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JULIE M. GIORDANO
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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on November 21, 2024, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

COMMISSION MEMBERS:

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

PLANNING STAFF:

Nick Voitiuc, City of Salisbury, Department of Infrastructure and Development ("DID")
Henry Eure, City of Salisbury, DID
Amanda Rodriguez, City of Salisbury, DID
Tracey G. Taylor, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")
Keith Hall, Wicomico County Department, PZCD
Clark Meadows, Wicomico County Department, PZCD
Janae Merchant, Recording Secretary, PZCD

Laura Ryan, City of Salisbury, Department of Law
Reena Patel, City of Salisbury, Department of Law
Andrew Illuminati, Wicomico County, Department of Law

Chairman Dashiell called the meeting to order at 1:30 p.m.

Chairman Dashiell welcomed Ms. Tracey Greene Taylor, the new Director of the County's Planning, Zoning, and Community Development. He mentioned that Ms. Taylor recently retired as the Director of the Lower Eastern Shore Regional Office at the State of Maryland / Maryland Department of Planning ("MDP"). In her 27 years with MDP, Ms. Taylor has experience in comprehensive planning, land use, zoning practices, annexations, water and sewer planning, environmental planning, and local government technical assistance.

MINUTES: The October 17, 2024, minutes were brought forward for approval. Chairman Dashiell requested a motion to approve the minutes. Mr. Matt Drew entered a motion to approve, seconded by Mr. Jim Thomas, and duly carried. The minutes from the October 17, 2024 meeting were **APPROVED**.

Chairman Dashiell announced there were three (3) Public Hearings and asked if anyone wished to provide testimony at either one to sign in at the front table.

PUBLIC HEARING– ORDINANCE PERMIT- UTILITY SUBSTATION – Eastern Shore Natural Gas/ Morris & Ritchie Associates, Inc. – Calloway Street – R-5A Residential Zoning District – M-0104, G-0012, P-2594 B-B, L-1 (A. Rodriguez)

The Public Hearing began at 1:38 p.m.

Ms. Laura Ryan read the public notice. Ms. Ryan administered the oath to Ms. Amanda Rodriguez, Mr. Charlie Barnett with Morris & Ritchie Associates, and Mr. Mark Parker with Eastern Shore Natural Gas. Ms. Rodriguez presented the Staff Report.

Eastern Shore Natural Gas/Morris & Ritchie Associates, Inc. applied for an Ordinance Permit to operate a Utility Substation as defined in Ch.17.220, to be located on Calloway Street. The facility will serve as an integral element in improving the safety of the existing natural gas pipeline.

Mr. Barnett added that the facility will be unmanned and have an automatic shut-off valve. He anticipates one monthly visitation so that it will be a low-traffic area. It will be secured within a fence.

Mr. Drew inquired if there would be any emissions from the site. Mr. Parker said there would be no emissions, and it would not be a meter-regulated station but a pass-through station.

Mr. Thomas asked if his facilities had experienced any damages. Mr. Parker is unaware of any damages.

Staff recommended a favorable recommendation be made to forward this Ordinance Permit application to the City Council.

Mr. Thomas moved the Planning and Zoning Commission forward a favorable recommendation of this Ordinance Permit application to the City Council. Mr. Joe Holloway seconded the motion, which was duly carried.

The Public Hearing ended at 1:49 p.m.

PUBLIC HEARING– TEXT AMENDMENT TO AMEND CHAPTER 17.150- PLANNED RESIDENTIAL DISTRICT NO. 7- THE VILLAGES AT AYDELOTTE FARM – Parker & Associates on behalf of Villages at Salisbury Lake LLC. - Still Meadow Boulevard & Beaglin Park Drive – Planned Residential District No. 7- Villages at Aydelotte Farm– M-0038, G-0006, P-162AA (A. Rodriguez)

The Public Hearing began at 1:49 p.m.

