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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on December 16, 2021, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Jim Thomas
Scott Rogers
Mandel Copeland
Joe Holloway
Jack Heath
Matt Drew

PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")
Brian Soper, City of Salisbury, DID
Brian Wilkins, City of Salisbury, DID
Marilyn Williams, Wicomico County Department of Planning, Zoning and Community Development ("PZCD")
Keith D. Hall, AICP, Wicomico County, PZCD
Lori A. Carter, MBA, Wicomico County, 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 started the meeting with sharing that Dr. James McNaughton's term on the Commission had expired and thanked him for his years of service. He proceeded with introducing the newest member of Planning and Zoning, Mr. Matt Drew, and shared his professional bio. Also, he acknowledged Mr. Mandel Copeland has been reconfirmed as a Planning and Zoning Commission member

for another 5-year term. Chairman Dashiell extended his appreciation to Mr. Copeland for his continuation to serve on the committee.

MINUTES: Chairman Dashiell noted there were two (2) sets of minutes brought forward for review and approval from the meeting of November 18, 2021 and the work session of December 9, 2021.

Chairman Dashiell requested a motion to approve the November 18th minutes. Upon a motion from Mr. Thomas, seconded by Mr. Rogers, with exception of Mr. Drew, who abstained from the vote because he was not at the meeting, all other members voted in favor and the November 18, 2021 minutes were **APPROVED** as submitted.

Chairman Dashiell requested a motion to approve the December 9th work session minutes. Upon a motion from Mr. Thomas, seconded by Mr. Holloway, with exception of Mr. Drew and Mr. Rogers, who abstained from the vote because they were not at the meeting, all members voted in favor and the December 9, 2021 minutes were **APPROVED** as submitted.

PRELIMINARY/FINAL PLAT – Minor Subdivision of the Lands of John L. and Nancy J. Flaig – 9494 Athol Road – Town Transition Zoning District, Paleo Channel Overlay, Critical Areas – M-8, G-24, P-167 (M. Williams)

Chairman Dashiell acknowledged Ms. Williams and asked her to present the Staff Report. The Flaig's were not present at the meeting.

The proposal is for the creation of a single lot from Parcel 167, which is 22-acres in size. Parcel 167 was created when a 44-acre farm was divided into equal portions in 1984. The other 22-acre parcel became the 7-lot subdivision known as Barren Creek Estates.

The single lot would be the 8th lot from the parent parcel that was in place at the regulatory date of 1968; therefore, it requires Planning Commission approval. The new lot is proposed at 3.278 acres, and will be used for the Flaig's daughter to build a house. A small portion of the new lot lies within the Chesapeake Bay Critical Areas, which only that small area will have to meet the Critical Areas regulations.

The Planning Staff recommends approval of the subdivision as proposed with the following four (4) conditions:

1. The Final Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.

2. Health Department approval is required prior to the recordation of the Subdivision Plat.
3. A Declaration of Intent for an Immediate Family Transfer is required to comply with the Forest Conservation regulations.
4. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

The plat meets County regulations and the larger size of 3.278 acres is consistent with other lots in the immediate area. The lots in the adjoining Barren Creek Estates range in size from 2.92 to 4.58 acres.

Chairman Dashiell inquired if the Commissioners had any questions or comments. Mr. Holloway inquired if there will be any other lots available from the 22 acres. Ms. Williams confirmed other lots are available and mentioned this property is in Town Transition Zoning District. Mr. Drew asked why the 2nd review area is outside of the parcel. Ms. Williams stated it was for a replacement of an existing house owned by the Flaig's. The area is not for the lot being created.

Hearing no further questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Upon a motion by Mr. Rogers to approve the Subdivision for the Flaig's as presented in accordance with the four (4) conditions presented in the Staff report, seconded by Mr. Holloway, and carried unanimously, the Commission approved the preliminary / final subdivision plat.

Chairman Dashiell stated the motion was **APPROVED**.

PRELIMINARY/FINAL PLAT – The Village Down River Growth Allocation Plan Sheet 3 Revision – Riverside Drive – R-20 Zoning District, Critical Areas – M-47, G-8, P-665 (M. Williams)

Chairman Dashiell acknowledged Ms. Williams and asked her to present the Staff Report.

