.

#### 6. Fire Service

The Salisbury Fire Marshal will review the building plans prior to building permits being issued.

#### 7. Forest Conservation

The applicants should contact the Wicomico County Planning and Zoning Department regarding Forest Conservation requirements, if there are any.

#### V. PLANNING CONCERNS:

Staffs only concern is size of the proposed site sign and recommends a revised sign to meet the standards set forth is section 17.212.080, specifically, 400 sq. ft. total.

#### VI. STAFF RECOMMENDATION:

Staff recommends approval of the Revised Comprehensive Development Plan, as submitted, with the following conditions. Staff recommends resubmittal of the Sign Plan addressing the size of the sign and specifying the sign setback (15' minimum):

- 1. Approval of detail sign plan prior to issuance of building permit;
- 2. Address any Fire Marshal requirements if any; and
- 3. Address Forest Conservation requirements, if any.

#### LAW OFFICES

#### COCKEY, BRENNAN & MALONEY, P.C.

ROBIN R. COCKEY MARK P. BRENNAN THOMAS J. MALONEY HEATHER R. KONYAR ASHLEY A. BOSCHÉ LAURA E. HAY

MICHAEL P. SULLIVAN SARAH A. BURKEY 313 Lemmon Hill Lane

Salisbury, MD 21801

410-546-1750

Fax: 410-546-1811

rrcesq@cbmlawfirm.com brennan@cbmlawfirm.com tjmaloney@cbmlawfirm.com konyar@cbmlawfirm.com bosche@cbmlawfirm.com hay@cbmlawfirm.com

msullivan@cbmlawfirm.com burkey@cbmlawfirm.com

Website: http://www.cbmlawfirm.com

October 19, 2020

City of Salisbury, Maryland Salisbury-Wicomico County Planning and Zoning Commission c/o Anne Roane, City Planner 125 N. Division Street, Room 202 Salisbury, Maryland 21801

Re: Application for Approval of Comprehensive Development Plan for Lotus Plaza (2420 North Salisbury Blvd. Salisbury, Maryland 21801; Map 0029, Parcel 0164)

Dear Ms. Roane,

On behalf of Lotus Plaza, LLC (the "Applicant"), please accept for filing the enclosed Comprehensive Development Plan for the exterior remodeling of the property located at 2420 North Salisbury Boulevard, Salisbury, Maryland 21801 (Map 0029, Parcel 0164) commonly referred to as "Lotus Plaza". (A copy of the Comprehensive Development Plan for the exterior remodeling planned for Lotus Plaza is attached as *Exhibit A*.)

By way of background: Lotus Plaza is a one-story shopping center located in the heart of the North Salisbury retail corridor and across from the Centre at Salisbury. Constructed in 1994, the shopping center consists of 22,500+/- sq. ft. of leasable area, separated into sixteen (16) rentable units. Current tenants of Lotus Plaza include: Cactus Taverna, ATI Physical Therapy, H&R Block, and Cricket Wireless. Since its initial construction, the former owners of the property made no substantial improvements or aesthetic updates to Lotus Plaza, essentially leaving the exterior of the shopping center unchanged for more than twenty-five years. In August of this year, the Applicant purchased the Lotus Plaza property with the intention of remodeling the exterior of the shopping center to reflect a modern architectural style for commercial spaces and to showcase the current (and future) retail users of the highly trafficked location.

In an effort to upgrade the exterior features of the shopping center, the Applicant, with the help of its design team at Fisher Architecture, has planned several material upgrades for Lotus Plaza. The existing exterior of Lotus Plaza consists of brick facade and black framed storefront with an EIFS parapet above a black metal awning that spans the entire length of the front façade. As constructed, the shopping center jogs into four sections. The Applicant proposes a material change to ½ of each of those sections: each of these locations will have their parapet height elevated 30" above the existing to give some dimension; and, on each end of the building, the Applicant proposes a nichiha style siding that provides a long-lasting wood look. In the two other locations, the Applicant proposes an alternative EIFS detail with reveals flanked by brick edges. These four areas will receive an open metal awning above each existing storefront. All other areas will receive a fabric awning above each existing storefront. Individual signage on the building will remain above each awning, with the option to replace signage for a color and/or style more consistent with the branding of each operator. All other areas of Lotus Plaza not receiving material changes will be cleaned and painted as necessary to allow the entire front façade to have a consistent fresh look.

In addition to the exterior upgrades at Lotus Plaza, the Applicant also proposes an upgrade to the site signage by replacing the original ground sign for the shopping center, located alongside N. Salisbury Blvd., with a new ground sign located near the entryway to the shopping center. The current structure is a simple box signage with a column support on each side and the signage is a bright yellow with red lettering. (A picture of the existing ground sign for Lotus Plaza is attached as *Exhibit B*.) The current signage at the property provides very limited exposure for the shopping center's sixteen rental units and is frequently cited as a concern by prospective tenants considering space for rent at Lotus Plaza. Indeed, providing a marquee ground sign that makes all tenants of Lotus Plaza visible to drivers on N. Salisbury Blvd is critical to the long-term success of all businesses operating at the shopping center and to the viability of Lotus Plaza as whole.

The development standards governing shopping centers located in the City of Salisbury, including the standards for all signage displayed on the ground and the exterior walls of a shopping center, are provided in Chapter 17.212 *et seq.* of the City of Salisbury Municipal Code. Regarding ground signs for a shopping center, Section 17.212.080 provides:

One ground sign no higher than thirty (30) feet above the ground, limited to two faces and a total of four hundred (400) square feet, shall be permitted for the principal street frontage; one additional ground sign may be permitted on a secondary street frontage, with surface area not to exceed two hundred (200) square feet. Such signs may be located within the building setback area, but no part of such sign shall be closer than twenty (20) feet from any curbline for centers located in a neighborhood business district or regional commercial district and fifteen (15) feet from the curbline for centers in a general commercial district, except that where no curbline exists, all sign setbacks shall be from the street right-of-way. The specific location, colors and design of such signs shall be approved by the planning commission and designated on the final approved site plan.

The proposed new ground sign will be located less than twenty feet from the shopping center's curbline on the western side of N. Salisbury Boulevard. The proposed ground sign will

complement the building façade upgrades, with colors that are more appealing and less glaring, and will establish a visual and inviting connection between the signage and the building as a betterment for all tenants; additionally, the proposed ground sign will resolve the visibility issues of the current ground sign by providing 15 equal-sized panels that will offer a clear, readable display of each Lotus Plaza tenant from either side of N. Salisbury Boulevard. The new ground sign will also include the brick encapsulation of a portion of the existing structure in an L-shape starting at the base with a nichiha siding accent. The signage itself will start approximately 34" from the ground and will extend 26'8" up. The cap of the signage will match the colors selected for the EIFs of the building. (A copy of the sketch design for the proposed Lotus Plaza ground is attached as *Exhibit C*.)

Pursuant to Section 17.180.040: as part of its review of a shopping center's Comprehensive Development Plan the Planning Commission may approve deviations from strict compliance with the development standards governing the subject shopping center. With respect to Lotus Plaza, the uniquely large number of retail units at the shopping center (16 total) warrants the Commission's approval of a deviation from the square footage limit for shopping center ground signs set forth in 17.212.080. The current sign is ineffective for a 16-unit center, as it results in sign panels that are simply too small to be seen by passing traffic. The proposed new ground sign for Lotus Plaza is similar in size to the ground sign located at the entrance to the Clairmont Shopping Center, off of South Salisbury Boulevard, and is several times smaller than the ground sign located at the entrance to the Target shopping center on the easterly side of North Salisbury Boulevard. (A picture of the ground sign, with spike measurements, for the Clairmont Shopping Center, is attached as *Exhibit D*; and, a picture of the ground sign, with spike measurements for the Target shopping center, is attached as *Exhibit E*.) As planned, the proposed new ground sign will support the transformation of Lotus Plaza into a highly desirable retail facility for the benefit of its tenants, their customers and the City's long-term planning for the critical portion of the Route 13 North corridor near the Centre at Salisbury.