Ms. Ryan read the public notice. Ms. Ryan administered the oath to Ms. Rodriguez and Mr. Brock Parker with Parker and Associates. Ms. Rodriguez presented the Staff Report.

The owner requested to amend Chapter 17.150-Planned Residential District No. 7, The Villages at Aydelotte, to change the allowable residential uses and increase density in the PRD's final phase.

Staff recommended a favorable recommendation be made to forward the proposed amendments to the Mayor and City Council.

Mr. Thomas asked if this request would complete the Villages of Aydelotte Farms. Mr. Parker responded that the infrastructure was built in the recent triplex plan, but the vertical construction has paused as the owner awaits bids. The final portion to be built across the power lines will be townhouse-style apartments.

Chairman Dashiell said he would entertain a motion to forward a favorable recommendation to the Mayor and City Council for the proposed amendments, as shown in attachment two (2), based on the findings of the Staff Report. Mr. Thomas motioned, and Mr. Daniel Moreno-Holt seconded the motion, which was duly carried.

The Public Hearing ended at 1:57 p.m.

At 1:57 p.m., Ms. Laura Ryan left the meeting, and Ms. Reena Patel replaced her as the City attorney.

PUBLIC HEARING– TEXT AMENDMENT TO AMEND CHAPTER 17.24.040.B.2.a TO INCREASE THE INHERENT DENSITY IN THE CENTRAL BUSINESS DISTRICT – Michael Sullivan, on behalf of Salisbury Town Center Apartments (N. Voiliuc, H. Eure, & A. Rodriguez)

The Public Hearing began at 1:58 p.m.

Ms. Patel read the public notice.

Ms. Patel administered the oath to all who may testify during this Public Hearing.

Mr. Owen Bailey, Director of Land Use and Policy - Eastern Shore Land Conservancy; Mr. Brad Gillis, with the Salisbury Town Center Apartments LLC; Mr. Michael Sullivan, Council for Salisbury Town Center Department LLC; Ryan Showalter, an attorney with McAllister, DeTar, Showalter and Walker LLC; Ms. Sarah Miller, Vice President of Economic Development for Margrave Strategies; and Haley Lemieux, Director of the Office of Policy Development for the Maryland Department of Housing and Community Development approached the table.

Mr. Sullivan, on behalf of the owner, has submitted a request to amend Chapter 17.24.040B.2.b Central Business District ("CBD") to increase the inherent density from forty (40) units per acre to eighty (80) units per acre.

Mr. Eure presented the Staff Report.

After the presentation of the Staff Report, it was noted the Staff could not support the current

text amendment but looked forward to a revised amendment request that incorporated thorough studies of and sensible solutions to parking and other impacts that could be expected to arise as such a change was made. The desire was to change the code to one that fully aligned with adopted plans and promoted downtown development while also considering and codifying methods to mitigate the fully assessed consequences of such an action.

Mr. Showalter addressed the Commission to provide more background information and introduce the members of his team who would speak to the Text Amendment.

- Haley Lemieux is a leading housing policy expert in Maryland. She was present today as a representative of the State, which is an investor in the success of Salisbury's downtown through the Salisbury Town Center Apartment project.
- Sarah Miller is a former Planning Commission member of a municipality in Maryland and has extensive experience in community and economic development. She spoke about the importance of strong zoning foundations for successful downtowns.
- Owen Bailey spoke about the importance of density for the success of downtowns and land conservation.

Mr. Showalter also mentioned the Text Amendment was not going from 40 to 80 units per acre. The Board of Appeals has granted additional density up to 70 units per acre as a Special Exception under Maryland law.

Ms. Lemieux mentioned that increasing residential density in CBDs is key to sustained economic growth in our communities across the state and addressing the housing affordability crisis. She announced that DHCD's investment had been doubled, totaling \$1 million in state funds awarded to the Salisbury Town Center Apartments. She added that increasing residential density downtown will support existing businesses and residents. Her final comment was that the proposed zoning Text Amendment supports Salisbury small businesses, Wicomico County families, and the State of Maryland's long-term economic future.

