



JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR
ACTING MAYOR

City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
P.O. BOX 870
125 NORTH DIVISION STREET, ROOMS 201 & 203
SALISBURY, MARYLAND 21803-4860
410-548-4860
FAX: 410-548-4955



JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission met in regular session on March 18, 2021, via Zoom video conference, with the following persons participating:

COMMISSION MEMBERS:

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

PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")
Anne Roane, City of Salisbury, DID
Keith D. Hall, AICP, Deputy Director, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Gloria Smith, Planner, PZCD
Brian Soper, Planning Manager, PZCD
Melissa Cassimore, Recording Secretary, PZCD

The meeting was called to order at 1:35 p.m. by Mr. Dashiell, Chairman.

Mr. Hall conducted a roll call of Commission members participating on the video conference. 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 video conference meeting. Mr. Hall presented the house keeping procedures, which included participants and applicants to mute audio and turn off video until ready or requested to speak, mute computer audio when listening via phone, write your name when prompted

if joining via Zoom video, individual roll call for Commissioner comments and votes on items, and Staff may request for a person to restate or confirm name and comment. With no questions, Mr. Hall turned the meeting over to Chairman Dashiell.

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 video conference. He proceeded with thanking County and City Staff for assisting with making the video conference possible. Also, Chairman Dashiell welcomed the public that may be joining the meeting. He stated none of the matters before the Commission are public hearings, but the public will be given an opportunity to speak on each item being presented.

MINUTES: The minutes from the January 21st meeting were brought forward for approval. Upon a motion by Mr. Rogers, seconded by Dr. McNaughton, and duly carried, the minutes from the January 21, 2021 meeting were **APPROVED** as submitted.

COMPREHENSIVE DEVELOPMENT PLAN SIGN APPROVAL – Coventry Plaza – Scott Ross for Coventry Plaza, LLC - 1495 Still Meadow Blvd. – Planned Residential District #7 – The Villages at Aydelotte Farm - #202100208 – M-0029, G-0006, P-0534, Lot-Par. D (H. Eure)

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the applicant is proposing to provide the shopping center with wall signs and a freestanding sign for tenant identification. The shopping center is currently under construction. The center tenant space is proposed to be provided with a 56.25 sq. ft. cabinet wall sign, while the remaining tenant spaces will have 30 sq. ft. signs. All signs will be internally illuminated and consist of aluminum construction with acrylic faces and vinyl graphics. The applicant/owner is requesting unlimited colors in order to streamline the approval process. The freestanding sign is proposed to be located along Beaglin Park Drive and will consist of a 2 ft. tall stone base, with a 120 sq. ft. sign surface area. The sign will include a 24 sq. ft. "Coventry Square Plaza" identification panel, while the remainder of the sign will advertise individual tenants. The shopping center identification panel will consist of green and black letters on a white background, while future tenants are proposed to have unlimited colors on a white background. The sign will be capped with an 8 ft. wide decorative feature that is silver in color, and ranges from 7-inches to 18-inches in height.

Staff recommends approval for the Coventry Square Plaza Sign Plan as submitted, with the following condition:

1. Lettering and graphics shall consist of landlord approved colors on a white background for both wall and freestanding signs.

Chairman Dashiell thanked Mr. Eure for his report and asked if the applicant or representative were on the call, they were not present on the call.

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 confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas and carried unanimously, the Commission approved the Comprehensive Development Plan Sign Plan subject to the one proposed condition presented in the Staff report.

Chairman Dashiell stated the motion was approved.

REVISED SIGN PLAN APPROVAL – Rite Aid – Integrated Image for Rite Aid Pharmacy - 1316 Mt. Hermon Road – Planned Residential District # 11 – Village at Salisbury Lake - #202100096 – M-0121, G-0021, P-2581, Lot Pad 8 (H. Eure)

Chairman Dashiell confirmed Mr. Chris Santosusso and Mr. Alan Freeman of Integrated Image were on the video conference. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the applicant is proposing to install identification, service, and directional signs for the Rite Aid store located at the southwest corner of Mt. Hermon Road and Beaglin Park Drive. The proposed signage is simply an upgrade to new corporate standards. The new wall

signs, although larger than the existing signage, is compliant with sign standards for Planned Residential District #11.

Staff recommends approval for the Revised Sign Plan as submitted.

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

Mr. Santosusso stated he didn't have anything to add.

