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WORKING SESSION MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in special session on December 9, 2021, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Mandel Copeland
Jack Heath
Joe Holloway
Jim Thomas

PLANNING STAFF:

Lori A. Carter, MBA, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Keith D. Hall, AICP, PZCD (virtually)
Janae Merchant, PZCD
Adam Gibson, GIS Analyst, PZCD

Paul Wilber, Wicomico County Department of Law
Laura Hay, City of Salisbury Department of Law

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

Chairman Dashiell welcomed everyone to the work session of the Salisbury-Wicomico County Planning and Zoning Commission. He addressed Mr. Hall and asked him to acclimate us from where we started to where we are today on the discussion of open top storage tanks.

Mr. Hall mentioned the purpose of today's meeting is to discuss the proposed text amendment of Chapter 225 Zoning of the Wicomico Codes. A few items under consideration to be discussed today are zoning districts, uses, roads, setbacks as well as special exceptions by the Board of Appeals. Mr. Hall proceeded by presenting the proposed text amendment submitted to the Commissioners at their September 16, 2021 work session.

In addition to the September 16th work session, we had a work session on October 18th to discuss these matters as well as a public hearing on October 21st. In addition, there was a thirty (30) day public review and comment period of the proposed legislation, which ended on October 29, 2021.

During the October 18 work session, there were several discussions around the proposed zoning districts. As proposed, it was the I-1, Heavy Industrial, and I-2, Light Industrial districts. At that meeting, Staff used maps to show the A-1 zoning district in comparison to the I-1 and I-2 zoning districts. Commissioners expressed concerns at the meeting regarding I-1 and I-2 zoning districts. These districts are in close proximity to designated growth areas, or in areas where we are concentrating on growth and development. There is also a limited area of potential sites because there is not a vast amount of land/parcels in the I-1 and I-2 districts. Also concerns were expressed about transporting this product to the farming areas and the cost of industrial zoned land.

Some of the opportunities moving forward with the A-1 Zoning District included the zone is not typically near growth areas, or densely populated residential areas or commercial corridors. Additionally, the adequate availability of sites, reduced travel distances because the use would be closer to the farms and the land is more affordable than the I-1 and I-2 districts.

After a discussion about road classification amongst Commissioners, Mr. Hall presented the five (5) decision points to review and discuss as part of the meeting.

1. Defining the use
2. Zoning district
3. Setbacks
4. Special exception by the Wicomico County Board of Appeals.
5. Property frontage - road classification system

He reiterated the role of the Commission compared to the County Council, which the Commission's duty is to make a recommendation and the Wicomico County Council's authority is modifying Chapter 225 via a legislative bill.

After an extensive dialogue amongst Commissioners and Staff, the following five (5) decision points were recommended by the Commissioners via consensus:

1. Use and definition – organic liquid fertilizer, storage - The storage of a State of Maryland approved soil amendment produced from poultry processing residuals processed via a dissolved air floatation treatment system.
2. Zoning District – Permitted in the Agricultural – Rural ("A-1") Zoning District;
3. Setbacks – Same as poultry
4. Special Exception – Required for the use. Exemption being temporary portable and mobile storage; and
5. Roads – No recommendation.

Chairman Dashiell addressed Mr. Wilber. Mr. Wilber asked what the will is of the Commission concerning the two existing tanks. Mr. Hall indicated the language proposed in the text amendment is standard. Mr. Wilber indicated this matter should be in the report to the County Council.

Chairman Dashiell thanked everyone for attending the work session. There being no further business, upon a motion by Mr. Heath, seconded by Mr. Thomas and with all members voting in favor the Commission work session meeting was adjourned.

The next regular Commission meeting will be on December 16th.

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