The Planning & Zoning and Public Works Engineering staff have been working with the Critical Areas Commission, the original developer Steve Pusey, and the Village Down River Homeowners Association President to revise Sheet 3 of the Growth Allocation Plan for this condominium development. Sheet 3 provides details for the allowance of impervious surfaces on the individual units. No other pages of the Condominium Plat or the Growth Allocation Plan are being revised at this time.

Village Down River is located within two different Critical Areas designations – Intensely Developed Area ("IDA") and Limited Development Area ("LDA"). The

revised Sheet 3 proposes an increase in the allowed impervious area within the IDA, while reducing the amount of allowed impervious area within the LDA.

The Planning Staff recommends approval of the revised Sheet 3 of the Growth Allocation Plan as presented with the following three (3) conditions:

1. The Final Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Critical Areas Commission approval is required prior to recordation of Sheet 3.
3. Signatures of the developer and the HOA president – as the designated representative for the unit owners – are required.

The Revised Sheet 3 clarifies the amount of impervious surfaces allowed on each unit and provides adequate building footprints for each of the undeveloped units.

Chairman Dashiell inquired if the Commissioners had any questions or comments. Mr. Drew asked how the change is being communicated to the existing homeowners. Ms. Williams said the homeowners have been very involved in the process.

Hearing no further questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Upon a motion by Mr. Rogers to approve the Revised Sheet 3 for the Village Down River as proposed with the three (3) conditions presented in the Staff report, seconded by Mr. Thomas, and carried unanimously, the Commission approved the revised Growth Allocation Plan – Sheet 3 for the Village Down River Plat.

Chairman Dashiell stated the motion was **APPROVED**.

PRELIMINARY REVISED COMPREHENSIVE DEVELOPMENT PLAN – DHB Development LLC – Heritage, Pemberton Dr & Culver Rd – R-8A Residential – #90-004, M-37, G-18, P-144 (B. Wilkins)

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

Parker and Associates has submitted a written request and a Site Plan with typical lot details, building elevations and floor plans for construction of 127 single family dwellings and 179 townhouses (306 units total). This is a redesign of a previously approved plan, which was originally established with multiple phases and with a mixture of townhouses and apartments. If approved, this proposal will considerably decrease the project's residential density.

The applicants propose to construct this project with new public water, sewer, streets, sidewalks and street lighting. The total acreage of the site is 55.31 acres. The site originally received Comprehensive Development Plan approval from the Planning Commission in November 2003 and has undergone various modifications and revisions over the years. The last approved revision occurred in June 2010.

Staff review comments for the Comprehensive Development Plan were presented. These included the Site Plan, Building Elevations, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, and Forest Conservation Program.

Planning concerns include a previously approved subdivision plat was recorded and right-of-way streets were dedicated. The proposed plat has a slightly different layout. Therefore we would need those items extinguished prior to the new subdivision plat.

Planning Staff recommends approval of the Revised Preliminary Comprehensive Development Plan for Heritage with the following eight (8) 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 (DID). Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan.
2. Provide a detailed signage plan for approval by the Planning Commission prior to issuance of any building permits.
3. Provide development schedule.
4. Provide refuse disposal locations (screened on three sides).
5. Provide Resubdivision plat for Salisbury DID approval to extinguish existing rights-of-way and easements.
6. Provide preliminary subdivision plat for Planning Commission approval (City Code ref. 16.12.010).
7. The project shall comply with all requirements of the Forest Conservation Act.
8. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Mr. Brock Parker, Parker and Associates, stated the developer has decided to go in a different direction than what was previously approved. As proposed new townhomes will be developed around the existing townhomes. The newly developed area will be constructed in one (1) phase using the existing stormwater system, which was constructed to support the entire project. Access

will be provided through the existing entrance on Pemberton Dr. and a second entrance will align with the entrance to Pecan Square. The setbacks in front of the townhomes will allow for a vehicle to park in the driveway and one (1) in the garage. The homes without a garage will have double-wide driveways.