Chairman Dashiell asked Mr. Freeman if he has anything to add.

Mr. Freeman thanked the Commissioners for their time.

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

Dr. McNaughton confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Thomas stated Attachment 2 was helpful in the location and overview of the sign plan and thanked Integrated Image for providing it.

Mr. Copeland confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Mr. Heath and carried unanimously, the Commission approved the Revised Sign Plan for Rite Aid as submitted.

Chairman Dashiell stated the motion was approved.

REVISED SIGN PLAN APPROVAL – TidalHealth at Woodbrooke – Takeform for TidalHealth - 1640 Woodbrooke Drive. – Light Business and Institutional Zoning District - #202001221 – M-0110; G-0021; P-2447 Lot 2 (H. Eure)

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the request is to install a directional sign for Building H near the roundabout on Woodbrooke Drive, on the currently unimproved lot directly to the east of Building H. The applicant has reduced the proposed directional sign from a 9 ft. tall, 48.75 sq. ft. sign to a 6 ft. tall, 18.33 sq. ft. sign, with a proposed 15 ft. setback from the Woodbrooke Drive roundabout. The sign will retain the corporate TidalHealth logo and colors of white, blue, and beige and will identify services offered in Building H. The purpose of the sign is to direct patients to Building H, which does not have street frontage along Woodbrooke Drive. Although reduced in both height and size, the directional sign proposed for Lot 2 still exceeds both height and area standards for directional signs in Section 17.216.050 of the City's Zoning Code.

Staff recommends denial for the proposed directional sign as submitted. Although the applicants have significantly reduced the size of the sign, it is still considerably larger than allowed by the Zoning Code. While Staff understands the necessity of having clients/patients find access to Building H with relative ease, the existing combination identification/directional signs on other sites within Woodbrooke have demonstrated that a smaller sign is adequate when combined with a reduced setback.

Chairman Dashiell thanked Mr. Eure for his report and asked if the applicant or representative were on the call, they were not present on the call.

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

Dr. McNaughton stated he is surprised no representatives are on the call. Dr. McNaughton understands the need for a sign and discussed sign options with staff.

Mr. Eure stated he believes TidalHealth wants to keep a consistent theme of signs at all of their locations.

Mr. Thomas stated he is surprised the applicant is not present on the call and asked if the applicant was aware Staff recommends denial of the request.

Mr. Eure confirmed the applicant was aware of the staff's recommendation for this request.

Dr. McNaughton questioned the possibility of confusion with the regulations.

Mr. Eure stated the regulations are detailed and italicized in the staff report. Mr. Eure discussed his suggestions to Takeform and the failure to accept the recommendations.

Mr. Rogers stated there are six criteria to be met and two are not compliant. Mr. Rogers agrees to deny.

Mr. Copeland agrees with the other Commissioners to deny the request.

Mr. Heath agrees with the concerns of the Commissioners and stated there needs to be continuity in the signs.

Chairman Dashiell concurred with Commissioners that he is not supportive of a sign that exceeds the Code requirements. Chairman Dashiell discussed a smaller sign with a larger font size would provide direction for patrons and be compliant with the code.

After a brief discussion amongst Commissioners and Staff, Chairman Dashiell asked if there are members of the public on the call. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Dr. McNaughton and carried unanimously by participating members, the Commission denied the Revised Sign Plan for the directional sign for Building H at Woodbrooke.

Chairman Dashiell stated the motion carries.

AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – Gary Breeding #1 – Pocomoke Road – 150.49 acres - M-0058, G-0017, P-0110 (G. Smith)

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Ms. Smith to present the Staff Report.

Ms. Smith presented the Staff Report and stated the applicant is requesting to file an application to the Maryland Agricultural Land Preservation Foundation program for their property, which consists of 150.49 acres and is located on the westerly side of Pocomoke Road, near Salisbury. Ms. Smith stated the property is zoned A-1 Agricultural-Rural, it is located in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan. Ms. Smith further discussed the land is suitable for corn, soybeans and timber production, contains 68.3 percent Class II, III and Woodland Group I soils and is not located within the boundaries of a 10-year water and sewer service district. Ms. Smith stated the closest district is in Fruitland, which is located 2.5 miles to the northwest. There is one residence on the property. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan followed by the Agricultural Land Preservation Advisory Board meeting in April to review the soils. Upon

completion, both recommendations will be forwarded to County Council for a public hearing.

