Salisbury Planning Commission

May 14, 2026

MINUTES

The Salisbury Planning Commission met in session on Thursday, **May 14, 2026**. The meeting took place at 125 N. Division St, Room 301, with attendance as follows:

COMMISSIONERS:
David Chiddenton, Chair
Lynne Bratten
Latonia Ayscue
Mike Piorunski
Susan Rall

CITY STAFF
Nicholas Voitiuc, Director of DID
Betsy Jackson, City Planner
Henry Pearson, Associate Planner
Zachary White, Associate Planner
Scarlett Liberto, Associate Planner
Laura Ryan, City Attorney

1. **CALL TO ORDER**

2. **ROLL CALL:**

   Mr. Chiddenton took roll call of the Planning Commission members.

3. **APPROVAL OF MINUTES**

   There were no minutes to approve at this time.

4. **DISCUSSION**
   ***Note*- due to technical difficulties the meeting recording was lost by PAC14. The following minutes are based solely on staff notes, so they do not include the customary level of detail in the discussion.**

   Public Hearing – Text Amendment to add multi-use facility to the Light Business and Institutional Districts (Z. White)

   Mr. Zachary White approached the table. Mr. White presented the staff report.

   Mrs. Laura Ryan read the public hearing notice and administered the oath.

   The City received a request to amend the City Code to allow a "Multi-Use Facility" within the Light Business & Institutional District. Currently, the Code permits "Planned Business Centers," which allow multiple permitted uses on the same lot; however, the minimum lot size requirements for Planned Business Centers limit potential development opportunities. The

DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT
410.548.3170 | 125 N. Division St., Room 304, Salisbury, MD 21801 | www.salisbury.md

proposed amendment would allow multiple permitted uses on the same lot and within the same building without being subject to those minimum lot size requirements. Staff recommended approval of the amendment as proposed.

Chair Chiddenton opened the public hearing for comments.

Seeing none, he closed the public hearing.

Chair Chiddenton then asked the Commissioners if they had any questions regarding the proposed text amendment.

Hearing none, he asked whether there was consensus to forward a favorable recommendation to the Salisbury City Council

Ms. Latonia Ayscue entered a motioned to send a favorable recommendation to City Council. The motion was seconded by Mr. Piorunski and the motion was duly carried. Chairman Chiddenton stated that the motion was **APPROVED (5-0).**

Sign Plan – Ziggi's Coffee – Coffee Lotus of Ocean City LLC rep. by Phillips Signs – Parcel 3, Moore View Business Park, Summer Dr. – PDD No. 3 – M-0039, G-0011, P-0745 - #24-10 (Z. White)

Mr. Gary Spence, representing Phillips Signs, approached the table.

Mr. Zack White presented the staff report.

Coffee Lotus of Ocean City, LLC requested approval of a sign plan consisting of 11 signs for the upcoming Ziggi's Coffee currently under construction within the Moore Business Park Planned Development District (PDD). Phillips Signs prepared the proposed sign plan, which includes a total of 11 signs for the development.

Mrs. Ayscue requested clarification regarding the proposed ground signs and asked why staff was recommending approval of more than one ground sign, as one is the maximum permitted for developments within this district.

Mr. White explained that the additional ground signs are small, instructional signs in nature and should be considered as such. He further stated that the sign standards for the district serve as guidance and that the Planning Commission has final authority on sign plan approvals. He noted that other developments within the PDD have similar ground signs.

With no further questions from the Commission, Chair Chiddenton called for a motion to approve the sign plan as submitted

Chairman Chiddenton requested a motion to approve the application as submitted. Mr. Piorunski made the motion. It was seconded by Ms. Susan Rall and duly carried. The application was **APPROVED (5-0).**

Final Comprehensive Development Plan – Village at Canal Park Phase 2 – Canal Park LLC, rep. by PLITKO Engineering – Canal Park Drive, R-5A Residential – M-0117, G – 0014, P-0181, Lots 2B, 2C, & 3A - #23-030 (Z. White)

Mr. White approached the table and presented the staff report. Ms. Bratten expressed the concerns brought up at the meeting held April 9, 2026 which included dust control and child safety.

Mr. Piorunski asked what were the limits of the Planning Commission's purview into how a site developed. Based upon the Zoning Code's definition of a Comprehensive Development Plan, it was determined that the Planning Commission should limit their conditions to design and not make requirements regarding construction site best practices.

Mr. Travis Martin was there on behalf of the developer and said that the environmental concerns are handled by MDE but that the developer agreed to watering, dust screens and perimeter fencing with the community. He also stated that they did a cross section with an excavator and found fill dirt which was evidence that the site of the former pool had been excavated and filled. He stated that Sue White of Sussex Environmental did testing did not find anything but that if something is found during construction they would be expected to stop work and test.

Ms. Bratten noted that what the developer committed to in the provided Letter of Intent was a 6-foot fence which is shorter than the fence the community requested.

Chairman Chiddenton opened the discussion to public comment but requested only new comments.

Mr. Tom Ward stated that he wanted a taller barrier fence to assist with dust control.

Ms. Sheila McQuinn expressed concerns with a lack of fidelity from the developer to address the community's concerns.

Also providing comments from the community were Justin Hammill and Jim Phillips. Mr. Shahriar Khan stated that the Letter of Intent does not mention the taller fence, Master Homeowners' Association or testing. He stated that there is a regulatory hole.

Mr. Martin stated that the developer does not want to do anything harmful and that most of the requests are reasonable and that they have followed the required process.

DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT
410.548.3170 | 125 N. Division St., Room 304, Salisbury, MD 21801 | www.salisbury.md

Ms. Carol Dunahoo, representing WET, stated that the Planning Commission could request documentation, testing and mitigation.

Ms. Rall stated that she wanted to require the dust control plan. Mr. Piorunski was concerned about placing conditions on construction site management. Ms. Ayscue stated that she thought it should be approved with conditions, including providing a Letter of Intent that is agreed upon by the community. Ms. Bratten stated that the conditions should include a 10-foot fence with dust cloth and watering with a stabilizing solution.

Mr. Piorunski made a motion to approve the Final Comprehensive Development Plan with the conditions in the staff report and the following condition:

1. Provide a dust mitigation plan that complies with the City and State requirements.

Ms. Rall seconded the motion and the motion was duly carried. The application was **APPROVED (3-2).**

Yay	Nay
David Chiddenton	Lynne Bratten
Mike Piorunski	Latonia Ayscue
Susan Rall	

Revised Final Comprehensive Development Plan – North Pointe Commons – Parker & Associates, Inc for K. Hovnanian Delaware Division – East North Pointe Drive, General Commercial – M-0029, G – 0006, P-0078 - #22-019 (Z. White)

Ms. Scarlett Liberto approached the table and presented the staff report. The representative for K. Hovnanian was also present for the discussion. The commissioners inquired about the need for additional parking within the development. Ms. Liberto and the North Pointe Commons Representative responded stating that the roadways are narrow and have little to no space for guest parking. As the development is already under construction and some of the townhouses have residents living in them, the development realized they needed to solve this problem and introduce more parking for the residents.

Mr. Piorunski made a motion to approve the Revised Final Comprehensive Development Plan for the North Pointe Commons. The motion was seconded by Ms. Ayscue and was duly carried. The application was **APPROVED (4-1).**

Yay	Nay
David Chiddenton	Susan Rall
Mike Piorunski	
Lynne Bratten	
Latonia Ayscue	

Discussion – Downtown Parking (Mayor Taylor)

Mayor Randy Taylor and Assistant City Administrator Austin "Skip" Cox approached the table. They provided a parking table to the Commission and discussed the need to address the parking situation downtown and noted that a proposed text amendment was underway.

Work Session – Text amendment to alter location requirements for cannabis growers and processors (S. Liberto)

Ms. Liberto approached the table to present the staff report. The commissioners discussed the research that was presented to them. Ms. Bratten inquired about the special exception, reducing the 500 ft buffer to 250 ft from sensitive uses on a case-by-case basis. Ms. Rall stated that she is against the special exception and cannabis business' should remain 500 ft from sensitive uses.

Work Session – Text Amendment to replace specific fines and penalties from the Zoning Code (Title 17) with references to a Fine and Penalty Schedule (B. Jackson)

Discussion – Rezoning – 1522 S. Salisbury Blvd. – Request to rezone from residential to commercial (Z. White)

Mr. Zack White approached the table and invited the applicant, Mr. Ben Nguyen, to join him.

Mr. White presented the staff report.

Mr. Nguyen is seeking to rezone his property located at 1522 S. Salisbury Boulevard. The property, which is currently zoned R-5A and contains a single-family residence, is situated on a peninsula extending into Tony Tank Pond. The applicant requested that the property be rezoned to General Commercial to allow for future commercial development, potentially including a hotel or other commercial uses.

Staff did not make a formal recommendation regarding the proposed rezoning but did propose that Select Commercial may be a more appropriate zone given it requires a Comprehensive Site Plan for any development and has a more succinct list of uses. Staff asked whether the Planning Commission would have any interest in providing a favorable recommendation at some point in the future. Staff noted that the applicant would need to submit a formal rezoning application

demonstrating either a substantial change in the character of the neighborhood or a mistake in the current zoning designation.

Mrs. Bratten noted that the area across the pond is a residential neighborhood and expressed opposition about introducing commercial uses on the property.

Other Commissioners inquired about potential environmental impacts associated with development of the site. They also expressed interest in the possibility of a thoughtfully planned development.

The Commissioners asked Mr. Nguyen to elaborate on his vision for the property. Mr. Nguyen reiterated the information presented in the staff report and stated that he was interested in developing the site with a hotel or a commercial retail center in the future.

Following discussion, the Commissioners indicated that they would be open to review additional information through a formal application process before considering the matter further. The applicant was encouraged to return with a formal proposal at a later date.

Discussion – Rezoning – Fitzwater Street – Request to rezone from residential to commercial (H. Pearson)

Mr. Pearson presented the staff report to rezone 28 properties on the north side of Fitzwater Street from R-5 Residential to Riverfront Redevelopment Multi-Use #2 (RRD-2). Staff reviewed the area's zoning history, surrounding development, historic context, and the rationale for the proposed change.

Commission members discussed the proposal and generally agreed that the changing character of the area and surrounding mixed-use development supported the rezoning. The commission had general consensus to move the proposed rezoning forward through the formal review process.

5. **ADJOURNMENT**

Ms. Bratten motioned to adjourn. Ms. Rall seconded and the motion was duly carried (5-0).

Dave Chiddenton, Chair — Date: 10-1-2026

Betsy Jackson, Acting Secretary — Date: 10/1/2026

DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT
410.548.3170 | 125 N. Division St., Room 304, Salisbury, MD 21801 | www.salisbury.md