Ms. Miller works for a consulting firm dedicated to making great places through planning, economic development, and real estate development. Across the country, small and midsize communities have recentered their downtowns as the Hub of residential, commercial, and cultural activities. A healthy mixed-use downtown core lets residents, businesses, and visitors experience the community's best features. Her final comments were that zoning is just one tool in the process. Your design guidelines, market and economic forces, and community input are vital to making great places.

Mr. Bailey presented a slide show created by Urban 3 that used GIS to show land value data. The map of the Eastern Shore showed growth spikes in Chestertown, Easton, and Cambridge and larger spikes in Salisbury and Ocean City. The spikes represent highly productive properties that help the towns through property tax revenues. He said that when you stack your uses and stack your density, that's when you see the value. Concentrated development is more productive and efficient. His final comments were we should look at what has been productive in our community and begin modeling and trying to replicate what was done wherever possible.

Mr. Showalter wrapped up their presentations by saying that every project (within the CBD) that comes in has its parking evaluated on a case-by-case basis; every project that is proposed, whether it is a density of 40 units per acre or 80, has to go before the Historic District Commission. If it is in the Historic District and has its architecture reviews, every project that proposes redevelopment has to

comply with Maryland's much more stringent stormwater management regulations. Every project that comes in has to be evaluated from a water and sewer perspective. Every project of significant size has to do a traffic study; the traffic impacts associated with that project would be evaluated. Doubling density does not create significant problems; all those challenges are challenges that existed before today.

Ms. Patel and the City Staff discussed the omitted line and paragraph in the Staff Report. Mr. Eure believed the Staff Report should be revised to exclude the sentence and the paragraph later in the report.

There were no more questions for the individuals at the table. Chairman Dashiell addressed the audience to set some parameters. Several people would like to be heard at this meeting, and we want to allow everyone a chance to speak. As was said earlier, if you plan to testify, we ask you to sign up on the sheets on the table as you enter the room. We ask that your comments focus on the Text Amendment, not a specific project. We are here to discuss increasing the density in the CBD from 40 to 80 units per acre. Once you reach the podium, state your name and place of residence and deliver your remarks. We ask that you be respectful in delivering your comments or concerns; we may not all agree, but we all are entitled to be treated with dignity and respect. You'll be given three minutes to provide your comments. At the end of three minutes, you may complete your sentence but not continue to give remarks. A timer will be on the screen, and staff will monitor the time clock. You may not return to the podium again to deliver additional remarks. You may not concede any portion of your time to another speaker. We ask that you refrain from repeating what other speakers have already said and try to provide new information. If you submitted written comments, try to focus on new information that has not been provided. The Planning Commission intended to give everyone who desires to be heard the opportunity.

The following individuals came forward:

- **Mike Morgan** and his wife live in Salisbury: **Opposed**, there are no places to shop and few restaurants downtown.
- **Mary Humer** lives in Salisbury: **Opposed**, the city needs businesses, restaurants, galleries, and shops to attract people.
- **Stacy Walsh** works in the old synagogue building, one of the most historic buildings in downtown Salisbury: **Opposed**, not enough parking and overcrowded schools.
- **Carolyn Wohlgemuth** lives in Salisbury: **Opposed**, the Text Amendment impacts parking, traffic, road infrastructure, water and sewer, stormwater management, schools, and emergency services.
- **Joey Gilkerson** is a developer, an investor, a realtor, an entrepreneur, a philanthropist, and a restaurant owner (Roadie Joe's). **Supported**.
- **Dave Layfield** with Green Street Housing: **Supported**. If people want to see Salisbury grow and serve the community, we need to increase density; we can't get more land.
- **Mike Weisner** lives at 438 Rolling Road in Salisbury. **Opposed**. This change in density standards would be devastating to downtown due to lack of parking, traffic congestion, aging infrastructure, and the integrity of the historic district.
- **Nancy Roisum** lives in Salisbury. **Opposed**. Private trash hauling; issue of temporary parking for UPS and Amazon; need places for prescriptions and groceries.
- **Michael Langford**, property manager of College Park Apartments: **Opposed**. The applicant needs to demonstrate better that they have a plan to address the foreseeable problems.
- **Brett Davis** owns several buildings downtown. **Supported**. His tenants have not complained about the lack of parking. We need the density downtown.

