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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 December 19, 2024, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

COMMISSION MEMBERS:

Charles “Chip” Dashiell, Chairman
Matt Drew
Daniel Moreno-Holt
Joe Holloway
D’Shawn Doughty

PLANNING STAFF:

Nick Voitiuc, City of Salisbury, Department of Infrastructure and Development (“DID”)
Henry Eure, City of Salisbury, DID
Betsy Jackson, 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
Becky Thayne, Wicomico County Department, PZCD
Kaylee Justice, Wicomico County Department, PZCD
Janae Merchant, Recording Secretary, PZCD

Laura Ryan, 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.

MINUTES: November 21, 2024, minutes were brought forward for approval. Chairman Dashiell requested a motion to approve the minutes. Mr. Joe Holloway entered a motion to approve, seconded by Mr. Matt Drew, and duly carried. The minutes from the November 21, 2024 meeting were **APPROVED.**

Mr. Drew requested the revised Staff Report for the Text Amendment density increase in the Central Business District (“CBD”). Chairman Dashiell said it would be beneficial to provide all the Commissioners with a copy of the changes. (**Note:** An electronic copy of the original CBD Staff Report and the revised one were emailed on 12/23/24.)

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)

The Public Hearing began at 1:35 p.m.

Mr. Andrew Illuminati read the public notice. Ms. Ryan administered the oath to Mr. Richard Duvall, attorney for TidalHealth, Ms. Tracey Taylor, and Mr. Clark Meadows. Ms. Taylor presented the Staff Report.

A petition was received from TidalHealth representatives to amend the text of Chapter 225 of the Wicomico County Code, Titled, Zoning, to permit a Medical Clinic by Special Exception of the Salisbury-Wicomico County Planning and Zoning Commission in the R-8 Residential Zoning District.

The Sponsor also requested to amend §225-67, Table of Permitted Uses, Part I, to add an Institutional Use Description for a Medical Clinic as a Special Exception before the Commission and to amend Part II to revise the Use Description from “Medical Facility or clinic for human care” to “Medical Clinic.”

Staff recommends advancing a favorable recommendation to forward the Planning Director’s Report to the Wicomico County Council for their review and action based on the following reasons:

- 1) This legislation serves as recognition of the need to modify the Table of Permitted Uses to allow Medical Clinics as an institutional use by Special Exception from the Commission in the R-8 Residential District, in conjunction with the submission of a Development Plan. The text amendments also establish additional development standards (e.g., minimum lot size, maximum building footprint, increased setbacks, and landscape buffers) to ensure the continuity of compatible land uses. It is important to note that the Wicomico County Zoning Code Chapter 225 does not contain any zoning districts that are solely restricted to residential uses.
- 2) The proposed text amendments are consistent with the goals of the adopted 2017 *Wicomico County Comprehensive Plan* (“Plan”). More specifically, the *Plan* contains an overarching goal in *Chapter 9, Community Facilities*, to “Provide adequate community facilities to ensure availability of services for all Wicomico County residents.”
- 3) The proposed text amendments are consistent with the general purpose and intent of the Zoning Code, with the explicit intent to provide for orderly growth and development in a manner that will protect, conserve, and stabilize the value of land, structures, and neighborhoods and minimize conflicts with surrounding uses. Specifically, §225-3 states, in part, the zoning regulations prescribe “the most desirable use for which land in each zoning district may be adapted, and those uses to be subjected to special regulations while conserving the value of land throughout the county.” The text amendments recognize a community need (Medical Clinic) and impose stringent “special regulations” to protect the surrounding districts from potential adverse impacts of this institutional use.

Mr. Duvall concurred with all the conditions placed on the request for the special exception. He said there is a shortfall in this area, under industry standards, of about 400 family medical physicians. This facility will be a residency program similar to what was approved for the Church Street clinic.

Mr. Holloway asked if City Water and Sewer would serve the clinic. Mr. Duvall responded that they would enter into an agreement with the City.

Chairman Dashiell mentioned that the first clinic's proposal at the Hotel Esther location was a very important step. All the Commissioners discussed the idea of bringing medical services to various communities.

Chairman Dashiell said they would entertain a motion to advance a favorable recommendation of the Planning Director's Report to the Wicomico County Council for their review and action based on the three (3) reasons that are recited as a part of the Planning Director's Report and with the recommended Staff change to Exhibit A on Page 2 to delete "SEE SECTION 225-103.1" from the Institutional Table of Permitted Uses. Mr. D'Shawn Doughty entered a motion to approve, seconded by Mr. Daniel Moreno-Holt and duly carried.

The Public Hearing ended at 1:53 p.m.