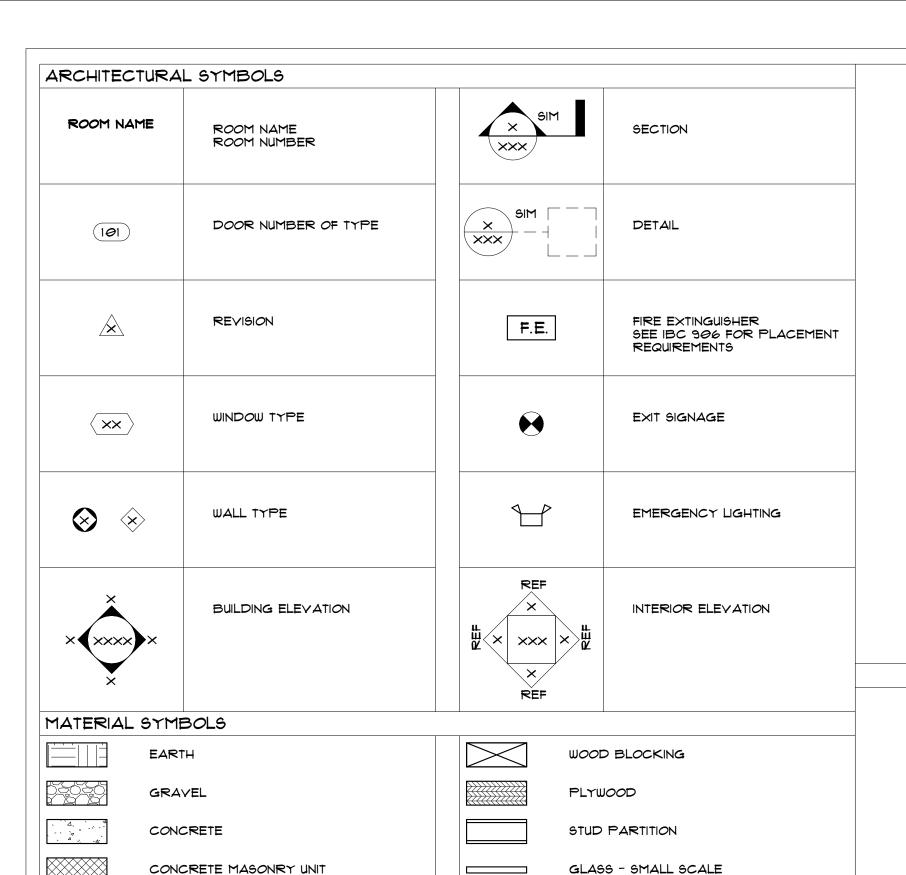
Enclosed for the review and consideration of the Planning Commission is the Applicant's Comprehensive Development Plan for the exterior remodeling planned for the Lotus Plaza shopping center, along with a check made payable to the City of Salisbury for the review fee. Please kindly schedule Lotus Plaza, LLC's request for approval of the enclosed Comprehensive Development Plan for Lotus Plaza for the Planning Commission's November 19, 2020 meeting. On behalf of Lotus Plaza, LLC, thank you for your time and consideration of this request.

Sincerely,

/s/

Thomas J. Maloney





BRICK

CAST STONE

SHINGLES

STEEL - LARGE SCALE

ALL METALS - SMALL SCALE



PROJECT TEAM

OWNER:

PIRAEUS REALITY

100 E MAIN ST., SUITE 601

SALISBURY, MD, 21801

P: 410-142-4142

CONTACT: CHRIS ADAMOPOLOUS

ARCHITECT:

FISHER ARCHITECTURE, LLC

542 RIVERSIDE DRIVE

SALISBURY, MD 21801

P: 410-142-0238

CONTACT: KEITH FISHER

CONTRACTOR:

TBD

NORTH SALISBURY RETAIL

2420 NORTH SALISBURY BLVD, SALISBURY MD, 21804

DRAWINGS ISSUED FOR

BUILDING PERMIT: 09.XX.2020

BUILDING CODE SUMMARY

1. JURISDICTION: WICOMICO COUNTY, SALISBURY, MD

2. APPLICABLE CODES:

2. APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE

2015 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL FUEL GAS CODE

2015 INTERNATIONAL ENERGY CONSERVATION CODE 2011 NFPA 10 NATIONAL ELECTRIC CODE (NEC)

2011 NFPA 10 NATIONAL ELECTRIC CODE (NEC)
2018 NFPA 101: LIFE SAFETY CODE
2014 NATIONAL LP GAS CODE NFPA 58
WICOMICO CO. AMENDMENTS TO 2015 IRC/IBC

3. BUILDING USE AND OCCUPANCY (IBC 309):
USE GROUP: MERCANTILE (M)

4. TYPE OF CONSTRUCTION (IBC 601):

5. BUILDING HEIGHT \$ AREA (IBC TABLE 504.3, 504.4 \$ 506.2):

	PERMITTED PER IBC	PROVIDED		
BUILDING HEIGHT, STORIES	1 STORIES	1 STORY		
BUILDING HEIGHT, FEET	40 FEET	19'-10"		
BUILDING AREA	9,000 S.F. PER FLOOR	EXISTING (EXTERIOR EDITS ONLY)		

6. FIRE PROTECTION SYSTEM:

AN AUTOMATIC FIRE PROTECTION SYSTEM IS NOT REQUIRED AND WILL NOT BE PROVIDED.

- ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH IBC AND APPLICABLE OSHA REQUIREMENTS.
- 8. PROVIDE FIRE EXTINGUISHERS PER LOCATION(S) ON PLAN AND PER LOCAL CODES. AT MINIMUM (1) FIRE EXTINGUISHER TO BE PROVIDED FOR EVERY 3,000 S.F. AND NOT MORE THAN 15 FEET FROM THE FURTHEST OCCUPANT. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS. GENERAL CONTRACTOR TO VERIFY WITH LOCAL FIRE MARSHAL THE NUMBER AND LOCATIONS OF PROPOSED FIRE EXTINGUISHERS ARE COMPLIANT; FIRE MARSHAL TO HAVE FINAL APPROVAL AND AUTHORITY.

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PROJECT. FISHER ARCHITECTORE, LIC MAKES NO REPRESENTATION AS TO THEIR SUITABILITY FOR ANY OTHER USE. ALL DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC ARE INSTRUMENTS OF PROFESSIONAL SERVICE IN RESPECT OF THE PROJECT. THESE DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF FISHER ARCHITECTURE, LLC.

ARCHITECTURE

Fisher Architecture, LLC 542 Riverside Drive

Salisbury, MD 21801 (410) 742-0238

**EXHIBIT A** 

(page 2 of 6)

CONSULTANTS:

SALISBURY RETAIL

NON THA

SHEET INFO:

COVER SHEET

		DESCRIPTION
ATE:		2020/02/24
ROJECT NO.		2020021
CALE:		12" = 1'-0"

GS-01

PROJ MGR: Designer
DRAWN BY: Author



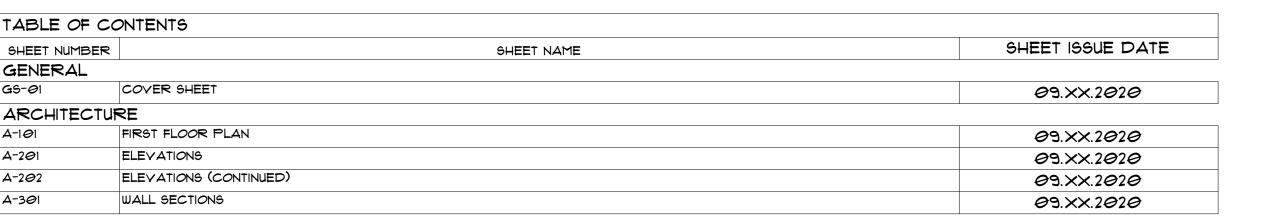
BATT INSULATION

RIGID INSULATION

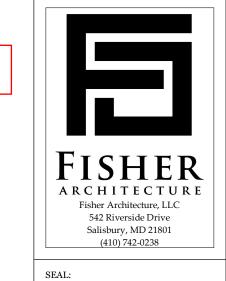
PLASTER OR STUCCO

PARTICLE BOARD

CERAMIC TILE







SEAL:

ROPERTIENTOR

ROPERTIENTOR

CONTRIBUTION

CONTRIBUT

PROFESSIONAL CERTIFICATION:

LICENSE NO.:

EXPIRATION NO.:

THE DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC, ARE SOLELY FOR THE PURPOSES OF THE SPECIFIED PROJECT. THEY ARE NOT INTENDED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT. FISHER ARCHITECTURE, LLC MAKES NO REPRESENTATION AS TO THEIR SUITABILITY FOR ANY OTHER USE. ALL DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC ARE INSTRUMENTS OF PROFESSIONAL SERVICE IN RESPECT OF THE PROJECT. THESE DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF FISHER ARCHITECTURE, LLC.

