



City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION

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SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

December 19, 2024

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

1:30 P.M. Convene, Chip Dashiell, Chairman

Minutes – Meeting of November 21, 2024

1:35 P.M. PUBLIC HEARING – TEXT AMENDMENT – An Act to amend Section 225 of the Wicomico County Code, titled “Zoning,” Section §225-29, titled “R-8 Residential District,” Section §225-67 (Part I and Part II), titled “Table of Permitted Uses,” Section §225-70, titled “Setback Requirements,” and Article XX, titled “Special Standards for Particular Uses,” to modify the regulation of medical clinics in Wicomico County. (County Staff)

PUBLIC HEARING – REZONING – City of Salisbury Zoning Map – SMMR, Inc. – Rezone Property Located at 413 Snow Hill Road from R-10 Residential to General Commercial – M-0112, G-0009, P-1820 - #202401591 (H. Eure)

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN – VILLAGE AT CANAL PARK – Canal Park LLC, rep. by PLITKO, LLC – Canal Park Drive – R-5A Residential Zoning District – M-0117, G-0014, P-0181, Lots-3B & 3C - #23-030 (B. Jackson)

SUBDIVISION - PRELIMINARY FINAL 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 Crossing – M-0048, G-0022, P-0171, 0443, 0446, 0447 (B. Thayne and K. Justice)

PALEOCHANNEL OVERLAY DISTRICT REVIEW – rep. by McCrone for Elk Development, LLC – Goddard Parkway – Zoned I-2 Heavy Industrial – M-0029, G-0003, P-0041 (C. Meadows)

***** Turn the page over for additional cases *****

CONDOMINIUM DOCUMENT APPROVAL – BLUEWATER BUSINESS PARK – Parker & Associates for Bluewater Resources, LLC – 2021 Shipley Drive – Light Industrial District – M-0102, G-0022, P-0146, L-8A – #202401597 (H. Eure)

SIGN PLAN APPROVAL – BIRDSONG VILLAGE – D.R. Horton, Inc. – Pemberton Drive – R-10 Residential District – M-0037, G-0002, P-2518 – #202401594 (H. Eure)

REVISED COMPREHENSIVE DEVELOPMENT PLAN – SOUTH SALISBURY PLAZA – Woodward Enterprises, LLC dba Woods Ice – 800 S. Salisbury Blvd. – General Commercial District – M-0115, G-0017, P-0145 – #202401593 (H. Eure)

REVISED COMPREHENSIVE DEVELOPMENT PLAN – SHOPPES AT SALISBURY – Franchise Management Services for Dunkin' – 294 Tilghman Road – Regional Commercial District – M-0110, G-0009, P-4482 – #202401615 (H. Eure)

REVISED SIGN PLAN APPROVAL – UNIVERSITY PLAZA – Fisher Architecture for Piraeus Realty Group – 1313-1315 S. Salisbury Blvd. – General Commercial District – M-0117, G-0009, P-3124 & 3277, L-11 & 12A - #202401486 (H. Eure)

WORK SESSION– Text Amendment- To Amend City of Salisbury Municipal Code Chapter 17.24- Central Business District & Chapter 17.196 – Off-Street Parking Loading Standards (A. Rodriquez)

DISCUSSION– City of Salisbury Comprehensive Plan Update (N. Voitiuc)