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)

The Public Hearing began at 1:54 p.m.

Mr. Henry Eure and Ms. Lauren White, with Fisher Architecture, approached the table. Ms. Laura Ryan read the notice and swore in individuals who would provide testimony. Mr. Eure presented the Staff Report.

The Backstreet Grill property extends from 401 Snow Hill Road to 409 Snow Hill Road. These properties were previously split between General Commercial and R-10 Residential zoning. The owners of Backstreet Grill recently purchased the adjoining property at 413 Snow Hill Road. The surrounding area consists of commercial uses along the Snow Hill Road corridor and medium-density single-family dwellings on side streets that lead to the City Park.

Staff suggested that the Planning Commission forward a favorable recommendation to the Mayor and City Council for the proposed rezoning of 413 Snow Hill Road from R-10 Residential to General Commercial based on the findings in the Staff Report. The mistake in the zoning was discovered due to a coding error in the Future Land Use Map of the 2010 Comprehensive Plan, which designated these properties as Medium-Density Residential instead of Commercial.

Ms. White added that the property owners want to continue down the block. This is due to the restaurant being very busy and growing. They wish to get this property zoned as Commercial to extend the current uses of the two adjacent properties.

Mr. Drew asked if 417 Snow Hill Road would come before the Planning Commission to be

rezoned as Commercial. Mr. Eure believed that to be true.

Mr. Moreno-Holt pointed out that the map on the draft Comprehensive Plan still indicates residential use, so that would need to be corrected as well.

Chairman Dashiell said he would entertain a motion to forward a favorable recommendation to the Mayor and City Council for the proposed rezoning of 413 Snow Hill Road from R10 Residential to General Commercial based on the Staff Report's findings of a mistake in the zoning due to a coding error in the future land use map of the 2010 Comprehensive Plan designating these properties as Medium-Density Residential instead of Commercial. Mr. Drew entered a motion to approve, seconded by Mr. Holloway and duly carried.

The Public Hearing ended at 2:07 p.m.

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)

Ms. Betsy Jackson, Mr. Ernie Lemp with Plitko Engineering, and Mr. Travis Martin, a Village at Canal Park owner, approached the table. Ms. Jackson presented the Staff Report.

The applicant, Plitko, LLC, submitted a Preliminary Comprehensive Development Plan for twenty-five townhouse-style apartments at the end of Canal Park Drive. These homes are intended to be subdivided and sold as condos.

Staff presented the Comprehensive Development Plan Review, which included the 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, Survey, Forest Conservation Program, Transportation, Streets, and Pedestrians.

Staff recommended approval of the Preliminary Comprehensive Development Plan subject to the four (4) conditions listed below.

1. A Condo association shall be established for this development for the maintenance of open spaces and stormwater management facilities. Condo documents should be provided at the time of Final Comprehensive Development Plan approval for review and approval by the Planning Commission.
2. A resubdivision plat must be recorded to combine the two (2) parcels.
3. Show and label the 10-foot screened and/or landscaped area, at the preference of the Planning Commission, along the boundaries of the parcels.
4. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Martin added that he liked including a patio and more privacy. Mr. Lemp mentioned that while working with the client and developer, they want to create a community and utilize open space.

Mr. Holloway mentioned flooding in the last few years and wanted to know if the Staff would address that situation. Ms. Jackson mentioned the flooding mainly occurred at the entrance. She added that the Fire Marshal might have comments to add regarding that situation since it would impact emergency services.

Mr. Moreno-Holt asked for clarification on the parking situation. Ms. Jackson replied, stating the apartments are being treated like townhouse-style apartments, so they are being offered two (2) parking spots per unit. After a brief discussion about parking, there will be one (1) garage parking and one (1) driveway parking for each unit, plus the ten (10) extra spaces for guests.

Chairman Dashiell said he would entertain a motion to approve a Preliminary Comprehensive Development Plan for The Village at Canal Park subject to the four (4) conditions listed in the Staff Report. Mr. Holloway entered a motion to approve, seconded by Mr. Doughty and duly carried.

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

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

Ms. Becky Thayne, Ms. Kaylee Justice, and Mr. Brock Parker with Parker and Associates approached the table. Ms. Thayne presented the Staff Report.

The Preliminary/Final Plat for Phase Two of The Pond at Nutters Crossing was presented to the Planning Commission for review. The subdivision included 16 lots in a 60-acre tract bounded to the west by Salisbury Bypass, to the south by Tony Tank Creek, and to the east and northeast by other sections of Nutters Crossing.

Staff recommended approval of the Preliminary/Final Plat subject to the six (6) conditions listed below.