Chairman Dashiell thanked Ms. Smith for her report and asked if the applicant or representative were on the call, they were not present on the call.

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

Dr. McNaughton questioned if there is funding.

Ms. Smith stated no offers have been made on last year's applications and discussed the progress of last year's applications.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas and carried unanimously, the Commission made a favorable recommendation to the County Council for support of the sale of an Agricultural Land Preservation Easement based on compliance with the County Comprehensive Plan.

Chairman Dashiell stated the motion was approved.

AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – Gary Breeding #2 – Pocomoke Road – 58.84 acres - M-0058, G-0023, P-0111 (G. Smith)

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Ms. Smith to present the Staff Report.

Ms. Smith presented the Staff Report and stated the applicant is requesting to file an application to the Maryland Agricultural Land Preservation Foundation program for their property, which consists of 58.84 acres and is located on the westerly side of Pocomoke Road, near Salisbury. Ms. Smith stated the property is zoned A-1 Agricultural-Rural, it is located in an area designated as

Agriculture/Resource and within the Priority Preservation Area in the County Plan. Ms. Smith further discussed the land is suitable for corn, soybeans and timber production, contains 93.3 percent Class II, III and Woodland Group I soils and is not located within the boundaries of a 10-year water and sewer service district.

Ms. Smith stated the closest district is in Fruitland, which is located 2.5 miles to the northwest. This property adjoins the 150.49 acres and contains no structures. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan followed by the Agricultural Land Preservation Advisory Board meeting in April to review the soils. Upon completion, both recommendations will be forwarded to County Council for a public hearing.

Chairman Dashiell thanked Ms. Smith for her report and asked if the applicant or representative were on the call, they were not present on the call.

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. Heath confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Dr. McNaughton and carried unanimously, the Commission made a favorable recommendation to the County Council for support of the sale of an Agricultural Land Preservation Easement based on compliance with the County Comprehensive Plan.

Chairman Dashiell stated the motion was approved.

AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – Scrimgeour's Farm All, LLC – Pittsville Road – 108.44 acres - M-0031, G-0006, P-0139, (G. Smith)

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Ms. Smith to present the Staff Report.

Ms. Smith presented the Staff Report and stated the applicant is requesting to file an application to the Maryland Agricultural Land Preservation Foundation program for their property, which consists of 108.44 acres and is located on both sides of Pittsville Road in Parsonsburg. Ms. Smith stated the property is zoned A-1 Agricultural-Rural, it is located in an area designated as Agriculture/Resource by the Comprehensive Plan.

Ms. Smith further discussed the land is suitable for corn, soybeans and timber production, contains 93.2 percent Class III and Woodland Group I soils and is not located within the boundaries of a 10-year water and sewer service district. Ms. Smith stated the closest district is in Pittsville, which is located 1.5 miles to the southeast. The property contains one mobile residence and one shed and adjoins an existing Maryland Agricultural Land Preservation Easement. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan followed by the Agricultural Land Preservation Advisory Board meeting in April to review the soils. Upon completion both recommendations will be forwarded to County Council for a public hearing.

Chairman Dashiell thanked Ms. Smith for her report and asked if the applicant or representative were on the call, they were not present on the call.

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. Heath confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas and carried unanimously, the Commission made a favorable recommendation to the County Council for support of the sale of an Agricultural Land Preservation Easement based on compliance with the County Comprehensive Plan.

Chairman Dashiell stated the motion was approved.

PROPOSED 7-ELEVEN – Lake Street and MD Rte. 50 - Update – no action required

Chairman Dashiell confirmed Jeffrey Harman of Becker Morgan and William Owen of PennTex Ventures were on the call. Chairman Dashiell asked Ms. Roane to present.

Ms. Roane stated this is an informational presentation and no action was required. Ms. Roane turned the presentation over to Mr. Harman to share his power point presentation.

Chairman Dashiell thanked the presenters for the information.

RECOGNITION OF MS. GLORIA J. SMITH'S RETIREMENT

Chairman Dashiell stated Ms. Smith has worked with Wicomico County for 35 years and staffed this Commission for 31 years. Chairman Dashiell read the Certificate of Appreciation presented to Ms. Smith into record and Commissioners and Staff members thanked Ms. Smith for her service.

The next Commission meeting will be on April 15th.

There being no further business, the Commission meeting was adjourned at 3:10 p.m.

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



Keith D. Hall, Secretary



Melissa Cassimore, Recording Secretary