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JOHN D. PSOTA
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JOHN D. PSOTA
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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on May 20, 2021, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

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

PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")
Brian Wilkins, City of Salisbury, DID
Keith D. Hall, AICP, Deputy Director, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Melissa Cassimore, Recording Secretary, PZCD
Paul Wilbur, Attorney, Wicomico County Department of Law

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

Chairman Dashiell thanked County and City Staff for assisting with making the in-person meeting possible. Also, Chairman Dashiell announced Mr. Thomas and Mr. Will Kernodle were participating via video conference. Chairman Dashiell welcomed the public that may be joining the meeting. No members of the public were present.

MINUTES: The minutes from the April 15th meeting were brought forward for approval. Upon a motion by Mr. Rogers, seconded by Mr. Heath, and duly carried, the minutes from the April 15, 2021 meeting were **APPROVED** as submitted.

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN, WELLHEAD PROTECTION DISTRICT – Beaglin Mini Storage – Beaglin Park Drive – Light Business and Institutional District – M-121, P-10030 - #19-025 (B. Wilkins)

Chairman Dashiell confirmed Mr. Will Kernodle of Parker & Associates was present via video conference. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins stated the applicant has proposed an additional 4,375 square foot storage building (241 total storage units for the project), modifying stormwater management and access accordingly. Ordinance 2339 was passed by the Salisbury City Council in July 2015, adding "self-storage" as a permitted use in the Light Business and Institutional Zoning District. The site will have one entrance to Beaglin Park Drive directly across from Dallas Drive. Stormwater Management has been approved by Salisbury's Department of Infrastructure and Development.

Staff recommends approval of the Revised Final Comprehensive Development/Wellhead Protection District Plan as submitted, with the following four conditions and an additional fifth condition:

1. Provide a detail sign plan for approval prior to installation of any signage;
2. Site work and Stormwater Management shall be subject to further review and approval by Salisbury's Department of Infrastructure and Development;
3. Approval of the Salisbury Fire Marshal;
4. Forest Conservation shall be subject to further review and approval by the Wicomico County Planning & Zoning Department; and
5. Refuse disposal area shall be screened on three sides.

Chairman Dashiell thanked Mr. Wilkins for his report and asked Mr. Kernodle if there is anything he would like to add.

Mr. Kernodle stated the owner wanted to add the construction of Building 7 in Phase 1 since the micro bios had to be built on the same side.

Chairman Dashiell asked if Commissioners had any questions or comments to applicants or Staff.

Mr. Heath asked for clarification of the changes made to approve the stormwater management.

Mr. Kernodle stated the pond was eliminated and the stormwater will be met through micro bio. Mr. Kernodle responded that a bioswale is located by Micro Bio 2, and discussed Micro Bio 2 overflows into Micro Bio 1, then out to the existing stormwater management pond that connects to Beaglin Park Drive. Mr. Kernodle added Micro Bio 3, 4, 5 and 6 are connected and also connect to the existing stormwater management pond at Beaglin Park Drive.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and carried unanimously, the Commission approved the Revised Final Comprehensive Development/Wellhead Protection District Plan subject to the four proposed conditions with the addition of condition #5 Refuse disposal area shall be screened on three sides.

Chairman Dashiell stated the motion was approved.

STAFF COMMENTS:

Mr. Hall thanked Commissioners, City and County Staff for their help and patience with the transition of meetings being held via conference call and Zoom over the past fifteen months.

The next Commission meeting will be on June 17th.

There being no further business, upon a motion by Mr. Rogers, seconded by Mr. Holloway and with all members voting in favor the Commission meeting was adjourned at 1:50 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, AICP, Secretary



Melissa Cassimore, Recording Secretary