CONSULTANTS:

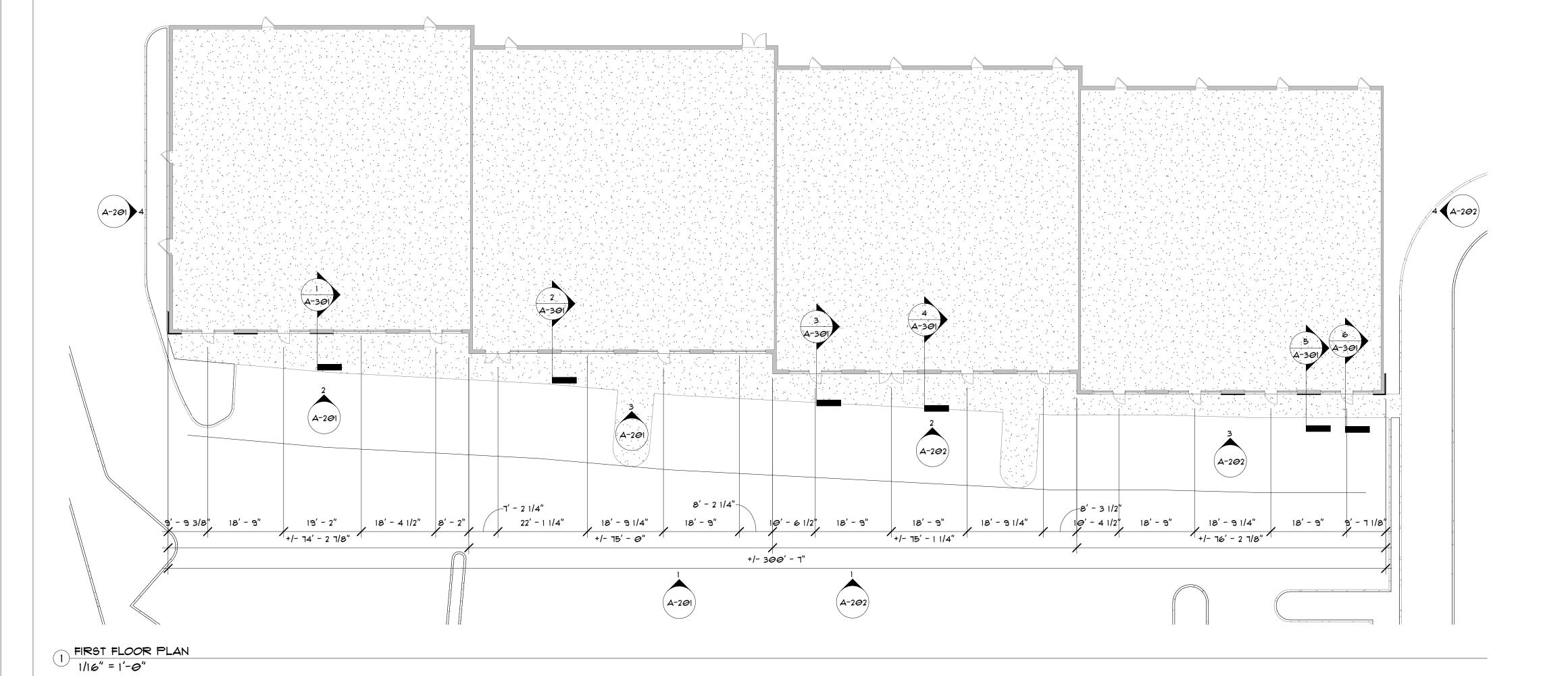
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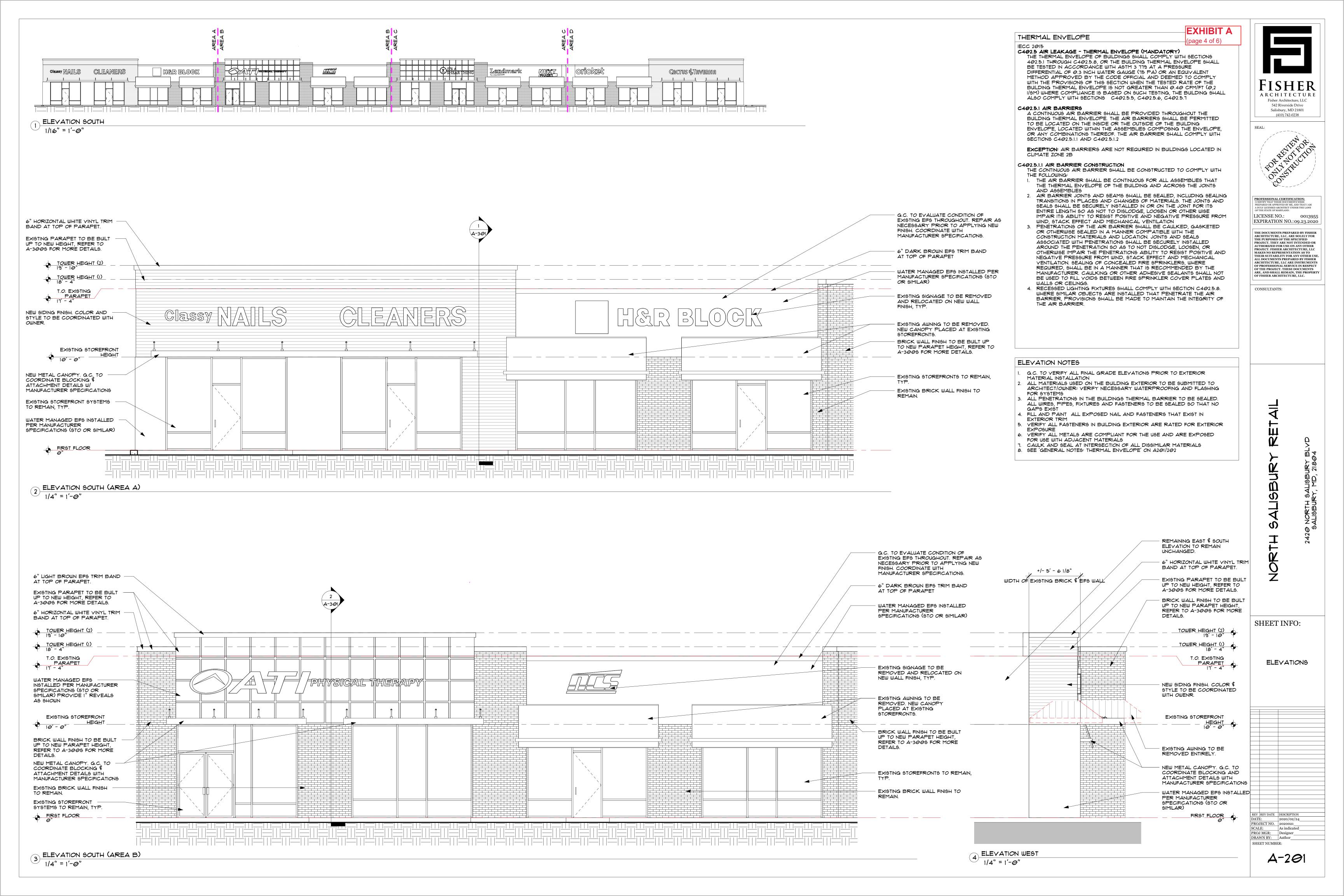
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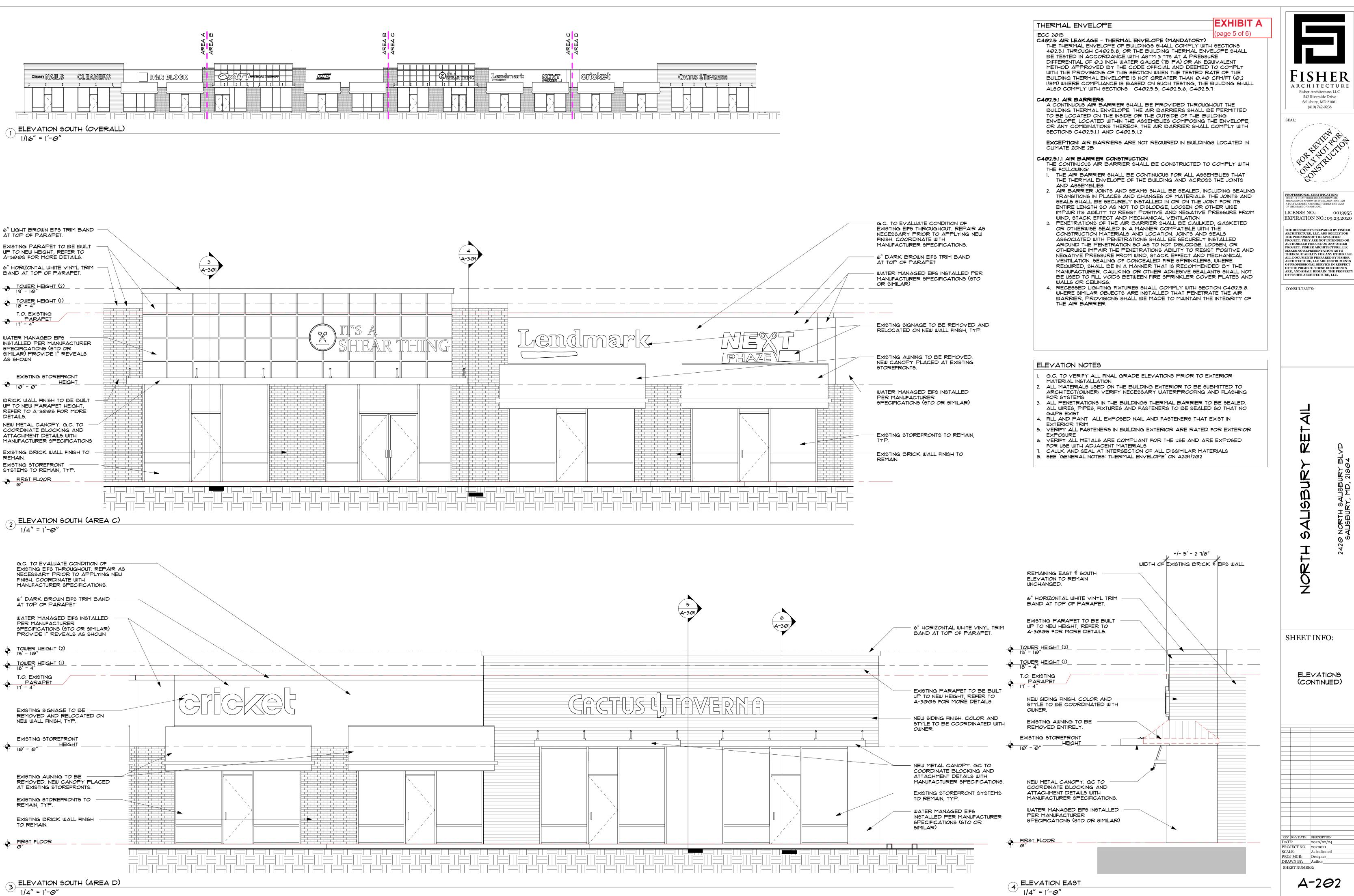
FIRST FLOOR PLAN