Chairman Dashiell inquired if Commissioners had any questions or comments. Mr. Heath mentioned the Community Impact Statement was waived based on the layout in 2003 and inquired if the change in road alignment will have any effect on the original waiver of the Community Impact Statement. Mr. Parker believes the community impact would be reduced with the new plan and requested that it be waived for this project as well. He shared the exit for the development will not affect the existing traffic light. Chairman Dashiell received confirmation from Mr. Wilkins the building setbacks are in compliance with the current code requirements. Chairman Dashiell mentioned the importance to consider a good landscaping plan for the number of units being built. Mr. Holloway asked if the single-family homes and the townhomes will be built at the same time. Mr. Parker mentioned they are being built in one phase.

Chairman Dashiell asked the project developer Mr. Jason Malone to introduce himself and asked if he would like to add any comments. Mr. Malone had no comments.

Hearing no further questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Upon a motion by Mr. Rogers to approve the Preliminary Revised Comprehensive Development Plan for Heritage in accordance with the eight (8) conditions presented in the Staff report and adding number 9 (nine), waiving the requirement for the submission of the Community Impact Statement, Statement of Intent to Proceed and Financial Capability, seconded by Mr. Heath, and carried unanimously, the Commission approved the revised preliminary comprehensive development plan for Heritage.

Chairman Dashiell stated the motion was **APPROVED**.

REVISED CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – CHESAPEAKE SHIPBUILDING – 704-710 Fitzwater Street – Riverfront Redevelopment #2 Zoning District - #21-1217, M-106, G-20 and 21, P-1113 and 1110 (H. Eure)

Chairman Dashiell welcomed Mr. Eure and asked Mr. Joe Silva to introduce himself. Mr. Silva is the engineer for George, Miles & Buhr, LLC ("GMB") and is working on the office building project for Chesapeake Shipbuilding, which is located on Fitzwater Street. Chairman Dashiell asked Mr. Eure to present the Staff Report.

The request is for a Revised Certificate of Design and Site Plan Approval for the office building at the Chesapeake Shipbuilding site, which is located at 710 Fitzwater Street. The project will consist of a new production building and shop, as well as a new office building.

The project was originally heard by the Planning Commission on August 12, 2021. The revision under current consideration is limited to only the office building.

The improved site, with numerous existing buildings, is located within the Riverfront Redevelopment #2 Zoning District and consists of two (2) lots totaling approximately 13.5 acres in size. It is located in the Intensely Develop Area ("IDA") of the Chesapeake Bay Critical Areas Program. Both properties have frontage and access along Fitzwater Street. The proposed office building will be located entirely on the 710 Fitzwater Street property. (The site is being re-subdivided into one (1) lot as required by the regulations.)

Neighboring properties along the south side of Fitzwater Street include Cato Oil, River's Edge Apartments, and the Salisbury Marina. The Wicomico River borders these sites along its south property line. Properties on the north side of Fitzwater Street are located in the R-5 Residential Zoning District, and primarily consist of single-family homes.

The applicants propose to revise the first phase of construction by reducing the 150 ft. x 50 ft., two-story office building to a 130 ft. x 40 ft. building. The building materials have been changed from a split-faced block foundation, with metal walls and roof to a building with all metal cladding along the north wall facing Fitzwater Street with a standard block foundation along the south wall. Colors have not been submitted, but it is expected the colors will be complimentary to the existing buildings located on the site. Building height will remain at approximately 28 ft., roof accents have been eliminated from the south side of the building, and reduced in size along the north wall. In addition, the office building will be moved from the originally approved location on the east side to the west side of the production building.

The Code requires front setbacks for the proposed buildings to be consistent with the existing buildings. Setbacks from the Wicomico River and interior lot lines shall be at least 10 ft. The proposed relocation for the office building is compliant with the required setbacks.

Chesapeake Shipbuilding is an existing established industrial manufacturing use. Parking for industrial uses requires one (1) space for each two (2) employees on the largest shift, plus one (1) space for each business vehicle. The proposed site plan depicts 310 spaces for the site; whereas, the minimum requirement is 225 spaces. The previous approval indicated 296 spaces would be provided. The additional 14 spaces will allow for the business to increase the amount of

employees in the future. The proposed relocation of the office building will place the building closer to the campus' primary parking field.

