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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on August 12, 2021, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Dr. James McNaughton
Mandel Copeland
Scott Rogers
Jim Thomas
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")
Janae Merchant, Administrative Office Assistant I, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Cassie Dyson, Intern, Wicomico County Planning, Zoning, and Community Development ("PZCD")

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

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

Mr. Henry Eure introduced a new Planner for the City of Salisbury, Jackson St. John. Mr. St. John will be primarily working on Critical Area cases and City projects. He was welcomed to the team by Chairman Dashiell.

FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – St. Albans Commons – Dollar General – Southeast corner of Mt. Hermon Rd. and St. Albans Dr. – Planned Residential District PRD #11- Village at Salisbury Lake – M-121, G-21, P-2581 Lot 9A - #99-012 (B. Wilkins)

Chairman Dashiell confirmed Dale Dashiell and Brock Parker from Parker and Associates (on behalf of the owner) were present. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins stated Parker and Associates, on behalf of the owner, has submitted a Final Comprehensive Development Plan for approval for construction of a Dollar General Store to be located in St. Albans Commons. The applicants propose to construct a new 10,707 sq. ft. 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. The total size of the parcel is 1.86 acres.

St. Albans Commons, which is part of the Village at Salisbury Lake was initially approved as a Planned Residential Development in the late 1990's. On November 19, 2020 the Commission reviewed and approved the Preliminary Comprehensive Development Plan for this project.

Staff recommends approval as submitted with the following three (3) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
2. Provide a detailed signage plan for approval by the Planning Commission; and
3. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Chairman Dashiell thanked Mr. Wilkins for his report, then addressed Mr. Parker. Mr. Dale Dashiell was asked if he would like to add anything, he had no comment.

Chairman Dashiell asked if Commissioners had any questions or comments to applicants or Staff. Chairman Dashiell had a question about landscaping, he thought the proposal presented an opportunity at the front of the store for

additional landscaping. Mr. Parker added there are additional plans to add a shade-producing tree. Dollar General doesn't like shrubbery in the front of the store. Mr. Parker suggested forfeiting a parking spot in the middle of parking area to add an additional planter. Then replace the lost space on the side of the building.

Upon a motion by Mr. Rogers, seconded by Dr. McNaughton, and carried unanimously, the Commission approved the Final Comprehensive Development Plan Approval – St. Albans Commons – Dollar General with the three (3) conditions noted in the Staff Report and added a fourth (4) condition of forfeiting a middle parking spot to allow for a planter and a shade-producing tree.

Chairman Dashiell stated the motion was approved.

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Wawa – John Deere Drive – John Deere Drive – Parcel 38 – Lots 11 & 12 – Mixed Use Non-Residential Zoning District – M-39, G-10, P-38, Lots 11 & 12, #18-016 (B. Wilkins)

Chairman Dashiell confirmed Mr. Brock Parker of Parker & Associates was present; he also confirmed no one else was present for this report. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins stated Parker and Associates, on behalf of the owner, has submitted a Preliminary Comprehensive Development Plan for the construction of a Wawa convenience store. The applicants propose to construct a 5,585 sq. ft. convenience store including gasoline pumps with a canopy and underground gasoline storage tanks. The total acreage of the parcel is 2.55 acres. The plan indicates 51 total parking spaces including four (4) handicap accessible spaces.

Salisbury City Council Resolutions 2875 and 2876 were passed in May of 2020 proposing the annexation and adopting a plan respectively. Also, Mr. Wilkins noted the City Zoning Code requires a Comprehensive Development Plan approval for this site.

Staff recommends approval as submitted with the following seven (7) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan;
2. Reduce parking or provide additional landscaping to comply with parking requirements;

3. Provide a detailed signage plan for approval by the Planning Commission;
4. Provide a detailed landscaping plan for review by the Salisbury Department of Infrastructure & Development;
5. Resubdivision to combine lots 11 & 12;
6. Provide Development Schedule, Community Impact Statement and Statements of Intent to Proceed and Financial Capability; and
7. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

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

Mr. Parker stated his client is seeking preliminary Comprehensive Development Plan approval and conditions mentioned by Mr. Wilkins are not objectionable and anticipated. In response to a meeting with the Maryland State Highway Administration (“SHA”), the southerly entrance on John Deere Dr. has been adjusted and pedestrian connectivity from the site to Shorebirds Stadium was requested. The project has received SHA engineering approval and wanted to bring this preliminary project to the Commission for input on location, layout and general concept.