REV REV DATE DESCRIPTION
DATE: 2020/02/24
PROJECT NO. 2020021
SCALE: 1/16" = 1'-0"
PROJ MGR: Designer
DRAWN BY: Author
SHEET NUMBER:

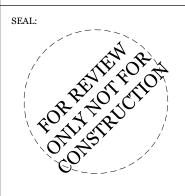
A-101







FISHER ARCHITECTURE Fisher Architecture, LLC 542 Riverside Drive Salisbury, MD 21801 (410) 742-0238



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND. LICENSE NO.: 0013955

THE DOCUMENTS PREPARED BY FISHER THE DOCUMENTS PREFARED BY FISHER ARCHITECTURE, LLC, ARE SOLELY FOR THE PURPOSES OF THE SPECIFIED PROJECT. THEY ARE NOT INTENDED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT. FISHER ARCHITECTURE, LLC MAYES NO DEPOSE SENTATION AS TO MAKES NO REPRESENTATION AS TO THEIR SUITABILITY FOR ANY OTHER USE ALL DOCUMENTS PREPARED BY FISHER ALL DOCUMENTS PREPARED BY FISHER
ARCHITECTURE, LLC ARE INSTRUMENTS
OF PROFESSIONAL SERVICE IN RESPECT
OF THE PROJECT. THESE DOCUMENTS
ARE, AND SHALL REMAIN, THE PROPERTY
OF FISHER ARCHITECTURE, LLC.

CONSULTANTS:

SHEET INFO:

**ELEVATIONS** (CONTINUED)

REV REV DATE DESCRIPTION 
 DATE:
 2020/02/24

 PROJECT NO.
 2020021

 SCALE:
 As indicated

 PROJ MGR:
 Designer

 DRAWN BY:
 Author

A-202

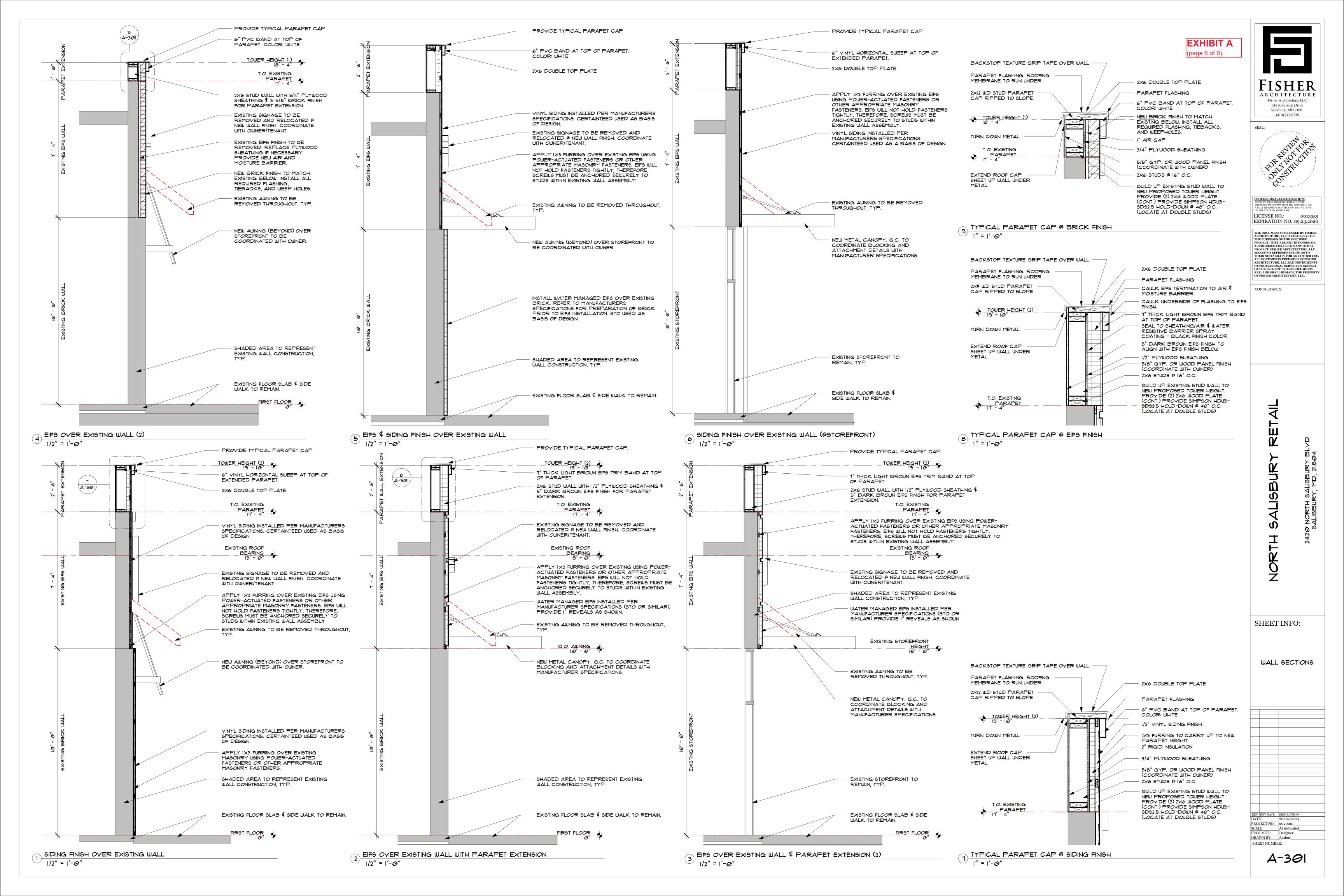
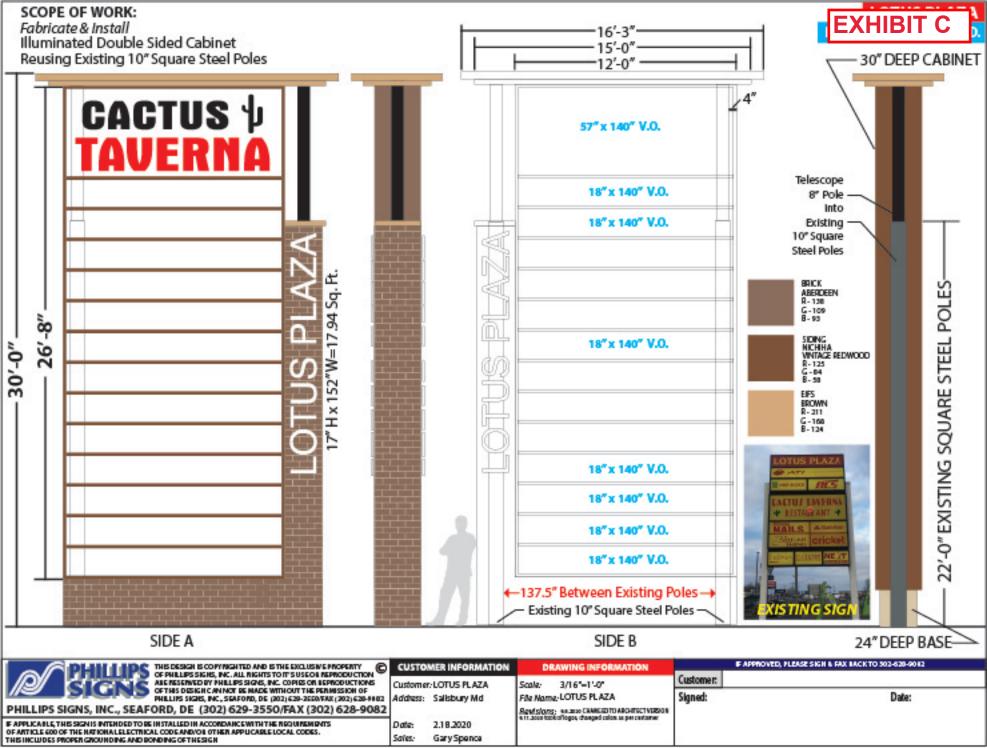


EXHIBIT B 11' 2"













#### WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT 125 N. DIVISION STREET, ROOM 203 P.O. BOX 870

SALISBURY, MARYLAND 21803-0870 PHONE: 410-548-4860 | FAX: 410-548-4955

John D. Psota Acting County Executive

John D. Psota Director of Administration

#### **COUNTY SUBDIVISION ANALYSIS**

#### **MEETING OF NOVEMBER 19, 2020**

Subdivision Name: Nassawango Estates Section: N/A

**Location**: Coulbourn Mill & Nassawango Church Rd. **DPW**#:

**Map**: 59 **Parcels**: 117 **Grid**: 14 **Acres**: 78.78 +/- acres

**Subdivision Acreage**: 62.40 +/- acres **Lots**: 3

**Applicant**: Chris Custis Surveying

P.O. Box 786

Princess Anne, MD 21853

**Applicant:** Matthew & Melissa Miller

7029 Powellville Rd. Willards, MD 21874

**Zoning**: A-1 & Airport Overlay

**Jurisdiction**: Wicomico County **Type of Plat**: Preliminary/Final Plat

Type of Development Proposed: Residential/Agricultural

#### I. EXPLANATION OF REQUEST.

This plat proposes the creation of three large residential lots from a 78.78 acre farm located at the intersection of Coulbourn Mill and Nassawango Church Roads. This property was previously used as a poultry farm, however, the poultry houses have been removed. The proposed lots are as follows:

Lot 5 - 11.19 acres

Lot 6 - 44.51 acres

Lot 7 - 6.11 acres

Remaining Lands – 16.38 acres

An Open Space easement equal to half of the existing farm, or 39.39 acres, will be established, along with a Forest Conservation easement.

#### II. RECOMMENDATION.

The Planning Staff recommends approval of the Preliminary/Final subdivision plat known as "Nassawango Estates" as proposed.

#### III. SUBDIVISION STATUS.

#### A. WAIVERS REQUIRED:

N/A

#### **B.** FOREST CONSERVATION:

This subdivision must comply with Forest Conservation requirements.

#### C. <u>CHESAPEAKE BAY CRITICAL AREA:</u>

N/A

#### D. PROPOSED CONDITIONS:

- 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 Forest Conservation program and a deed of Forest Conservation Easement and long-term management agreement shall be recorded in the Land Records of Wicomico County prior to the recordation of the Final Plat.
- 4. A deed of Open Space Easement shall be recorded in the Land Records of Wicomico County prior to the recordation of the Final Plat.
- 5. Approval of an entrance location on Lot 5 is required from the County Roads Superintendent.
- 6. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

#### E. PLANNING/PUBLIC WORKS STAFF COMMENTS:

The proposed subdivision maintains the integrity of a rural environment and these additional lots are available to the parent farm under the County's Subdivision Regulations.

COORDINATOR: Marilyn Williams, Technical Review

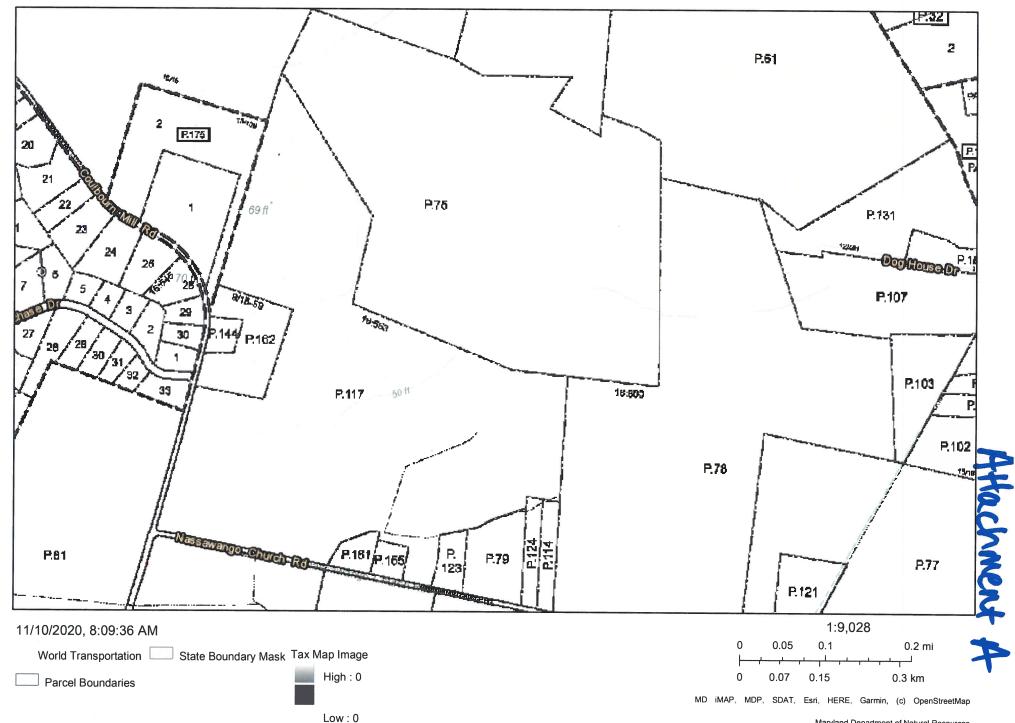
DATE: November 9, 2020

Attachment #A – Tax Map

Attachment #B – Aerial Photo

**Attachment #C – Proposed Plat (2 pages)** 

## MERLIN Maryland's Environmental Resources and Land Information Network



## MERLIN Maryland's Environmental Resources and Land Information Network



11/10/2020, 7:40:30 AM

World Transportation Tax Map Image High Resolution Imagery 2016-2017 Blue: Band\_3

Parcel Boundaries High: 0 Red: Band\_1

Green: Band\_2

Low: 0

0 0.05 0.1 0.2 mi

MD iMAP, MDP, SDAT, Esri, HERE, Garmin, (c) OpenStreetMap

Maryland Department of Natural Resources



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OWNERS AND SURVEYORS CERTIFICATION

ELECTION DISTRICT 08, WICOMICO COUNTY, MARYLAND

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Benjamin Davis Jr. Map: 59, Parcel: 161 Deed Ref: 3435/366 2CALE 1"= '00 COUNTY WICOVICO STATE ND NASSAWANGO ESTATES MATCH LINE - MATCH LINE ROBBIAISION KCDI OVER MOODS 25,42 Acces OPEM SPAC FOREST COUSERVATION AREA WELLANGS ARE WOIGHTD ON THIS PROPERTY PER STATE ANJORS FEDERAL MAPPING SOURCES, OWNERS MAY BE REQUIRED TO OBTIAN A WETLANDS DELINEATION PRIOR TO DEPELDINERY. OWNERS ARE ENOUGNEED TO AND PRIOR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT PRIOR TO ANY ADMINITY. 1715,8211871:3 MO THE JULE REPORTED OF DESCRIPTION COMMUNICAL DE PORTE BASING MODERNAMENTAL DE SANGE MODERNAMENTAL DE PORTE BASING MODERNAMENTAL DE SANGE MODERNAMENTAL D 3TAQ РСАИИИС DIRECTOR THIS SUBDIVISION IS BOUND BY THE ECREEMENTS AS SET FORTH IN FCA#
ON FILE IN THE PLANNING OFFICE. WICOMICO COUNTY FOREST CONSERVATION ACT 11.79 AC +/- CLEARED Lot 16.38 Acres REMAINING LANDS ATIROHTUA DINVORAGA **AT THIS TIME** Deed Ref. 4291/34 AGRICULTURE USE ONLY N:230769.9583 8826.5251571:3 Map: 59, Parcel: 123 MICOMICO CONVIL PUBLIC WORKS 3TA0 CHAIRPERSON MICOMICO COUNTY PLANNING COMMISSION Deed Ref: 1230/297 YTIROHTUA DMNORAGA Map: 59, Parcel: 79 FOREST CONSERVATION MEEA William & Valerie Stevenson OPEM SPAC THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY BUD SEWRER E DISPOSAL IN ACCORDANCE WITH THE WCOMICO COUNTY WATER AND SEWERAGE PLAN. N/F W.D. & C.K. Parsons Map: 59, Parcel: 124 Deed Ref: 3650/176 WICOMICO COUNTY HEALTH DEPARTMENT N:232049.6512 сниг в спета, #599 NF W.D. Parsons Map: 59, Parcel: 114 1921,151 (194)291 N:23122,7185 N:231322,7186 **DATE** Plat Ref: 16/800 Map: 59, Parcel: 78 Deed Ref: 4110/490 OF THIS FLAT AND THE SECTING OF WARKERS HAVE BEEN COMPLIED WITH WANDLED COODE OF WARKIND FLATES ISSUIDAY AS EAVE VEIL CONGERNES THE WAKING ME CERTLEY, THAT THE REGULERMENTS OF REVE MEDBERS SECTION 7-108 OF THE Department of Natural Resources

Lot 6.11 Acres

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Deed Ref: 1788/184 State of Maryland