The site is located entirely within the IDA designation of the Chesapeake Bay Critical Areas; therefore, the Applicant must obtain a Certificate of Compliance prior to construction.

Planning Staff finds no difficulty with the proposed relocation of the office building. The revised architectural changes are minor in nature. The Planning Staff recommends approval of the relocated office, and granting of a Revised Certificate of Design and Site Plan for Chesapeake Shipbuilding.

Chairman Dashiell inquired if Commissioners had any questions or comments. Hearing no comments, Chairman Dashiell mentioned the new drawings are not as attractive as those presented in August. Mr. Silva said the removal of gables is on the south side (river side) so the look from the street will be the same as the previous rendering. Chairman Dashiell inquired about the colors being used on the new office building. Aesthetically, there is not a lot that can be done to the buildings because they are so tall. Chairman Dashiell mentioned the architectural design of the original plan (Attachment 8) was more interesting and aesthetically pleasing. Mr. Silva indicated the reason for the changes are due to funding and the office building changes presented today are not as attractive as the previous submittal. Mr. Silva has agreed to share Chairman Dashiell's comments and concerns to his client in hopes of improving the aesthetics of the building. Chairman Dashiell stated Chesapeake Shipbuilding is an important facility and an incredible asset for our City and County.

Chairman Dashiell inquired if the color(s) could be provided as part of this review. Mr. Silva responded that he will look into the matter. Chairman Dashiell emphasized the importance to know the colors for the proposed office building to ensure compatibility to the existing structures on the site. Mr. Heath shared that the Staff report states the colors are expected to be complimentary to the existing color scheme. He added the outside appearance of the new office building will have more of a resemblance to the production building. Mr. Silva responded that Mr. Heath's statement was accurate.

Mr. Rogers inquired if the Commission could approve the proposal on the condition the exterior design of the new building address some of the expressed concerns. He concurs that the previous design was more attractive and would like some of the designs carried over to the new building.

Mr. Eure offered the option to table the request to provide adequate time for the Applicant's to return with specifics on colors and a revision consistent with a compromise between Attachments 4 and 8.

Mr. Rogers entered a motion to approve the granting of a Revised Certificate of Design and Site Plan Approval for the relocation of the Chesapeake Shipbuilding Office Building. The Commission will **TABLE** the architectural treatments of the building to such time when more information can be presented for review, seconded by Mr. Heath, with the exception of Mr. Thomas, who abstained from the vote because of his prior interactions with the company, all Commissioners voted in favor of the motion.

Chairman Dashiell stated the motion was **APPROVED**.

REVISED SIGN PLAN – TARGET – 125 E. North Pointe Drive – General Commercial Zoning District – #21-1158, M-29, G-6, P-78, Lot-4 (H. Eure)

Chairman Dashiell welcomed Mr. Eure and asked Mr. Jeff Smith to introduce himself to the Commission members. Mr. Smith is from Kimley-Horn Consultants and is representing the Applicant. Chairman Dashiell asked Mr. Eure to present the Staff Report.

The applicant proposes to install a 77.25 sq. ft. "Drive-Up" wall sign and logo on the front of the existing Target building. The purpose of the sign is to advertise Target's contactless pickup service for online shoppers.

The proposed sign will bring a total of five (5) signs to the front of the building. The sign will be placed where the existing CVS Pharmacy sign is located. The existing CVS sign will be relocated to the southern end of the front of the building. All signs are proportionate to the size of the building.

The proposed sign provides a visual clue to help guide motorists to the designated parking area for contactless pick up service. The Planning Staff recommends approval for the Revised Sign Plan for the "Drive Up" wall sign as submitted.

Chairman Dashiell sought clarification for placement of the CVS Pharmacy sign. Mr. Smith indicated it will be relocated to the south end of the front of the building (while facing the front of the store, on the right side of the building towards the Target logo).

Chairman Dashiell inquired if Commissioners had any questions or comments. Hearing no questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Upon a motion by Mr. Rogers to approve the Revised Sign Plan for the addition of a 77.25 sq. ft. "Drive Up" wall sign for Target as submitted, seconded by Mr. Holloway, and carried unanimously, the Commission approved the Revised Sign Plan.