- **Alex Scott** owns the Brick Room. **Supported.** Wants development downtown, increases foot traffic.
- **Jessica McCarthy** owns Breathe Interiors, a small gift shop. **Supported.** Wants the density increase because it will increase foot traffic. She is opening a new restaurant downtown.
- **Nicole Rogers** owns Two Scoops Ice Cream and Waffles and is co-founder of the Downtown Salisbury Business Alliance. **Supported.** Opening a new business downtown. Downtown needs to grow to increase foot traffic. Growth is imperative for survival.
- **Jared Schablein** lives in downtown Salisbury. **Supported.** Adding housing makes rents go down over time.
- **Jamie Heater** lives in downtown Salisbury and is the Marketing Director of Gillis Gilkerson. **Supported.** Density is the answer to ecological and recreational improvements. Density is an important factor in developing an Urban Network downtown. A higher concentration of people and residents leads to attractive communities.
- **Nick Simpson** is a resident and developer in Salisbury. **Supported.** Requests for traffic studies and the concern with stormwater are delay tactics being used.
- **Stacey Weisner** and her husband live on Rolling Road in Salisbury. **Opposed.** She was a Planning Director for a county and a municipality in Maryland and knows how Planning Commissions work and the ethics involved. She believed Mr. Doughty should have recused himself when Mr. Layfield from Green Street Housing spoke. She believed this was not in the best interest of downtown Salisbury.
- **Jeremy Norton** was one of the founding partners of Roadie Joe's and the operating partner of Crown Sports. **Supported.** He believed parking was not a problem; housing had been the problem.
- **Michael Borkoski** owns Atlantis Tattoo and Art Gallery in downtown Salisbury. **Supported.** Downtown Salisbury needs more foot traffic and more residential properties.
- **Mike Dunn** is the President and CEO of the Greater Salisbury Committee. **Supported.** The City of Salisbury has envisioned this growth since 1980. We must not be afraid to act.
- **Palmer Gillis** **Supported.** All the studies point to one solution: density. A single-family lot in the County consumes 300% more land than a single-family lot in the City.
- **Matt Heim** is the Executive Director of the Lower Shore Land Trust. **Supported.** One of the most endangered species on the Eastern Shore is farmers. This is due to growing "out" instead of "up" – grow "up" through density.
- **Anthony Gorski** was there to represent nine (9) individuals and seven (7) operating businesses downtown in the CBD. **Opposed.**
- **Shelby Tomlinson** is a resident of the City of Salisbury. **Supported.** When we increase the density, we increase the attractiveness of our community.
- **Michael Mills** He and his wife recently moved to Maryland's Salisbury area. They moved from New Hampshire about three (3) years ago. **Supported.** We need you to vote for density to support our young people and continue to support Salisbury University in increasing the number of youths coming into the community.
- **Holly Worthington** owns and is a broker of Worthington Realty in the Federal Historic Registered Building known as the synagogue. **Opposed.** She believed that when D'Shawn's boss stated there was a necessity for a Text Amendment from Green Street Housing, it could sway his decision to be on this board. The application the developer submitted for the Text Amendment to change our Zoning Code to allow 80 units per acre is excessive. It would cause substantial harm to businesses and residents in the CBD.
- **Dana Miller**, an agent with Worthington Realty Group. **Opposed.** A project that has been rejected multiple times is being put forth again and the answer is simple: they're hoping that a change in decision-making makers, a new set of eyes, or perhaps just a little bit of political maneuvering will allow them to bypass the laws we have in place