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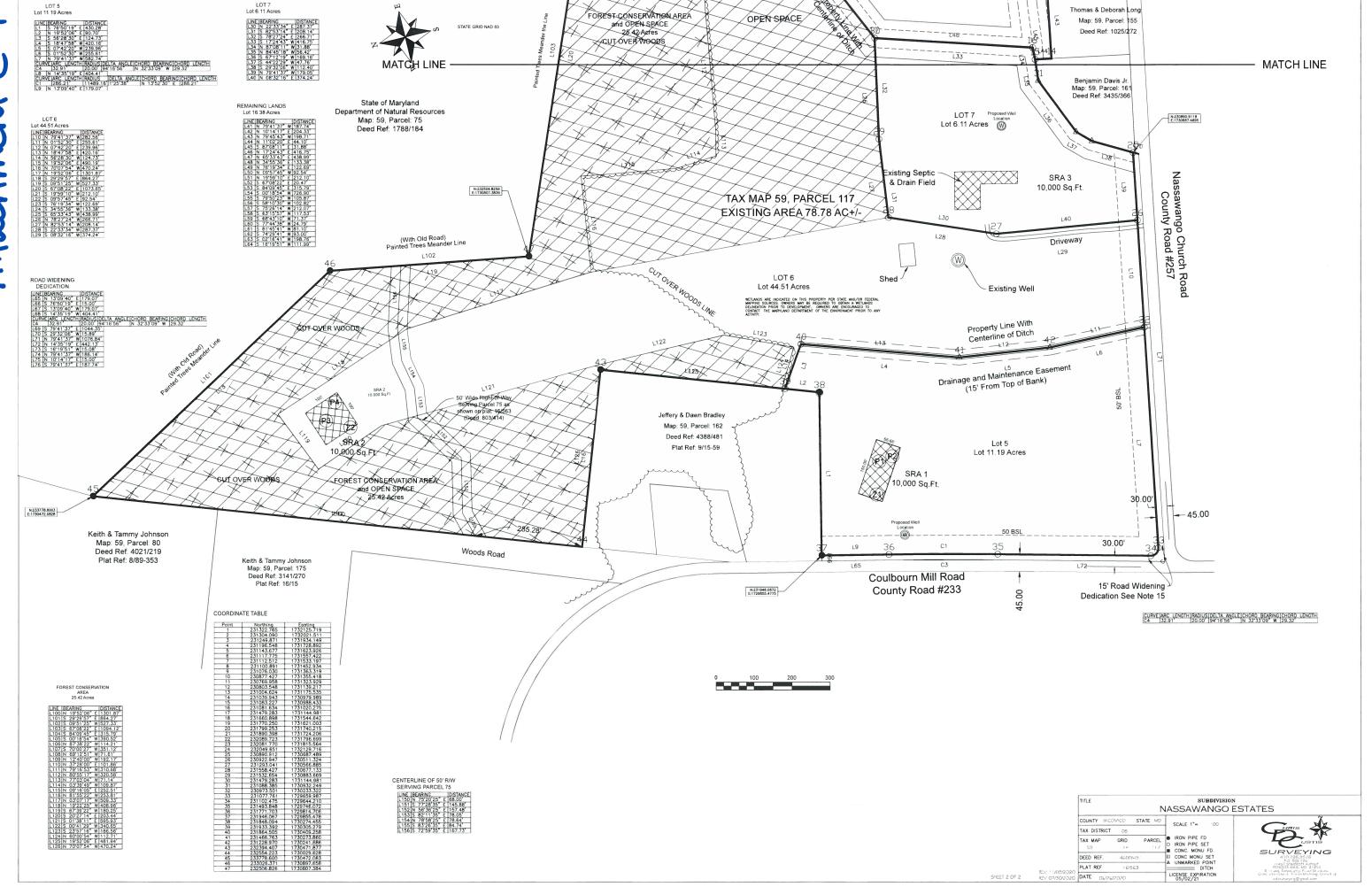
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NOTES

Department of Natural Resources Map: 59, Parcel: 75





#### WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT 125 N. DIVISION STREET, ROOM 203 P.O. BOX 870 SALISBURY, MARYLAND 21803-0870

SALISBURY, MARYLAND 21803-08/0 PHONE: 410-548-4860 | FAX: 410-548-4955

John D. Psota Acting County Executive John D. Psota Director of Administration

#### **COUNTY SUBDIVISION ANALYSIS**

#### **MEETING OF NOVEMBER 19, 2020**

Subdivision Name: Cedar Ridge Section: 1

**Location**: Connelly Mill Road **DPW**#:

**Map**: 20 **Parcel**: 125 **Grid**: 15 **Acres**: 26.46 +/- acres

**Subdivision Acreage:** 4.628 +/- acres Lots: 2

**Applicant**: Hampshire, Hampshire & Andrews

720 W. College Avenue, Unit D

Salisbury, MD 21804

**Applicant:** Clayton and Naomi Raab

3910 Gold Hawk Mews Salisbury, MD 21804

**Zoning**: Town Transition

Jurisdiction: Wicomico County Type of Plat: Preliminary Plat

**Type of Development Proposed:** Residential

#### I. EXPLANATION OF REQUEST.

This plat proposes to create two new lots in the Cedar Ridge subdivision which was a 9-lot subdivision recorded in 1993. If approved, these will be Lots 10 and 11. There have been three new lots created since 1989 along Connelly Mill Road – a major collector – so these new lots will have to be served by an interior road. This plat is considered a Preliminary Plat, because the County's subdivision regulations require that stormwater and road construction plans have final approval from the Department of Public Works prior to the Planning Commission's approval of a Final Plat.

The previous developer/owner, Jim Wolfe of Wolfe Properties, Inc., approached the County about creating more lots in this subdivision on a few previous occasions. Although he has sold the parcel to Clayton and Naomi Raab, he continues to be involved with the proposed two-lot subdivision.

The zoning on this property is Town Transitional, which allows for additional new lots. The proposed lot sizes are 2.4 +/- acres and 2.2 +/- acres. The remaining lands will total 21.5 +/- acres. This parcel is bordered by "Reddish Run", and across Connelly Mill Road are the subdivisions of Chaplins Cove and Shadow Hills.

There are currently two homes on the property as detailed on Sheet 2 of the proposed subdivision plat. Around 2016, Mr. Wolfe remodeled an outbuilding into living quarters – without a building permit – and it became a second home on the property. Bringing the structure into compliance will be handled by the Building Permits and Inspection Division of the Wicomico County Department of Planning, Zoning, and Community Development.

#### II. RECOMMENDATION.

The Planning Staff recommends approval of the Preliminary subdivision plat known as "Cedar Ridge", Section 1, Lots 10 and 11 as proposed.

#### III. SUBDIVISION STATUS.

#### A. WAIVERS REQUIRED:

N/A

#### B. <u>FOREST CONSERVATION</u>:

This subdivision must comply with Forest Conservation requirements.

#### C. <u>CHESAPEAKE BAY CRITICAL AREA:</u>

N/A

#### D. PROPOSED CONDITIONS:

- 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 Forest Conservation program prior to recordation of the Final Plat.
- 4. Final approval of the stormwater management and road construction plan by the Department of Public works is required prior to the submission of a Final Plat to the Planning Commission.
- 5. No new entrances onto Connelly Mill Road will be permitted.
- 7. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

#### E. <u>PLANNING/PUBLIC WORKS STAFF COMMENTS</u>:

The proposed subdivision is consistent with the County's adopted Growth Tier map and is with residential developments occurring in the County's designated growth areas.

COORDINATOR: Marilyn Williams, Technical Review

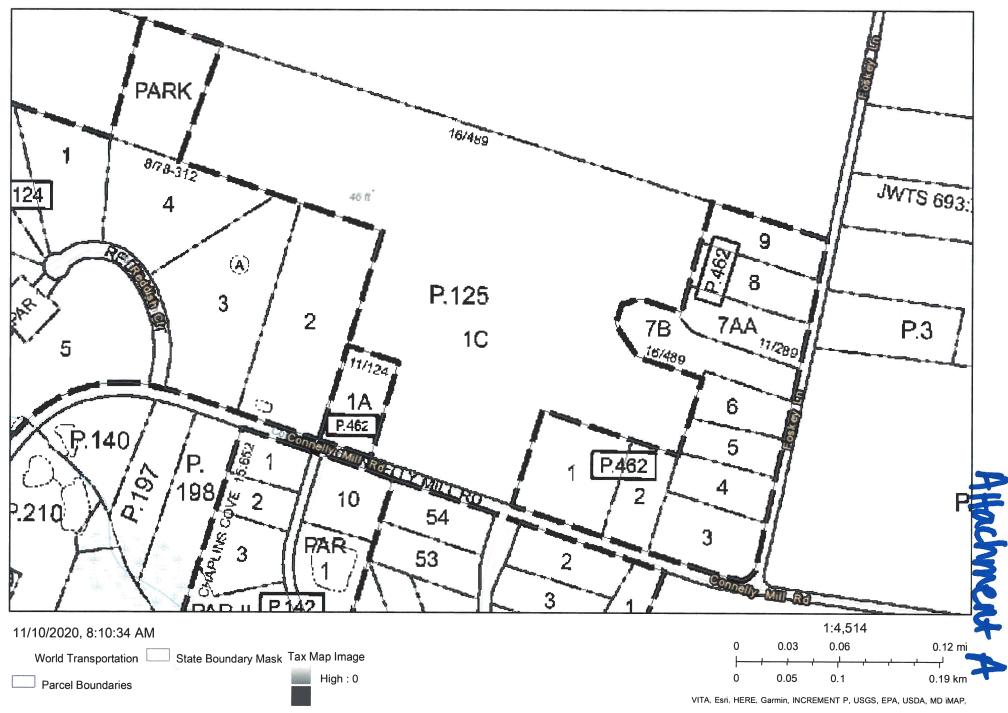
DATE: November 9, 2020

Attachment #A – Tax Map

Attachment #B - Aerial Photo

Attachment #C - Proposed Plat (2 pages)