1. The Final Plat shall comply with all requirements of the Wicomico County Subdivision Regulations. All minor technical corrections should be addressed prior to submission.
2. All lots will become members of The Pond at Nutters Crossing Homeowners Association, and the Articles of Incorporation must be recorded prior to or simultaneously with the recordation of the Final Plat. In addition, a Covenants and Restrictions document shall be recorded in the Land Records of Wicomico County with the Final Plat.
3. A deed conveying the existing pond parcel to the Homeowners Association shall be recorded in the Land Records for Wicomico County with the Final Plat. The Homeowners Association will be responsible for the maintenance of all stormwater facilities.
4. A deed conveying the roads within the subdivision must be provided to Planning and Zoning within 180 days of recordation of the Final Plat.
5. Individual grading plans will be required on Lots 16-24 and Lots 26-28 per Public Works due to the existing slopes and the fill required for construction and the Final Plat will prominently note this requirement.
6. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

Mr. Parker added that the 25-foot buffer is approximately a 6 to 8-foot drop down to the creek, so the lot is on high ground. Therefore, there is no fear of disturbing the wetlands when constructing houses. All the lots have been perked; this will close out the development when homes are constructed.

With no other comments, Chairman Dashiell said he would entertain a motion to approve the Preliminary/Final Plat for The Pond at Nutters Crossing, Phase Two, subject to the six (6) conditions that are listed in the Staff Report. Mr. Drew entered a motion to approve, seconded by Mr. Holloway and duly carried.

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

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)

Mr. Clark Meadows, Mr. John Shields with Elk Development, LLC, and Mr. Dave Strauss with McCrone Engineering approached the table. Mr. Meadows presented the Staff Report.

On behalf of the applicant, McCrone requested the Planning Commission’s review and approval to develop the property with a 1.72 MW solar facility because the project lies within the boundaries of the Paleochannel Overlay District.

Staff recommended the Planning Commission approve the application because the proposed solar facility would pose no risk of contamination to the Paleochannel.

Mr. Strauss believes these plans demonstrate they are improving the site regarding the Paleochannel protection.

Mr. Shields added they have the Health Department’s approval. If the Planning Commission approved this, they would go before the Board of Appeals requesting a special exception.

Mr. Drew inquired if there would be battery storage for this solar development and what type of oil would be used for the equipment. Mr. Shields responded, stating there would be no battery storage and that the oil being used is natural vegetable oil going into the transformers.

Mr. Holloway asked for an explanation of single-axis trackers. Mr. Shields stated that single-axis trackers are the system that will follow the sun as it crosses the sky, and we get much more efficient power production.

With no other comments, Chairman Dashiell said he would entertain a motion that the Commission determines the proposed solar facility would pose no risk of contamination to the paleochannel and that we approve the application based on the findings outlined in the Staff Report. Mr. Holloway entered a motion to approve, seconded by Mr. Doughty and duly carried.

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

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)

Mr. Henry Eure distributed a new “attachment one;” the City Solicitor identified some corrections to the original attachment. Mr. Brock Parker with Parker and Associates and Mr. Michael Lupacchini, managing member with Bluewater Resources, LLC, approached the table. Mr. Eure presented the Staff Report.

On behalf of the applicant, Parker and Associates submitted condominium documents for review and approval by the Planning Commission. The original documents were approved for this project in December 2007 but were never recorded. The condominium documents were forwarded to the City Solicitor’s office for review and were found compliant.

Staff recommended conditional approval of the Bluewater Business Park Condominium Documents pending conditions as identified by Ms. Laura Ryan in “Attachment 5” of the Staff Report.

With no other comments, Chairman Dashiell said he would entertain a motion to approve the Bluewater Business Park Condominium documents with the condition that bullet point three (3) of attachment five (5) be corrected. Mr. Moreno-Holt entered a motion to approve, seconded by Mr. Holloway and duly carried.

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

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

Mr. Parker with Parker and Associates (sitting in for the applicant, DR Horton, Inc.) remained at the table with Mr. Eure. Mr. Eure presented the Staff Report.

The applicants proposed installing a 10 sq. ft., double-faced “Birdsong Village” (previously Cotton Patch Creek) projecting sign at the development’s entrance along Pemberton Drive. The sign would feature blue lettering on a white background with blue trim and mounted on a stone column.

Staff recommended approval for the proposed Sign Plan as submitted.

Mr. Holloway asked if there was a Homeowner’s Association. Mr. Parker replied that one has to exist by law, and since the development is under construction, it should be created when it is done.

With no other comments, Chairman Dashiell said he would entertain a motion to approve the proposed Sign Plan as submitted. Mr. Drew entered a motion to approve, seconded by Mr. Moreno-Holt and duly carried.

