



RANDY TAYLOR  
MAYOR

ANDY KITZROW  
CITY ADMINISTRATOR

# 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



JULIE M. GIORDANO  
COUNTY EXECUTIVE

BUNKY LUFFMAN  
DIRECTOR OF ADMINISTRATION

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## MINUTES

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The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on December 21, 2023, in Room 301, Council Chambers, Government Office Building with the following persons participating:

**COMMISSION MEMBERS:**

Charles "Chip" Dashiell, Chairman  
Daniel Moreno-Holt  
Matt Drew  
Mandel Copeland  
Joe Holloway  
D'Shawn Doughty

**PLANNING STAFF:**

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")  
Brian Soper, City of Salisbury, DID  
Amanda Rodriguez, City of Salisbury DID  
Lori A. Carter, MBA, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")  
Marilyn Williams, Land Development Coordinator, PZCD  
Janae Merchant, Recording Secretary, PZCD  
  
Laura Ryan, City of Salisbury, Department of Law  
Andrew Illuminati, Wicomico County, Department of Law

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

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**Announcement: Chairman Dashiell**

Chairman Dashiell welcomed two (2) new members to the Planning Commission, D'Shawn Doughty and Daniel Moreno-Holt. Mr. Doughty studied business management at Salisbury University and began his career in finance with Bank of America. He recently became a development manager at Green Street Housing, an affordable housing real estate developer. He has been involved in several nonprofits in the area. He was the first African-American president of the Salisbury Jaycees. He also serves as kindness Commissioner for the City of Salisbury and on the Executive Board of Directors for Junior Achievement of the Eastern Shore. Recently he was elected to serve the second district of

Salisbury as City Councilman and presently serves as President of the Salisbury City Council.

Mr. Marino-Holt is a licensed architect with over 15 years of experience in the profession. He also owns and operates Design Matters LLC, an architectural firm based in Salisbury. He holds two master's degrees from the University of Maryland in Architecture and Real Estate Development as well as an urban design certificate.

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**MINUTES:** The November 16, 2023 minutes were brought forward for approval. Mr. Matt Drew submitted a motion to approve, seconded by Mr. Joe Holloway and duly carried. The minutes from the November 16, 2023 meeting were **APPROVED** as submitted.

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**PUBLIC MEETING - FINAL SUBDIVISION PLAT APPROVAL – STEEPLECHASE, SECTION 8 – Messick Home Improvements, Inc., represented by Donnie Messick – Equestrian Drive, Pemberton Drive, Crooked Oak Lane – R-20 Residential – M. 0037, G. 0021, P. 0348 – (M. Williams)**

Ms. Marilyn Williams was joined at the table by Mr. Donnie Messick (Messick Builders). Ms. Williams presented the Staff Report.

Section 8 of the Steeplechase subdivision proposed 27 new lots for on-site septic and community water. The total area of lot development is 16.249 acres for an average lot size of 26,215 sq. ft. All lots will be accessed by interior roads, and direct access is denied to Crooked Oak Lane and Pemberton Drive.

The Planning Staff recommended approval of the Final Plat for Steeplechase Section 8 subject to the six (6) conditions listed below.

1. The Final Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department signature on Final Plat prior to recordation.
3. All lots will become members of the Steeplechase Homeowners Association and a revised Declaration of Covenants and Restrictions adding this new section to the Association must be recorded in the Land Records prior to the recordation of the Final Plat.
4. A deed conveying the newly constructed roads must be prepared prior to the recordation of the Final Plat.
5. A cluster mailbox pad with adequate access is to be constructed outside of all easement areas and in accordance with U.S. Postal Service requirements, or, a letter from the local USPS office confirming individual mail delivery is required prior to the recordation of the Final Plat.
6. This approval is subject to further review and approval and conditions imposed by the Departments of Planning and Zoning and Public Works.