Chairman Dashiell stated the motion was **APPROVED**.

ZONING RECOMMENDATION FOR ANNEXATION – Safford Kia Annexation – 1911 N. Salisbury Blvd. – M-29, G-23, P-17, Block-B, Lots-1 and 7 (H. Eure)

Chairman Dashiell welcomed Mr. Eure and asked the participants to introduce themselves to the Commission members. Dwight Ellis, project manager from Stafford Automotive Group, James Smith, AWB Engineers and Katie Maxwell were present to respond to questions. Mr. Eure presented the Staff Report.

The request was advanced by the City Administration to obtain a zoning district recommendation from the Commission for the proposed annexation of Stafford Kia, which is located at 1911 North Salisbury Boulevard. The properties are located on the east side of U.S. Route 13 between Pine Way and Maple Way. See Attachment 1. The combined area of both lots totals 111,000 sq. ft. See Attachments 2 and 3.

The proposed annexation area consists of two (2) lots on one (1) parcel. Lot 1 is unimproved and, Lot 7 is improved with a 3,600 sq. ft. warehouse constructed in 1950.

Mr. Eure presented the Zoning Analysis, which included the Existing Zoning District, adopted Wicomico County Comprehensive Plan, and Maryland Law for zoning of annexed areas. Also, the Development Scenario information about the proposed use, access, configuration and design, and estimated development impacts were presented to the Commission members. The proposed redevelopment will consist of an automobile sales and service facility that will utilize both lots. See Attachments 6 – 8. The site will have multiple access points from U.S. Rt. 13, Pine Way and Maple Way. This site will be developed with retail sales and service use.

The adopted Salisbury Comprehensive Plan designates nearby areas along U.S. Rt. 13 as Commercial land use and the proposed use and requested zoning district classification of General Commercial and is consistent with the zoning of for adjoining city parcels.

Staff recommends the Planning Commission forward a favorable recommendation to the Mayor and City Council for the subject properties to be zoned Mixed Use Non-Residential upon annexation with the following conditions:

1. The lots shall be consolidated into one (1) lot.
2. A Comprehensive Development Plan shall be approved by the Salisbury -Wicomico County Planning and Zoning Commission prior to site improvements.

Mr. Ellis indicated the purpose of this change is to build a new modern, state of the art Kia dealership. Mr. Smith mentioned all the stormwater will tie into the existing underground system.

Chairman Dashiell inquired if Commissioners had any questions or comments. Mr. Thomas asked what would happen with the existing building. Mr. Ellis said the existing building would be demolished and become a paved lot.

Hearing no further questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Mr. Rogers made a motion to forward a favorable recommendation to the Mayor and City Council for 1911 North Salisbury Blvd. to be zoned Mixed-Use Non-Residential upon annexation subject to the two (2) conditions in the Staff Report, seconded by Mr. Thomas, and carried unanimously with the exception of Mr. Drew's, the Commission approved the Plan.

Chairman Dashiell stated the motion was **APPROVED**.

WICOMICO COUNTY ZONING CODE, CHAPTER 225, PROPOSED TEXT AMENDMENT – Planning Director's Report

Chairman Dashiell addressed Mr. Hall and turned this portion of the meeting over to him.

1. Mr. Hall provided an overview of the activities and decisions from the Planning and Zoning Commission work session on December 9th. Major highlights included the following five (5) decision points: **Establishing and Defining a new use**, to be included in Chapter 225 of the Wicomico County Zoning Code
2. **Assigning a zoning district**, what zoning district will the use be allowed
3. **Role of the Board of Appeals**, will the use require a Special Exception from the Board or Appeals or be permitted by right
4. **Setbacks** for said use
5. **Property Frontage** for said use, should there be road designation for the property frontage for where this use could be located

The Zoning Code in Chapter 225-20 outlines the process of the Commission when looking at any potential amendments, conflicts, mediation with other laws. It establishes the process for the Commission to make text amendments recommendations to Chapter 225 – Zoning. The mechanism to advance all proposed text amendments to the County Council is via a Planning Director's report. Inclusion of the Report into the meeting briefing book and agenda, as well as presenting at this meeting satisfies the requirement of being entered in the

Commission's record. Once the Planning Director's Report has been entered into the Commission's record, the Commission shall render its recommendation to the County Council within sixty (60) days. At which time, the recommendations go back to the County Council for their review and consideration. The Planning Director's Report contains four major parts:

1. Text Amendment Recommendations;
2. Consistency with the adopted 2017 Wicomico County Comprehensive Plan and Chapter 225 - Zoning Code;
3. County Legal Department's advisory opinion; and
4. All the written comments received during the 30-day public review and comment period prior to any consideration by this Commission.