## MERLIN Maryland's Environmental Resources and Land Information Network



## MERLIN Maryland's Environmental Resources and Land Information Network



11/10/2020, 7:42:17 AM

World Transportation State Boundary Mask Green: Band\_2

Parcel Boundaries High Resolution Imagery 2016-2017 Blue: Band\_3

VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD iMAP,



Attachment B-1

# Lot 1C-VICINITY MAP

#### SITE NOTES:

- 1. OWNER: Clayton Lee Raab & Naom w | Raab 3910 Gold Hawk Mews Salisbury, MD 21804
- 2. Tax Map No 20, Grid 15, Parcels 125
- 3. Deed Ref 4623/167
- 4. Plat Ref MSB 16/489
- 5. Site Address 29494 Connelly Mill Road Delmar, MD 21875
- 6. Zoned: TT (Town Transitional)
- 7. Setbacks: Front = Greater of 30' from PL/55' from CL of road Side = 10'  ${\rm Rear} \ = \ 30 \ .$
- 8. Minimum Lot Size = 20,000 sq ft. Minimum Lot Width = 60' Minimum Lot Frontage = 60' Maximum Building Height = 35' Maximum Lot Coverage = 35%
- By scaled map location and graphic plotting only, the subject property oppears to lie entirely in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for Wicomico County, MD, Community Panel No. 2404SC0112E Effective Date August 17, 2015.
- 10. Existing Area of Lot 1C: ±26.420 Acres
- 11. Revised Area of Lot 1C: ±21.498 Acres Lot 10 Area ±2.401 Acres Lot 11 Area: ±2.227 Acres Private R O.W Area: ±0.294 Acres

#### WICOMICO COUNTY HEALTH DEPARTMENT NOTES

- The sewage reserve area(s) shown on this plat are not to be impacted during any phase of construction, grading or storm water management activities, otherwise the site may be deemed not buildable.

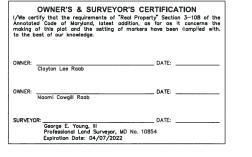
- Utilities are to be located outside of the sewage disposal areas.

#### **GENERAL NOTES**

- This property may be susceptible to periodic localized drainage problems Lot owners are encouraged to prepare the site and construct structures so as to minimize the impact of these potential storm drainage problems.
- The approval of the Wicomico County Department of Public Works does not relieve the applicant of the responsibility to comply with all other applicable federal, state and local lows.
- Final plat approval certifies that the subdivision has been reviewed for stormwater drainage affecting only streets and public areas within its own boundaries and not individual iots.

## WICOMICO COUNTY DEPARTMENT OF PLANNING & ZONING WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS WICOMICO COUNTY HEALTH DEPARTMENT This subdivision is approved with existing water supply and sewage disposal system and its use is in accordance with the Wicornico County Comprehensive Water and Sewerage Plan.

WICOMICO COUNTY FOREST CONSERVATION ACT
Any disturbance of land or change of ownership within 5 years of the recording of
this plot, or future subdivision activity on this parcel may be subject to the
Wicomico County Forest Conservation Act as applicable.
REF. FOA #





GRAPHIC SCALE

LEGEND

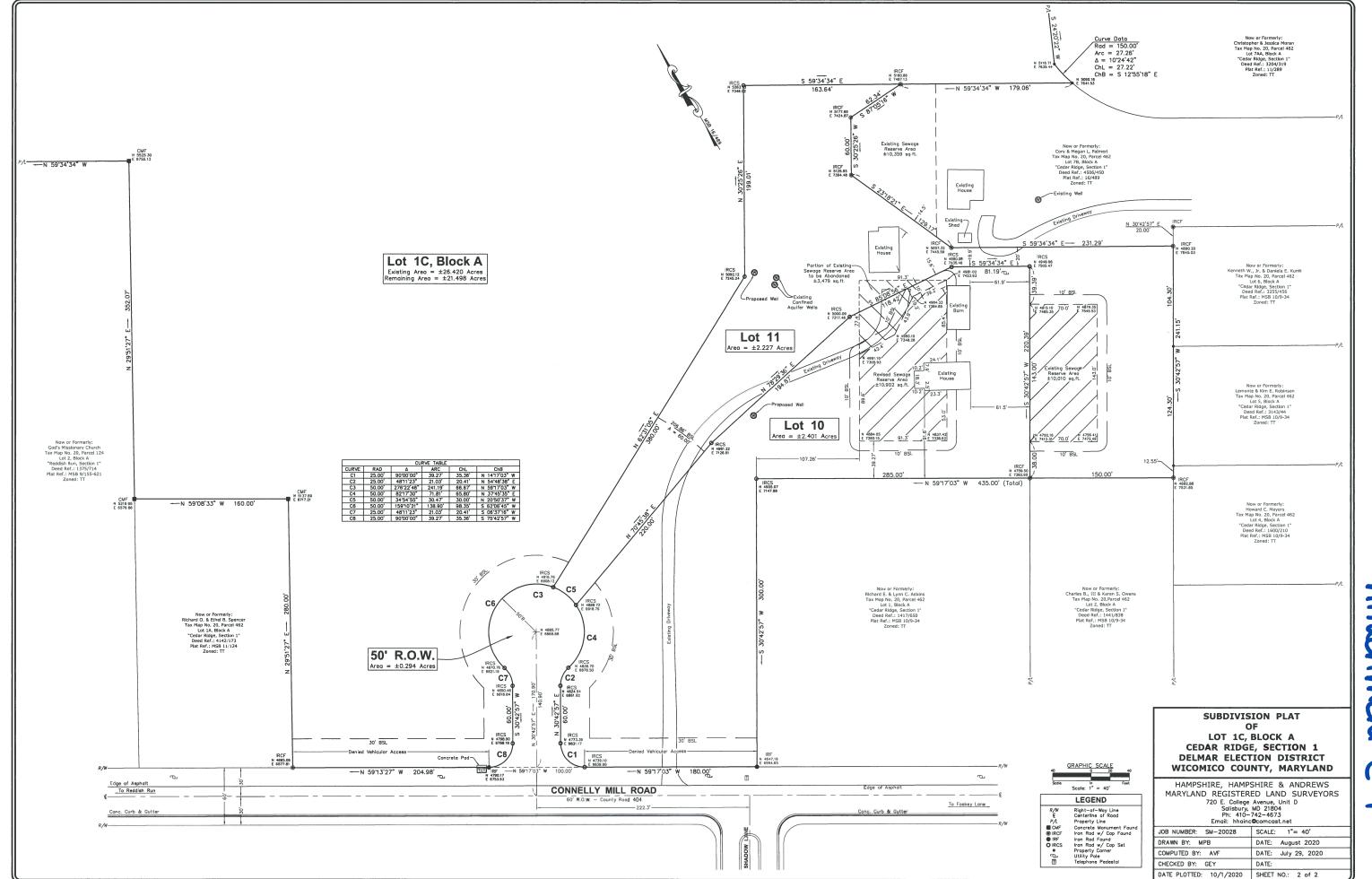
Right-of-Way Line Centerline of Road Property Line Concrete Monument Found Iron Rod W/ Cap Found Iron Rod Found Iron Rod W/ Cap Set Property Corner

#### SUBDIVISION PLAT OF LOT 1C, BLOCK A CEDAR RIDGE, SECTION 1 DELMAR ELECTION DISTRICT WICOMICO COUNTY, MARYLAND

PURPOSE STATEMENT

HAMPSHIRE, HAMPSHIRE & ANDREWS MARYLAND REGISTERED LAND SURVEYORS
720 E. College Avenue, Unit D
Salisbury, MD 21804
Ph: 410-742-4673

Email: hhainc@comcast.net		
JOB NUMBER: SM-20028	SCALE: 1"= 100'	
DRAWN BY: MPB	DATE: August 2020	
COMPUTED BY: AVF	DATE: July 29, 2020	
CHECKED BY: GEY	DATE:	
DATE PLOTTED: 9/29/2020	SHEET NO.: 1 of 2	





#### WICOMICO COUNTY, MARYLAND

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
125 N. DIVISION STREET, ROOM 203
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870

SALISBURY, MARYLAND 21803-0870 PHONE: 410-548-4860 | FAX: 410-548-4955

John D. Psota Acting County Executive John D. Psota Director of Administration

#### **STAFF REPORT**

#### **MEETING OF NOVEMBER 19, 2020**

## CAPITAL PROJECTS REVIEW WICOMICO COUNTY FY2022-2026

#### A. INTRODUCTION:

The Planning Department has received the summary of proposed Capital Improvement projects for FY2022-2026. These proposals have been reviewed by the Acting County Executive, and a Public Hearing is being held in the Midway Room at the Wicomico Youth and Civic Center at 6 p.m. on Thursday, November 19, 2020.