As there were no comments, Chairman Dashiell requested a motion to approve the Final Plat for Steeplechase Section 8 subject to the six (6) conditions that are listed in the Staff Report. Mr. Drew entered a motion to approve then it was seconded by Mr. Mandel Copeland and duly carried,

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

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**REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – VERNON POWELL PHASE II – Eastdale Enterprises, LLC, rep. by Parker and Associates – 2401 E Naylor Mill Road – Naylor Mill Road & N Mall Drive – General Commercial Zoning District – M-0119, G-0011, P-0240 - #23-029 (A. Rodriquez)**

Ms. Amanda Rodriquez was joined by Mr. Brock Parker (Parker and Associates), and Mr. Joseph Wright (Eastdale Enterprises and Vernon Powell Company). Ms. Rodriquez presented the Staff Report.

The applicant proposed to expand the existing Vernon Powell Shopping Center by an additional 24,600 sq. ft. of retail space and 9,600 sq. ft. of warehouse space.

Staff presented the Comprehensive Development Plan Review consisting of 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, Transportation, Streets, and Pedestrians.

The Planning Staff recommends approval of the Revised final Comprehensive Development Plan for Vernon Powell Phase II subject to the seven (7) conditions listed below.

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval and the standards set forth for shopping centers in CH 17.212 of the Zoning Code.
2. Provide a final Landscaping and Lighting Plan with specifications, including the increase in landscaping as required by Ch 17.196.020 for approval by City Staff.
3. Submit a Sign Plan for additional signage not previously approved in 2006 that meets all standards set forth in Ch 17.216 of the Zoning Code for approval by the Planning Commission.
4. Provide a specific Development Schedule.
5. Provide a Trip Calculation to the Salisbury DID for future intersection improvements.
6. Include the calculated number of bicycle parking spaces as required by Code.
7. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Wright provided historical information on where the Vernon Powell Shoe Company began with his great-grandfather and how it progressed with his father and is now under his direction. The business has had significant growth over the years and they require additional storage and leasing space.

Mr. Parker spoke about the additional ten (10) parking spaces and requested a waiver to allow them.

Mr. Drew asked if storing tractors and trucks in the warehouse would require any special accommodations. Mr. Wright responded stating the process they are currently following would not change with the new buildings. Mr. Drew also inquired about fire protection for the new buildings, and if they would have an automatic sprinkler system. Mr. Parker added they would take utilities to both rear buildings.

As there were no additional comments, Chairman Dashiell requested a motion to approve the Revised Final Comprehensive Development Plan for Vernon Powell Company Phase II subject to the seven (7) conditions mentioned in the Staff Report which will include a waiver of the parking requirement and thereby require additional Landscaping. Mr. Holloway entered a motion to approve

then it was seconded by Mr. D'Shawn Doughty and duly carried,

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

**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – WESTWOOD COMMERCE PARK NORTH 50 – Parker & Associates Inc. for St. John Properties – Southeast Corner of N. West Road & Naylor Mill Road – Planned Development District #2 – Westwood Commerce Park – M-0029, G-0007, P-0091 - 202301507 (H. Eure)**

Mr. Henry Eure and Mr. Parker were joined at the table by Mr. Andrew Roud (from St. John Properties) and Mr. Matthew Destino (St. John Properties). Mr. Eure presented the Staff Report.

Parker and Associates, on behalf of the owner, submitted a request for the construction of eight (8) single-story Flex/R&D buildings ranging from 26,320 sq. ft. to 48,120 sq. ft. on the 36.17-acre lot. Two (2) 8,125 sq. ft. retail-type buildings with drive-thru windows were also proposed, along with delivery vehicle storage and employee parking.

Staff presented the Comprehensive Development Plan Review. These included a 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, Forest Conversation Program, Traffic and Paleochannel Protection District.

Staff recommended approval of the Preliminary Comprehensive Development Plan and Paleochannel Protection District for the Westwood Commerce Park North 50 subject to the six (6) conditions listed below.