- **Debra Hickman Opposed.** Taking away parking and has concerns about using the parking garage.
- **Richard Insley Opposed.** Pro-growth, but parking downtown is a problem.
- **Molly Hilligoss** is President and CEO of Habitat for Humanity. **Supported.** Density is needed, and it is a great land use and great use of space.
- **Randy Taylor** is the Mayor of the City of Salisbury. **Opposed.** There is not enough parking. We cannot accommodate this high-density project.
- **Nicole Blackwater** co-founded the Downtown Salisbury Business Alliance. **Supported.** She wants to collaborate with developers and businesses to ensure that everything happens.
- **Lynne Bratten** is a resident of the City of Salisbury. **Opposed.** What are the consequences if we increase density?
- **Chris Gilkerson** lives in Wicomico County and is a partner in the proposed project. **Supported.** Our community deserves the type of assets that may have the opportunity for development with this increase in density.
- **Robert Taylor** is a Salisbury resident. **Opposed.** Maryland Zoning Law clarifies that no one could use a Special Exception to increase density.
- **Ann Williamson Opposed.** Adding residents will add to the inconveniences of finding a doctor or a dentist. There are only a few grocery stores.
- **Chris Adams** and her husband own 100 West Main Street. **Opposed.** We cannot plunge into this without knowing the repercussions for the people currently downtown. Let us find a sustainable number for density.
- **Robert Haji** lives at 913 S Schumaker Dr. **Supported.** Low density kills farmland, low density destroys our watermen, and low density is killing Del-Mar-Va.

Mr. Moreno-Holt wanted to hear about the densities of other cities. His research found that most cities were not regulating their densities.

- Cambridge allows 63 dwelling units per acre;
- Frederick allows 75 units per acre;
- Westminster does not regulate density; they allow up to eight (8) stories;
- Hagerstown does not regulate density; they allow up to seven (7) stories and up to twelve (12) stories by Special Exception;
- Cumberland does not regulate density; they allow up to 135 feet for buildings in their CBD; and
- Dover does not regulate density; its RG4 multi-story residence allows 130 feet of building height and ten (10) stories.

Mr. Doughty inquired if the City Staff had discussed the Text Amendment's details with the development staff. Mr. Eure said the conversations had started, but not much could happen in one (1) month.

Mr. Holloway added that he is not anti-growth; however, we must use sensible growth. So, what he heard today as a problem was the parking situation.

Mr. Drew mentioned that whether we increase density or not, the weaknesses and threats will remain. Parking will remain a perceived issue in this community. Whether we approve this density change or not, we don't have a long-term plan for open space. He implored all our leaders to take whatever decision was made today to come together and do what's best for our community.

Mr. Thomas added that a lot was presented today for both sides, and he realized they had a very big decision to make. One of his fears is that if they wait too long to make any changes, the

potential developers will go somewhere else.

Chairman Dashiell thanked the public for their respectful and thought-out comments on both sides. He also mentioned that this process could have been handled better. We can come together as developers and Staff, roll up our sleeves, work hard to compromise, and present to this Commission a unified approach to growing our City and our County. It was time to make a decision, whether favorable or unfavorable.

Chairman Dashiell announced the chair will entertain a motion for the Salisbury Planning and Zoning Commission to forward a favorable recommendation to the Salisbury City Council for the requested Text Amendment to increase density within the Central Business District from 40 to 80 units per acre based on the following findings of fact:

1. Growth and development of the downtown area has been consistent with the goals of the City of Salisbury for the better part of the last 60 years;
2. The increase in density is consistent and in furtherance of the current comprehensive plan adopted by the City of Salisbury in 2010, which promotes development in a compact development pattern and redevelops undersized areas;
3. The increase in density is consistent with the 2016 Envision Salisbury Plan which was adopted by the City of Salisbury by resolution number 2600 on March 17, 2016, which promotes Redevelopment and additional housing opportunities;
4. Several buildings in the downtown area already exceed the current 40 units per acre, including, but not limited to, the Ross, 340 units an acre, the Powell building, 64 units an acre, 100 West Main Street, 78 units per acre, 117 West Main Street, 63 units per acre, 113 West Main Street, 59 units per acre, and 235 West Main Street, 59 units per acre.
5. In prior and relatively recent Staff Reports requesting an increase in density, the City of Salisbury has issued favorable Staff Reports. For example, the City of Salisbury submitted favorable Staff Reports for the Special Exceptions sought for the Ross and Salisbury Town Center Apartments LLC;
6. Sufficient evidence has not been presented to show that the increase in density would pose an endangerment to the public health security or general welfare of our citizens;
7. Although an increase in residents in the downtown area could result in the need for additional emergency, educational, and other city services, the additional revenue generated will offset the impact of the cost of those services;
8. Any of the issues raised concerning water and sewer can be appropriately addressed and handled through current stormwater regulations and the permitting process;
9. Sufficient evidence has not been presented to show that the increase in density will create an undue concentration of population, substantially increase the congestion of the streets, or create hazardous traffic conditions;
10. Concerning the impact on the surrounding neighborhood, many of the surrounding businesses offered letters of support for the development, including but not limited to Habitat, Tidal Health, the Chamber of Commerce, and the Greater Salisbury Committee; and
11. The increase in CBD density will help alleviate some of the housing shortages that Salisbury and the state of Maryland as a whole are facing.

Mr. Drew motioned, and Mr. Thomas seconded the motion, which was duly carried. Mr. Joe Holloway opposed the applicant's request. The Commission approved the Text Amendment with all other members and the Chairman voting AYE.

The Public Hearing ended at 5:23 p.m.

Chairman Dashiell called a recess to allow the public to leave before the next case.

The meeting resumed at 5:34.

A request to modify the order of the agenda was received. After the CBD Text Amendment, Mr. Thomas entered a motion to move the "Work Session" from last to next. Mr. Mandel Copeland seconded the motion, which was duly carried.

WORK SESSION – R-8 Zoning District Proposed Text Amendment – Medical Facility or Clinic for Human Care (County Planning Staff)

Mr. Clark Meadows, Mr. Richard Duvall, and Mr. Bill McCain approached the table. Mr. Meadows discussed the purpose of the work session.

A Text Amendment request was received from Tidal Health, represented by Mr. Duvall and Mr. McCain. They want to build a clinic that is at most 20,000 square feet. Mr. Meadows asked the Commission to consider moving this case forward to the December 19th meeting for a Public Hearing.

Mr. Duvall, counsel for Tidal Health, explained that the hospital desires to build a facility similar to the one (1) on Church Street. It would be a family medical residency program. The residency program has medical students. First, they graduate, and the next step is residency, which lasts one (1) year. The goal is to maintain several residents after completing their residency. It will be a rotating group of four (4) residents to start, and then four (4) each year. A facility must have two (2) exam rooms per resident. It will cover patients from newborn age to seniors. The hospital desires to open and have the first patient walking through the door in June 2026. They anticipate 15,000 – 20,000 patients per year. There will be a Community Wellness Center for educational purposes on health and wellbeing, in addition to financial literacy.

Mr. McCain added that the residency program depends on these clinics. Tidal Health is finding places for these facilities for the identified and underserved populations who visit the emergency room when a doctor's visit would do.

Mr. Keith Hall added that the recommendation was to bring this request as a Special Exception to the Planning and Zoning Commission because we need to ensure consistency in the R-8 Zoning District. Ms. Tracey Taylor mentioned that this process works with TidalHealth's timeline to hold a Public Hearing on December 19th. It will take 60-90 days off the timeline by going before the Planning Commission instead of waiting for the Board of Appeals.