The Capital Improvement Plan is a five-year listing of projects. As such, there are often projects from each department that appear repeatedly in the Plans. As in the past, the Planning Department has tried to highlight the significant **new** projects from the various departments.

The County Charter requires that the Planning Commission review proposed capital projects in order to determine "that said projects conform to the Master Plan of [the] County, as to both location and use." As defined in the Charter, capital projects include "the building or purchase of any physical public betterment or improvement or any preliminary studies thereto; the acquisition of property of a permanent nature; the purchase of equipment for any public betterment or improvement when first erected or acquired." The resurfacing of any road is specifically excluded.

Projects have been submitted this year from the following agencies:

- 1) Salisbury-Ocean City: Wicomico Regional Airport
- 2) Wicomico County Board of Education
- 3) Wicomico County Corrections
- 4) Wicomico County Emergency Services.
- 5) Wicomico County General Services
- 6) Wicomico County Health Department.
- 7) Wicomico County Library.
- 8) Wicomico County Public Works Roads.
- 9) Wicomico County Department of Recreation, Parks & Tourism
- 10) Wicomico County Sheriff's Office.

#### **B.** SUMMARY OF PROJECTS:

#### (1) Salisbury-Ocean City: Wicomico Regional Airport:

Salisbury-Ocean City: Wicomico Regional Airport has submitted their Capital Improvements Budget. The Plan includes the following projects: Airport Parking Lot Pay Machine, Runway Extension, Fiber Optic Installation, Airport Technology Park (Tree clearing, Sewer extension), Aircraft Rescue and Firefighting building (since 2018), Snow Removal Building (since 2013), and Rehabilitate Taxiway Alpha. Other items included were Obstruction removal design, Land Acquisition – Runway Protection Zone, Wetland mitigation, UAS Detection equipment, Passenger parking expansion and solar panel install (covered parking), Terminal Rehab, and Security System. The Community Facilities chapter of the Comprehensive Plan notes the need to provide community facilities that will assure and adequate level of public services. Staff believes the requests are in accordance with the Plan.

#### (2) Wicomico County Board of Education:

Capital Projects proposed by the Wicomico County Board of Education were submitted. The priority list continues to includes the following: Beaver Run replacement school; Mardela Middle/High renovation/addition; Westside Intermediate roof; Glen Avenue HVAC, doors, windows, and hardware; Pinehurst HVAC; Wicomico High roof; Stadium/Fieldhouse retrofit; and Security cameras and access controls for all schools. The Plan also included a list of deferred projects from FY21.

The Comprehensive Plan notes the importance of well-placed, properly sized, and efficient educational facilities to the quality of the community's educational success. The Board's projects are in accordance with the Comprehensive Plan with regard to efficient educational facilities.

#### (3) Wicomico Corrections:

The Corrections Department has submitted new Capital Projects requests that include Flooring upgrade, Mailroom scanner, Door refurbishment, Sprinkler upgrade, Heavy equipment storage, Outdoor water fountain, and Shower replacement. The Plan also includes Roof replacement and HVAC upgrades that were included in the FY2017-2021 CIP requests. The building is over 25 years old and parts are no longer available for some equipment. The Community Facilities chapter of the Comprehensive Plan notes the need to provide community facilities that will assure and adequate level of public services. Staff believes the request is in accordance with the Plan.

#### (4) Wicomico County Emergency Services.

The submission from Wicomico County Emergency Services includes a Radio encryption system (requested in 2013) and a Public Safety Radio System replacement (system last replaced 17 years ago). The Community Facilities chapter of the Comprehensive Plan

notes the need to provide community facilities that will assure an adequate level of public services.

#### (5) Wicomico County General Services.

The submission from Wicomico County General Services includes the following: Courthouse: HVAC replacement; East wall waterproofing, electrical upgrades, and "One Stop Shop" engineering. Government Office Building: Waterproofing of west wall, Permits & Inspections renovations; and Air handler replacement. Wicomico Nursing Home: Generator replacement. The Community Facilities chapter of the Comprehensive Plan notes the need to provide community facilities that will assure an adequate level of public services.

#### (6) Wicomico County Health Department.

The submission from the Wicomico County Health Department included carpet and tile for the Hurdle building, carpet and tile for the Fritz building, and Virtual infrastructure. The Community Facilities chapter of the Comprehensive Plan notes the need to provide community facilities that will assure an adequate level of public services.

#### (7) Wicomico County Library:

The Wicomico County Library has again submitted a request that includes HVAC and Loop pump replacement, Boiler backup, and IT Server room for Downtown. A new Pittsville Branch, update of the Centre library and a Public Library Facilities Master Plan were also included. The Community Facilities chapter of the Comprehensive Plan notes the need to make the best of existing facilities, and provide community facilities that will assure an adequate level of public services. Although buildings are not specifically addressed, repairs and modernizations will continue to make the best of existing facilities. The request is in accord with the Plan.

#### (8) Wicomico County Department of Public Works – Roads:

The Public Works Department Capital Improvements Budget contains CBCA WIP (continued from FY14), Wicomico River dredging support, a number of bridge and road improvements, as well as storm drains, traffic signals, and pipe and culvert replacements. Also included were Newland Park Landfill emergency generators, Borrow pit fencing and expansion, and Convenience center improvements. The Transportation Chapter of the Comprehensive Plan includes maximizing the capacity, safety, and efficiency of the existing highway system and provision of new and improved access to and within population centers in the County as objectives of the Plan. The Community Facilities chapter of the Comprehensive Plan notes the need to provide community facilities that will assure an adequate level of public services. These projects are in accordance with those objectives of the Plan.

#### (9) Recreation, Parks and Tourism:

Capital Projects proposed by the Department of Recreation, Parks and Tourism primarily involve rehabilitation of a number of existing facilities in the County. The budget includes Civic Center elevator/escalator replacement, marquee addition, chiller pumps, and security, sound and ceiling replacements. Also included were Perdue Stadium boiler replacement, fire pump and controllers, and fire suppression system lines. Parking lots, boat ramps, and play equipment at other park facilities, as well as a marquee, winter attraction, and dog park for the Tourism Welcome Center were also included.

These projects are in accordance with the policies of the Open Space and Recreation section of the Comprehensive Plan as well as the County's Land Use and Recreation Plan. In particular, these policies include provisions to ensure accessibility to recreation and open space facilities for all residents including the elderly and handicapped, maximizing use of existing facilities, and provision of strategically located river access points.

#### (10) Wicomico County Sheriff's Office.

The submission from the Wicomico County Sheriff's Office was continued from FY14 and revised in FY20 for a new Public Safety Building. The existing building has experienced a number of structural and mechanical issues. The Community Facilities chapter of the Comprehensive Plan notes the need to provide community facilities that will assure an adequate level of public services.

#### C. RECOMMENDATION.

Staff recommends that the Planning Commission **Approve** the capital projects as submitted as to their location and use. Many involve rehabilitation or expansion of existing County facilities. The projects are in accordance with the goals, objectives, and policies of various Chapters of the Wicomico County Comprehensive Plan as adopted March 21, 2017.

COORDINATOR: Gloria Smith, Planner DATE: November 10, 2020

## **Attachment #1**



#### WICOMICO COUNTY, MARYLAND

OFFICE OF THE COUNTY EXECUTIVE
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
410-548-4801
FAX: 410-548-4803

John D. Psota Acting County Executive

FOR IMMEDIATE RELEASE:

Date: November 03, 2020

## ACTING WICOMICO COUNTY EXECUTIVE ANNOUNCES PUBLIC HEARING ON PROPOSED CAPITAL IMPROVEMENT PROGRAM

Salisbury, MD ... Acting Wicomico County Executive John Psota invites all citizens to participate in a Public Hearing on the Fiscal Year 2022-2026 Capital Improvement Program. The meeting will be held on Thursday, November 19, 2020, in the *Midway Room* of the Wicomico Youth and Civic Center beginning at 6:00 PM.

The public is encouraged to present their comments and questions. Acting County Executive Psota and his staff will consider the suggestions of the citizens when creating the 2022-2026 Capital Improvement Program. Final decisions will be based on prioritization of need and available funding sources.

WHO: Wicomico County Residents

Acting County Executive Psota and Staff

WHAT: Public Hearing Notice

2022-2026 Capital Improvement Program

WHEN: Thursday, November 19, 2020, at 6:00 PM

WHERE: Wicomico Youth and Civic Center

500 Glen Avenue, Salisbury Maryland

Midway Room