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 DID.
2. The Final Site/Landscaping Plan shall display dumpster locations and screening.
3. Provide a minimum of two (2) bicycle parking spaces at each retail building.
4. Provide a detailed Sign Plan for approval by the Planning Commission prior to issuance of sign permits.
5. Provide a Development Schedule, Community Impact Statement, and Statements of Intent to Proceed and Financial Capability.
6. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Roud provided background information on St. John Properties and the proposed development for the two (2) new Commissioners.

Chairman Dashiell thanked Mr. Roud and Mr. Destino for their presentation and for the invitation to view their buildings in person.

As there were no additional comments, Chairman Dashiell requested a motion to approve the Preliminary Comprehensive Development Plan and Paleochannel Protection District for the Westwood Commerce Park North 50 subject to the six (6) conditions mentioned in the Staff Report and added a seventh that stated: "Subject to the requirement of a Traffic Impact Statement." Mr. Holloway entered



a motion to approve then it was seconded by Mr. Doughty and duly carried.

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

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**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – WESTWOOD COMMERCE PARK SOUTH 50 – Parker & Associates Inc. for St. John Properties – East Side of Ed Taylor Drive and South of US RT. 50 Bypass – Planned Development District #2 – Westwood Commerce Park – M-0029, G-0013, P-0530 - 202301508 (H. Eure)**

Mr. Eure, Mr. Parker, Mr. Roud, and Mr. Destino remained at the table. Mr. Eure presented the Staff Report.

Parker and Associates, on behalf of the owner, submitted a request for the construction of four (4) single-story Flex/R&D buildings ranging from 42,120 sq. ft. to 51,120 sq. ft. on the 17.3-acre lot. Also proposed were onsite delivery vehicle storage and employee parking.

Staff presented the Comprehensive Development Plan Review. These included a 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, Forest Conversation Program, Traffic and Paleochannel Protection District.

Staff recommended approval of the Preliminary Comprehensive Development Plan and Paleochannel Protection District for the Westwood Commerce Park subject to the five (5) conditions listed below.

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 DID.
2. The final site/landscaping plan shall display dumpster locations and screening.
3. Provide a detailed Sign Plan for approval by the Planning Commission prior to issuance of sign permits.
4. Provide a Development Schedule, Community Impact Statement, and Statements of Intent to Proceed and Financial Capability.
5. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

As there were no comments, Chairman Dashiell requested a motion to approve the Preliminary Comprehensive Development Plan and Paleochannel Protection District for the Westwood Commerce Park South 50 subject to the five (5) conditions according to the Staff Report and added a six that stated: "Subject to the requirement of a Traffic Impact Study.". Mr. Drew entered a motion to approve then it was seconded by Mr. Daniel Moreno-Holt and duly carried.

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

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**REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – STARBUCKS – Solutions Integrated Planning, Engineering and Management, LLC for Oak Ridge Baptist Church – Gateway Crossing Shopping Center – Tilghman Road – Regional Commercial Zoning District – M-0110, G-0016, P-4491, Lot 5 - 202301506 (H. Eure)**

Mr. Eure was joined by Mr. Mark Reynolds (Oak Ridge Baptist Church), and Mr. John McClellan (SVN-Miller Commercial Real Estate). Mr. Eure presented the Staff Report.

Solutions Integrated Planning, Engineering and Management LLC, on behalf of Oak Ridge Baptist Church, proposed to construct a 2,700 sq. ft., single-story restaurant/coffeehouse on the 1.29-acre lot. Also proposed was a drive-thru lane and customer/employee parking.

Staff presented the Comprehensive Development Plan Review. These included 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, Forest Conversation Program, and Traffic.

Staff recommended approval of the Final Comprehensive Development Plan and Wellhead Protection for Starbucks subject to the three (3) conditions listed below.

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 DID.
2. Provide a detailed Sign Plan for approval by the Planning Commission prior to issuance of sign permits.
3. This approval is subject to further review and approval by the Salisbury DID and the Salisbury Fire Department.

Mr. McClellan offered his thoughts on the positive effects Starbucks will have on the shopping center. It will help alleviate the ocean of asphalt, over 1200 parking spaces, for what was at one time about 180,000 sq. ft. so it was over-parked. He added he hopes it will alleviate a traffic backup at the Dunkin Donuts across the street.