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

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)

Mr. Cliff Woodward with Woodward Enterprises, LLC, joined Mr. Eure at the table. Mr. Eure presented the Staff Report.

Woodward Enterprises, LLC, proposed a self-serve ice vending service at the South Salisbury Plaza Shopping Center. The operation would be unmanned except for normal servicing. The applicant plans to utilize an existing drive-thru lane that formerly served as a drive-thru ATM.

Staff presented the Comprehensive Development Plan Review, which included the Building Elevations/Site Plan/Parking and Sign Plan.

Staff recommended approval for the Revised Comprehensive Development Plan subject to the five (5) conditions listed below.

1. Provide detailed plans for Staff review and approval indicating how the building will be protected from vehicular damage.
2. Provide a detailed Sign Plan for Planning Commission review and approval. The Sign Plan shall indicate size and colors for all proposed signs.
- 3. Add landscaping next to the dumpster enclosure.**
- 4. Provide screening on both sides of the rooftop mechanical equipment.**
- 5. Install a trash receptacle.**

Mr. Holloway recommended that Mr. Woodward reevaluate the lighting situation because individuals use cash to pay for ice, and currently, there is not enough lighting in that area.

After a brief discussion about where the ice building will be placed, the landscaping near the dumpster, and installing a trash receptacle, three (3) new conditions were added to the Staff Report (as indicated in bold font above).

With no other comments, Chairman Dashiell said he would entertain a motion to approve the Revised Comprehensive Development Plan subject to the two (2) conditions listed in the Staff Report a third condition to provide landscaping next to the dumpster enclosure, a fourth condition to provide screening on both sides of the rooftop mechanical equipment and a fifth condition installation of a trash receptacle. Mr. Holloway entered a motion to approve, seconded by Mr. Drew and duly carried.

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

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)

Mr. Parker with Parker and Associates joined Mr. Eure at the table. Mr. Eure presented the Staff Report.

The applicants proposed refurbishing the Dunkin Donuts building in the Shoppes at Salisbury

Shopping Center. The exterior improvements include new building colors and signs and other minor changes to the building. Modifications to the site plan to accommodate additional drive-thru traffic were also proposed.

Staff presented the Comprehensive Development Plan Review, which included the Building Elevations, Site Plan/Landscaping, and Sign Plan.

Staff recommended approval of the Revised Comprehensive Development Plan for Dunkin' subject to the one (1) condition listed below.

1. Provide trees at the end of each parking row.

Chairman Dashiell inquired about issues with a two-lane drive-thru and pedestrians walking in the store. Mr. Parker indicated they would stripe a walk to the parking spaces.

After a brief discussion about emergency vehicles being able to reach Dunkin' in the event of an emergency, Mr. Parker said the fire department will receive the plan for review and will be able to add comments if necessary.

With no other comments, Chairman Dashiell said he would entertain a motion to approve the Revised Comprehensive Development Plan for the Dunkin' out parcel at the Shoppes at Salisbury Shopping Center as submitted with the one (1) condition mentioned in the Staff Report. Mr. Drew entered a motion to approve, seconded by Mr. Doughty and duly carried.

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

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)

Ms. Lauren White with Fisher Architecture joined Mr. Eure at the table. Mr. Eure presented the Staff Report.

On behalf of the owner, Fisher Architecture submitted a Revised Sign Plan for PJ's Coffee directional signs. They proposed two (2) signs for the coffee shop's drive-thru window, which they planned to place in the landscaped islands at the front corners of the building.

Staff recommended approval for the Revised Sign Plan subject to the one (1) condition listed below.

1. The drive-thru directional signs shall have a maximum height of 3 ft.

With no comments, Chairman Dashiell said he would entertain a motion to approve the Revised Sign Plan as submitted subject to the one (1) condition mentioned in the Staff Report. Mr. Moreno-Holt entered a motion to approve, seconded by Mr. Holloway and duly carried.

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

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. Rodríguez H. Eure)

Mr. Nick Voitiuc and Mayor Randy Taylor joined Mr. Eure at the table. Mr. Eure explained the purpose of the work session. They discussed a Proposed Text Amendment to two chapters of the Zoning Code, Chapter 17, Section 24, related to the Central Business District (“CBD”), and Section 196, related to parking standards after an increase in re-development project submittals within the CBD.

To accommodate increased commercial, institutional, professional, cultural, governmental, business, service, and retail investments, the City and developers must anticipate and ultimately meet the infrastructure needs of the CBD.