Chairman Dashiell asked if Commissioners had any questions or comments regarding this preliminary plan.

After a brief discussion amongst Commissioners, Staff and representatives regarding parking spaces and landscaping, Chairman Dashiell clarified if parking was reduced then landscaping can be added.

In response to a question from Mr. Thomas about the proposed entrance, Mr. Parker mentioned SHA was concerned about the traffic at the entrance into Wawa from U.S. Route 50 eastbound. SHA has requested a full traffic study, which they will have completed.

Mr. Holloway suggested Mr. Parker request the State to install signage to direct people to the Wawa.

Chairman Dashiell asked if Commissioners had any additional questions or comments.

Upon a motion by Mr. Rogers, seconded by Mr. Heath, and carried unanimously, the Commission approved the Preliminary Comprehensive Development Plan Approval for a Wawa located on John Deere Drive with the seven (7) conditions contained in the Staff Report.

Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure stated the applicant is requesting a Certificate of Design and Site Plan Approval for Chesapeake Shipbuilding, which is located at 704-710 Fitzwater Street. The project will consist of a new production building and shop, as well as a new office building. The applicants propose two phases of construction for the project, which the first phase will be a 150 ft. x 50 ft., two-story office building (15,000 sq. ft.). The building materials will include a split-faced block foundation with metal walls and roof. Colors have not been provided, but it is expected that colors will be complimentary to the existing buildings located on the site. Building height will be approximately 28 ft. The second phase proposed includes a 340 ft. x 80 ft. production/assembly building for the fabrication of cruise ships. This building will be 75 ft. in height. A 7,500 sq. ft. (50 ft. x 150 ft.) covered staging/production area is proposed for the southwest side of the building. The production building will consist of metal siding and roof. At this time, no colors have been identified, but Staff expects the colors to be complimentary to other building colors.

Previous Certificates of Design and Site Plan Approval for other production/fabrication buildings occurred in January of 2007 and February 2013.

Staff recommends approval of the proposed project as submitted, and granting a Certificate of Design and Site Plan for Chesapeake Shipbuilding, subject to the following three (3) conditions:

1. This site shall be developed in accordance with the approved Site Plan and all requirements of the Salisbury Municipal Code. Minor plan adjustments that do not conflict with the Chesapeake Bay Critical Area requirements may be approved by the Director of the Department of Infrastructure and Development;
2. Eliminate the interior lot line between 704-710 Fitzwater Street, combining both properties into one (1) lot;
3. The project is subject to further review and approval by the City Department of Infrastructure and Development.

Mr. Eure stated there were no representatives for the applicant. Moreover, he has spoken with the engineering office and they have checked with Chesapeake Shipbuilding, which they are okay with re-subdividing the lots.

Chairman Dashiell asked if Commissioners had any additional questions or comments.

After a brief discussion amongst Commissioners and Staff concerning speeding on Fitzwater Street, the imposing height of the structure and color scheme, Chairman Dashiell said the colors must be consistent with the existing colors.

Upon a motion by Mr. Rogers, seconded by Mr. Heath, and carried unanimously, the Commission approved the Certificate of Design and Site Plan Approval – Chesapeake Shipbuilding subject to the three (3) conditions and adding a fourth condition to ensure the new buildings use the same color palette of the existing buildings.

Chairman Dashiell stated the motion was approved.

STAFF COMMENTS:

Mr. Hall thanked the Commissioners for adjusting their schedules to attend this meeting. He stated a work session about proposed legislation concerning open storage tanks containing agricultural products is forthcoming.

He shared Mr. Brian Soper and Ms. Melissa Cassimore have accepted positions with nearby local jurisdictions. He acknowledged their significant contributions to the Department and the Planning and Zoning Commission. We wish them the best. A new employee, who started this morning, is Ms. Janae Merchant; she comes to us from Wor-Wic Community College. Also, Ms. Cassie Dyson, a GIS intern and a student at Salisbury University, has joined us for this meeting.

Chairman Dashiell asked if Commissioners had any questions. He thanked Mr. Soper and Ms. Cassimore for their service and wished them the very best in the future.

The next Commission meeting will be on September 16th.

There being no further business, upon a motion by Mr. Rogers, seconded by Mr. Thomas and with all members voting in favor the Commission meeting was adjourned at 2:35 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



Janae Merchant, Recording Secretary