Mr. Reynolds said he appreciated all the support and it is great to see this shopping center get some life back in it between the Junior Achievement, Oak Ridge's addition, and now this is just a symbol of what people recognize on that part of Salisbury.

Mr. Holloway mentioned his concern with the two (2) entrances off Tilghman Road because there are currently backups in that area around lunchtime, it is a bad intersection. Mr. Eure believes this will be taken into consideration by both the State and the City's traffic expert. Chairman Dashiell clarified this topic would be resolved before issuing any permits.

As there were no additional comments, Chairman Dashiell requested a motion to approve the Final Comprehensive Development Plan and Wellhead Protection for Starbucks subject to the three (3) conditions listed in the Staff Report. Mr. Doughty entered a motion to approve then it was seconded by Mr. Holloway and duly carried.

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

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Chairman Dashiell took a moment to welcome the County Executive, Julie Giordano, and the County Administrator, Bunky Luffman. He thanked them for joining the meeting today.



Chairman Dashiell also addressed Mr. Scott Rogers as he was leaving the meeting. Mr. Rogers had served on the Planning Commission for seventeen (17) years.

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**PRELIMINARY COMPREHENSIVE SITE PLAN APPROVAL – TIDALHEALTH COMMUNITY CLINIC – TidalHealth Peninsula Regional Inc, rep. by Becker Morgan Group – 805 E Church St – R-5A Residential District – M-0108, G-0003, P-1848 - #23-022 (B. Soper)**

Mr. Brian Soper was joined by Ms. Simona Eng (Internist with TidalHealth and Associate Vice President of Medical Education), Mr. Palmer Gillis (Gillis-Gilkerson), and Mr. Kevin Parsons (Becker Morgan Group). Mr. Soper presented the Staff Report.

Becker Morgan Group, on behalf of TidalHealth, proposed to construct a 16,846 sq. ft. residential community clinic as defined in the Text Amendment adopted via Ordinance No. 2821. They requested approval for the use to be permitted as a special exception; however, the Special Exception must be granted by the Board of Appeals before Final approval by the Planning Commission.

Staff presented the Comprehensive Site Plan Review. These included Parking, Refuse Disposal, Building Setbacks/Spacing, Fire Service, Landscaping, Building Elevations, Stormwater Management, Forest Conservation Program, Transportation, Streets, and Pedestrians.

Mr. Soper added the community clinic will increase healthcare access to neighborhood residents who may have sought access via the hospital or not at all. The community benefits are not just limited to medical access as the facility will also serve as a meeting space for counseling, education, and other community wellness activities and outreach.

Staff recommended approval of the Preliminary Comprehensive Site Plan subject to the five (5) conditions listed below.

1. The site shall be developed in accordance with a Final Comprehensive Site Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury DID.
2. Obtain a Special Exception from the Board of Appeals for the use prior to the approval of a Final Comprehensive Site Plan.
3. Submit a sign plan for Planning Commission approval prior to the issuance of sign permits.
4. Provide ten (10) bicycle parking spaces.
5. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Parsons provided a summary of the landscaping plans, and fencing, then touched on some of the architectural features.

Ms. Eng spoke of the benefits of having the Edward Q. Wilgus Community Clinic.

- services including primary and specialty care, behavioral health, and vital preventative screenings;
- home base for TidalHealth resident physicians;
- healthcare will be accessible and affordable;
- various counseling sessions will be available; and
- bringing much-needed care to the underprivileged areas of Salisbury.

Mr. Palmer mentioned they wished to begin construction in March or April so that the clinic

would be completed in 2024. He requested for this case to be approved by the Planning Commission as a Preliminary and Final so they did not have to return for another approval.

Mr. Holloway asked Mr. Gillis and Mr. Parsons if they had expected to get Preliminary and Final approval at the meeting. Mr. Parsons said they did not expect it but had hoped the Commissioners would consider approving both. Chairman Dashiell mentioned the Commission is not interested in delaying any kind of approval for any business or any presentation that comes in front of them. The main concern is to follow the rules and the recommendations coming from the Planning Staff and be consistent in our rulings.