The proposed changes are as follows:

- 17.24.040.D shall now read, *“Parking shall be provided in accordance with Chapter 17.196-Off-Street Parking & Loading Standards.”*
- 17.196.030 table of parking space requirements shall be modified to read as follows:

Residential Rural Mixed-Use (“RRMU”) District No. 1 and RRMU District No. 2: For residential development, a minimum of one (1) parking space for the first bedroom plus 0.5 for each additional bedroom shall be provided. For commercial development, parking shall be provided as set forth in Chapter 17.196.030 based on use. For mixed-use development that includes residential units, parking will be evaluated on a project by project basis with a recommendation from the Planning and Zoning Commission to the Mayor and City Council. The required number of spaces shall be determined by the Planning Commission, or the developer shall be required to pay a fee-in-lieu for the future construction of additional parking facilities.

Central Business District (CBD): For residential development, a minimum of one (1) parking space for the first bedroom plus 0.5 for each additional bedroom shall be provided. For commercial development, parking shall be provided as set forth in Chapter 17.196.030 based on use. For mixed-use development that includes residential units, parking will be evaluated on a project by project basis with a recommendation from the Planning and Zoning Commission to the Mayor and City Council. The required number of spaces shall be determined by the Planning Commission or the developer shall be required to pay a fee-in-lieu for the future construction of additional parking facilities.

Mayor Randy Taylor added that we are in a situation related to parking where the parking we had was sold. He believed a parking standard needs to be developed to limit the density.

Mr. Voitiuc mentioned development could be stunted if there is inadequate parking for future projects.

Chairman Dashiell and the City presenters discussed the purpose of this text amendment discussion and timely presentation.

Mr. Doughty suggested completing research to determine the actual numbers and trends of individuals who are downtown at any given time.

Mr. Drew recommended bringing a City professional in to assess downtown parking.

Mr. Holloway said something needed to be done about parking. He believed what was brought before the Commission today was inadequate. He believed that if parking is not resolved, it will inhibit growth in downtown Salisbury.

Discussions continued about the parking situation, and the Commissioners made recommendations to the City Planners on how to obtain more accurate parking requirement information, such as the Staff having discussions with the developers, conducting a study that identifies the parking trend and how it shifts throughout the day, considering an additional parking garage, etc.

The Commissioners and the City presenters agreed to table the Text Amendment recommendation and have another work session to discuss possible changes.

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

Mr. Voitiuc explained the purpose of the discussion. The City Staff continues to work on completing the mandated update of the Comprehensive Plan. They provided comments to the consultants on the draft plan. The consultant returned responses at the end of November, which the Staff is still reviewing.

Additional meetings were scheduled for February 2025 to compile the community's feedback into their draft revisions.

- February 4, 2025 – Transportation
- February 11, 2025 – Housing
- February 18, 2025 – Community Facilities, Water Resources, and Environmental Sustainability
- February 25, 2025 – Land Use and Municipal Growth and Economic Development

Chairman Dashiell asked how the Planning Commission would interact with the Comprehensive Plan process. Would there be work sessions to evaluate the plan's sections?

Ms. Tracey Taylor stated she met with Mr. Voitiuc and Ms. Rodriguez concerning Meade and Hunt and the process. She provided her thoughts on how she believed the process had gone thus far with them. She also clarified the duties of the Planning Commission as it relates to the Comprehensive Plan. Ms. Taylor said the primary function of a Planning Commission is to review the Comprehensive Plan and make a recommendation to the elected body. This information is in the Land Use Article of the State of Maryland.

Chairman Dashiell asked the City Planners to include the Commissioners in the process so they could evaluate and comment on the Comprehensive Plan and then decide whether to approve it.

Ms. Taylor clarified that the consultant would prepare the various elements and submit the Plan to the Staff. The Staff would review and comment on the Plan, then present the elements to the Commissioners for them to review and comment on, rather than Meade and Hunt coming and presenting it to the Planning Commission or the Planning Commission developing it.

Mr. Drew believed the February schedule was aggressive, and spreading it out would give everyone more time to review the Plan, comment, incorporate the changes, and move on to the next

element.

Ms. Taylor added that the Staff typically has work sessions, which are not open for public comment. Then, the Planning Commission holds one public hearing on the Plan's final draft before making a recommendation to the elected officials.

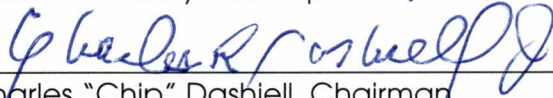
Chairman Dashiell thanked everyone for their commitment to working together to improve our City and County and wished everyone "Happy Holidays."

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

The meeting adjourned at 5:22 p.m.

The next regular Commission meeting will be on January 16, 2025,

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