Ms. Carter provided an overview of the relationship of the proposed change to Wicomico County Code, Chapter 225 Zoning, and the adopted 2017 Wicomico County Comprehensive Plan. As presented, the proposed text amendment is consistent with the general purpose and intent of Chapter 225-Zoning Code and is consistent with goals, objectives, or implementation strategies contained in the adopted Plan.

Mr. Wilbur provided an advisory opinion from the County Law Department. To ensure consistency with the Maryland Department of Agriculture terminology, Mr. Wilber recommended wherever "liquid organic fertilizer, storage" is located in the proposed text amendment, it should read "liquid organic fertilizer or soil amendment, storage."

Mr. Hall presented the decision points in which consensus of the Commission members was achieved at the December 9th work session

1. **Use and Definition:** the use is "Liquid Organic Fertilizer or Soil Amendment, Storage." The definition is "The storage of the State of Maryland approved fertilizer or soil amendment produced from poultry processing residuals via a dissolved air flotation process. Temporary portable and or mobile storage is exempt and requires approval of the Planning Director or his or her designee."
2. **Zoning:** Use limited to the A-1 Zoning District, also known as the Agricultural-Rural Zoning District.
3. **Wicomico of Board of Appeals:** Use requires a Special Exception from the Wicomico County Board of Appeals. This is regardless of storage capacity or container type. The exception being temporary and mobile storage.
4. **Setbacks:**
 - a. There shall be a minimum two-hundred-foot setback from all property lines.
 - b. There shall be a minimum four-hundred-foot setback from any residential dwelling not located on the same parcel or parcels under common ownership or lease, as well as any school, place of religious assembly, nursing home, day-care center,

manufactured home park, subdivision of 10 or more homes, or an approved Health Department septic system location to serve any of the above.

5. **Collector Road:** No recommendation.

Mr. Hall added the Report contained the language that an open top storage tank erected prior to the enactment of this legislation, pursuant to a permit by the County, may continue as a Nonconforming Use in its Current Location Regardless of the Zoning District.

Mr. Hall asked if there were any questions or comments from the Commissioners and proceeded to explain the next steps, which is for the Commission to vote on advancing the proposed recommendations. Contingent upon a favorable recommendation to forward to the County Council, Mr. Wilber will package the recommendations in a legislative format prior to being advanced to the County Council.

Chairman Dashiell asked if there were no additional comments or questions before taking the vote. There were no questions or comments by the Commissioners. Chairman Dashiell asked Mr. Rogers to assist with the motion.

Mr. Rogers made a motion to approve the advancement to the County Council the proposed legislation contained in the Planning Director's report presented to us at the December 16, 2021 meeting with the following revisions, modify the use and definition to "Liquid Organic Fertilizer or Soil Amendment, Storage – the storage of the State of Maryland approved soil amendment or fertilizer produced from poultry processing residuals via a dissolved air flotation process. Temporary portable and or mobile storage is exempt and requires approval of the Planning Director or his or her designee." The motion was seconded by Mr. Holloway, and carried unanimously, the Commission approved the advancement of the proposed legislation – text amendment to Chapter 225 Zoning.

Chairman Dashiell stated the motion was **APPROVED**.

Upon a motion by Mr. Rogers to adjourn and seconded by Mr. Thomas, and carried unanimously, the Commission meeting was adjourned.

The next regular Commission meeting will be on January 20, 2022.

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 and Zoning, and Community Development Office.



Charles "Chip" Dashiell, Chairman



Keith D. Hall, AICP, Secretary



Jahae Merchant, Recording Secretary