Mr. Holloway is concerned with the fencing and landscaping and the problems that would arise in the neighborhood; he wants everyone to be safe.

Mr. Doughty added he appreciated them bringing in some of the architectural aspects of Hotel Esther and how welcoming the community center appears. He encouraged them to stay with their design.

Mr. Moreno-Holt agreed with Mr. Doughty's comments, his one concern was to consider additional bicycle parking. Mr. Soper replied stating his recommendation is ten (10). However, he would anticipate that if the demand is higher, especially for non-vehicle users, they would end up having to add more as the demand increases.

Mr. Doughty asked if there would be a covered bus stop for additional non-driving individuals where they can safely and efficiently wait for transportation. Mr. Parsons mentioned they would look into adding a stop near the clinic and a bus shelter.

Mr. Drew inquired about the community function and the medical function happening simultaneously. Ms. Eng added it was going to be soundproof. Mr. Drew said the project is 30% under the calculated parking, would there be a concern if both functions of the community center occurred at the same time? Mr. Parsons added the owner is satisfied with the current parking spaces and attempts will be made not to conflict public use with medical use. Mr. Soper also said there is on-street parking on Benny Street. Chairman added it is difficult to guess exactly the parking requirements that will be needed on-site. We would hope that the medical facility does not have to purchase other property so there can be sufficient parking.

As there were no additional comments, Chairman Dashiell requested a motion to approve the Preliminary Comprehensive Site Plan for the TidalHealth Community Clinic subject to the five (5) conditions listed in the Staff Report. Mr. Holloway entered a motion to approve then it was seconded by Mr. Doughty and duly carried.

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

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**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – EAST NAYLOR MILL LOT 4 – St. John Properties, Inc., rep. by Parker and Associates – East Naylor Mill Rd – General Commercial District – M-0119, G-0011, P-0240, Lot-4 - #23-032 (B. Soper)**

Mr. Soper was joined by Mr. Parker, Mr. Roud, and Mr. Destino (St. John Properties). Mr. Soper



presented the Staff Report.

Parker and Associates, on behalf of the owner, submitted a request for the development of two (2) Flex/R&D buildings on the 8.73-acre lot.

Staff presented the Comprehensive Development Plan Review. These included Site Plan, Building Elevations/Floor Plans, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, Forest Conversation Program, Transportation, Streets, and Pedestrians.

Staff recommended approval of the Preliminary Comprehensive Development Plan subject to the six (6) conditions listed below.

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 DID.
2. Submit a sign plan for Planning Commission approval as part of the Final Comprehensive Development Plan Approval.
- ~~3. Revise the parking tabulation to a mixed-use building.~~
4. Provide locations of bicycle parking and loading spaces compliant with 17.196 of the Zoning Code.
5. Provide a Development Schedule, Community Impact Statement, Statement of Intent to Proceed, and Financial Capability.
6. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Drew asked if a shared-use path along East Naylor Mill Road had been built into the design. Mr. Soper said it would be addressed during the engineering phase.

As there were no additional comments, Chairman Dashiell requested a motion to approve the Preliminary Comprehensive Development Plan for East Naylor Mill Lot 4 subject to the five (5) conditions according to the Staff Report, removing number three (3) and adding number six (6) "Submit a Traffic Impact Study." Mr. Doughty entered a motion to approve then it was seconded by Mr. Holloway and duly carried.

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

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**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – EAST NAYLOR MILL PARCEL 239 – St. John Properties, Inc., rep. by Parker and Associates – East Naylor Mill Rd – General Commercial District – M-0119, G-0005, P-0239 - #23-031 (B. Soper)**

Mr. Soper, Mr. Parker, Mr. Roud, and Mr. Destino remained at the table. Mr. Soper presented the Staff Report.

Parker and Associates, on behalf of the owner, submitted a request for the development of two (2) Flex/R&D buildings and three (3) retail buildings on the 17.76-acre lot.