The Commission agreed with the recommendation by Staff.

Mr. Doughty was delighted with the clinic's location; they are meeting the people where the needs exist. He also requested that the people there be included to participate in the conversations and design.

Mr. Illuminati, Mr. Meadows, and Mr. Holloway excused themselves from the meeting.

CAPITAL IMPROVEMENTS PROJECT REVIEW – FY2026-2030 (K. Justice)

Ms. Kaylee Justice presented the Staff Report. She received projects from the following agencies:

1. Wicomico County Health Department
2. Wicomico County Public Works
3. Wicomico County Board of Education
4. Wicomico County Recreation, Parks and Tourism
5. Wicomico County General Services
6. Wicomico County Emergency Services, Corrections, and Sheriff's Office
7. Wicomico County Airport
8. Wicomico County Library

Staff recommended that the Planning Commission approve the Capital Projects as submitted regarding their location and use. Many involved rehabilitation or expansion of existing County facilities. The projects are in accordance with the goals, objectives, and policies of various Chapters of the *Wicomico County Comprehensive Plan* as adopted on March 21, 2017.

Mr. Drew mentioned he had attended the County Executive's public workshop on the County's Capital Projects. He provided input at the meeting and relayed the information to the Commission.

Mr. Thomas, who serves on the School Building Commission, announced that the State will not fund the construction of the Fruitland Primary Replacement School at the intended levels this year.

Ms. Justice added that the Commissioners' recommendation will be presented to the County Executive, who will submit the projects to the County Council on or before the third Tuesday in December. Then, on the third Tuesday in February, the County Council may determine whether to decrease an item.

With no additional comments, Mr. Thomas moved to approve the Staff Report Capital Projects Review for Wicomico County FY2026-2030 as submitted regarding location and use. Mr. Doughty seconded the motion, which was duly carried.

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

SUBDIVISION SKETCH PLAT APPROVAL – POND AT NUTTERS CROSSING PHASE TWO – Pottermore LLC, rep. by Parker and Associates – Stonehaven Dr., Bellamy Circle – Zone R-20 and Airport Overlay – Pond at Nutters Cross – M-0048, G-0022, P-0171, 0443, 0446, 0447 (B. Thayne)

Ms. Beck Thayne and Mr. Brock Parker, with Parker and Associates, joined Ms. Justice at the table.

Ms. Thayne presented the Sketch Plat Review for the Pond at Nutters Crossing, Phase Two.

On behalf of the applicant, Parker and Associates proposed the subdivision of sixteen (16) lots from a 60-acre tract. Comments were received from the Department of Public Works, Board of Education, Maryland State Police, Maryland Department of Transportation, Wicomico County Health Department, Recreation, Parks, and Tourism, and Wicomico Environmental Trust.

Mr. Parker mentioned this is the second and final phase of Nutters Crossing, which is a Sketch Plat. The infrastructure is in, and the design and engineering are approved, so they only need to go through the Planning and Zoning process.

Mr. Hall clarified what was needed from the Commissioners. The applicant must know if they are following the proper process before submitting a preliminary/final. No official action was required from the Commissioners.

STAFF ANNOUNCEMENTS

The Commissioners requested an update on the Comprehensive Plan from the City. Mr. Thomas mentioned he preferred an independent group (Meade and Hunt) to complete the Plan.

Chairman Dashiell thanked Ms. Patel for assistance at the meeting. He also thanked the Commissioners for their time.

With no additional comments, Chairman Dashiell requested a motion to adjourn the meeting. Mr. Doughty made the motion, and it was duly carried.

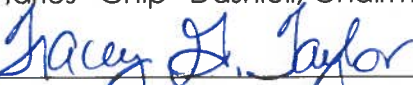
The meeting adjourned at 6:12 p.m.

The next regular Commission meeting will be on December 19, 2024,

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



Tracey G. Taylor, Secretary



Janae Merchant, Recording Secretary