Staff presented the Comprehensive Development Plan Review. These included Site Plan, Building Elevations/Floor Plans, Sign Plan, Landscaping Plan, Development Schedule, Community

Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, Forest Conversation Program, Transportation, Streets, and Pedestrians.

Staff recommended approval of the Preliminary Comprehensive Development Plan subject to the six (6) conditions listed below.

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 DID.
2. Submit a sign plan for Planning Commission approval as part of the Final Comprehensive Development Plan Approval.
3. Revise the parking tabulation to a mixed-use building.
4. Provide locations of bicycle parking and loading spaces compliant with 17.196 of the Zoning Code.
5. Provide a Development Schedule, Community Impact Statement, Statement of Intent to Proceed, and Financial Capability.
6. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Parker mentioned this project was slightly different than the other ones. There is a little more retail on this one and piggybacking on the Mill Pond Plaza Shopping Center next door. It has been very successful and we believe Salisbury could use a little bit of retail down this end closer to Route 13. All three buildings will have a drive-thru on the end which will provide a bit of a different element in this area. In the back, we have two typical R&D Flex buildings in keeping with the ones that we have seen today.

Mr. Drew inquired if any consideration was given to tying into Parsons Lake Road to have alternate ways in and out of the retail space being projected. Mr. Soper said their Transportation Manager highlighted this as a concern during the initial review. DID is waiting for the engineering plan and the traffic impact study before deciding.

Chairman Dashiell wanted to know if the project had adequate parking as far as the City is concerned.

As there were no additional comments, Chairman Dashiell requested a motion to approve the Preliminary Comprehensive Development Plan for East Naylor Mill Parcel 239 subject to the six (6) conditions according to the Staff Report and adding number seven (7) "Submit a Traffic Impact Study." Mr. Drew entered a motion to approve then it was seconded by Mr. Holloway and duly carried.

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

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## STAFF ANNOUNCEMENTS

Mr. Soper said in January, the City would have the Critical Area map updates that have been provided by the state. These maps are treated like zoning map amendments so there will be a discussion about the maps, followed up by a public hearing potentially in February. He also anticipated he may have a write-up about the Comprehensive Plan kickoff workshop. There will be social media items going out from the City advising people of this push coming out. They will have a couple of minor cases in January.



Ms. Lori Carter thanked Mr. Holloway for his support in the Text Amendment with the County Council for cannabis. They accepted most of the recommendations and added the C1, C2, and C3 Zoning Districts and added a 300 ft. setback near residential properties. Also, Wicomico County is getting ready to go through the Critical Area map discussion in February. She also thanked the new Commission members for being present for the meeting. She reminded the new Commissioners to work on the Planning Commission training online and add the Open Meetings Act training. Ms. Carter wished everyone a Merry Christmas and Happy Holidays to everyone and we thank you for your service during this year of 2023.

Chairman Dashiell mentioned his appreciation to Ms. Carter and Mr. Soper for their support in his reappointment to the Commission and also for the Mayor's, the City and County Councils', and the County Executive, support along with their colleagues, for reappointing me to the Commission.

Chairman Dashiell wished everyone a Merry Christmas, a happy Hanukkah, and all the traditions that are important to each of you. He also thanked everyone for their faithfulness to this Commission, we have a lot going on and it's all good for our City and County.

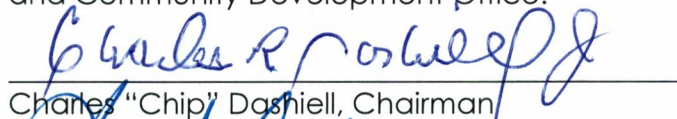
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As there were no additional comments, Chairman Dashiell asked for a motion to adjourn. Upon a motion by Mr. Holloway, seconded by Mr. Doughy, and carried unanimously, the Commission meeting was adjourned at 3:55 p.m.

The next regular Commission meeting will be on January 25, 2024.

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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

  
Lori A. Carter, MBA, Secretary

  
Janae Merchant, Recording Secretary