

ORDINANCE NO. 2619

AN ORDINANCE OF THE CITY OF SALISBURY, MARYLAND, PURSUANT TO CHAPTER 17.228 OF TITLE 17, ZONING OF THE SALISBURY MUNICIPAL CODE AND SECTION 4-103 OF THE LAND USE ARTICLE OF THE ANNOTATED CODE OF MARYLAND FOR THE PURPOSE OF AMENDING SECTION 17.212.030, TO ADD WAREHOUSES OR STORAGE FACILITIES AS A PERMITTED USE IN SHOPPING CENTERS.

WHEREAS, the ongoing application, administration and enforcement of Title 17, Zoning of the Salisbury Municipal Code, demonstrates a need for periodic review, evaluation and amendments that will keep Title 17 current; and

WHEREAS, the Mayor and City Council may amend Title 17, Zoning, of the Salisbury Municipal Code, pursuant to the authority granted by MD Code, Land Use, § 4-101, et seq. and in accordance with specific provisions of Chapter 17.228, Amendments and Rezoning of Title 17, Zoning; and

WHEREAS, the Mayor and City Council requested that the Salisbury Planning and Zoning Commission periodically review Title 17 in light of existing procedural practices and input from the City Council and members of the public; and

WHEREAS, Sperry Van Ness/Miller Commercial Real Estate submitted an application to amend the text of Chapter 17.212 (Shopping Centers), to add “Warehouses or Storage Facilities” as a permitted use in Section 17.212.030; and

WHEREAS, a Public Hearing on the proposed amendment was held by the Salisbury Planning and Zoning Commission in accordance with the provisions of Chapter 17.228, of Title 17, Zoning, of the Salisbury Municipal Code on June 18, 2020; and

WHEREAS, the Salisbury Planning and Zoning Commission did recommend approval of the proposed text amendment to Section 17.212.030.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY OF SALISBURY, MARYLAND, that Title 17, Zoning, of the Salisbury Municipal Code is hereby amended as follows:

AMEND SECTION 17.212.030, PERMITTED USES, BY ADDING ITEM “L”. AS FOLLOWS:

L. WAREHOUSES OR STORAGE FACILITIES.

Explanation:

* *ITALICIZED PRINT INDICATES MATERIAL ADDED TO EXISTING LAW.*

Deleted material from the existing Code is indicated by bold double bracketed [[]] language.

AND BE IT FURTHER ORDAINED BY THE CITY OF SALISBURY, MARYLAND, that this Ordinance shall take effect from and after the date of its final passage, but in no event until ten (10) days after the date of the Council's Public Hearing, and

THE ABOVE ORDINANCE was introduced and read at a meeting of the Council on the ____ day of _____, 2020, and thereafter, a statement of the substance of the ordinance having been published as required by law, in the meantime, was finally passed by the Council on ____ day of _____, 2020.

ATTEST:

Kimberly R. Nichols
City Clerk

John R. Heath, President
Salisbury City Council

Approved by me this

____ day of _____, 2020.

Julia Glanz, City Administrator
for and at the direction of Jacob R. Day, Mayor



City of
Salisbury
Jacob R. Day, Mayor

To: Julia Glanz, City Administrator
From: Anne Roane, City Planner
Date: September 11, 2020
Re: Ordinance to modify Chapter 17 to allow Warehouses and Storage Facilities in Shopping Centers

This proposed text amendment to Chapter 17, Section 76.212.030 – Shopping Centers will allow Warehouses and Storage Facilities as permitted uses. The amendment was requested by Sperry Van Ness/Miller Commercial Real Estate, on behalf of Oakridge Baptist Church and was supported by Staff and the Planning Commission.

Text amendments require two Public Hearings in order to be adopted. The first required Public Hearing was held by the Planning Commission on June 18, 2020. A second Public Hearing will be set by the City Council.

Unless you or the Mayor have further questions, please forward a copy of this memo and the Ordinance to the City Council.



City of
Salisbury
Jacob R. Day, Mayor

Infrastructure and Development Planning and Zoning Commission Staff Report

Meeting of June 18, 2020

I. BACKGROUND INFORMATION:

Applicant: Sperry Van Ness/Miller Commercial Real Estate for Oak Ridge Baptist Church

Infrastructure and Development Project No.: 202000394

Nature of Request: Public Hearing-Text Amendment-To amend Title 17, Zoning Section 17.212.030

II. REQUEST:

John McClellan, of Sperry Van Ness/Miller Commercial Real Estate, on behalf of Oak Ridge Baptist Church, has submitted a request to amend the text of Title 17, Zoning to include the following language (**Attachments 1 & 2**):

In 17.212.030 L: Warehouse or storage facility.

In accordance with the requirements of Section 17.228 of the Salisbury Municipal Code, the Planning Commission must hold a Public Hearing on proposed Text Amendments to the Code. The Commission must forward a recommendation (within six {6} months) to the City Council. The City Council must also hold a public hearing before granting final approval to Code Text Amendments (by Ordinance).

III. DISCUSSION:

The proposed amendment to allow a warehouse or storage facility within a shopping center would be similar in nature to other uses already permitted either inherently within



City of
Salisbury
Jacob R. Day, Mayor

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the General Commercial Zoning District; which is the primary reference for establishing uses within a shopping center. Currently, "service-type" uses, such as restaurants, daycare centers, repair shops, and automotive services, to name a few are permitted in shopping center. Storage facilities would be able to provide a natural change in use for larger anchor-type stores in shopping centers.

IV. PLANNING AND ZONING:

Since the current edition of the Salisbury Zoning Code was written in 1983, there have been changes in the way many people choose to shop, both on a national and local level. The retail industry has made a dynamic shift to more online retail, which reduces the need, or desire, for larger anchor or big box stores. Adding a warehouse or storage facility as a permitted use within shopping centers would not have any negative impacts on existing permitted uses, as storage-type uses are innocuous and quiet, with relatively little activity.

V. STAFF RECOMMENDATION:

The Department of Infrastructure and Development recommends that the Planning Commission forward a **FAVORABLE** recommendation to the Mayor and City Council for the proposed amendment that would inherently permit a **Warehouse or storage facility** in shopping centers, as follows:

AMEND SECTION 17.212.030. Permitted Uses, by adding the following item:

L. Warehouse or storage facility.



City of Salisbury

Jacob R. Day, Mayor

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April 29, 2020

Mr. Henry Eure
City of Salisbury
125 North Division St.
Salisbury, MD 21801

Re: Requested Text Amendment

Dear Henry

On behalf of my client, Oak Ridge Baptist Church, we would like to request a modification to the permitted uses in properties classified as a shopping center - Chapter 17.212.030.

We are seeking to lease the former Kmart space in the property they own at Rt 50 and Tilghman Rd. As you know, the area is seeing an increasing number of former retail anchors becoming vacant. With the changing nature of retail, it is becoming increasingly difficult to identify and secure medium or large anchors to lease these spaces.

The configuration of the Kmart space being over 225' deep makes it very difficult to secure small tenants willing to lease the entire depth. The rear section of this space and many similar retail boxes is ideal for warehousing and storage uses. The space is sprinkled, offers taller ceilings as well as a multi position loading dock.

At this time, we have several warehouse users interested in leasing the rear of the Kmart space without any exterior modifications.

We were surprised to learn that the General Commercial District permits warehouse and storage uses inherently and the Regional Commercial District permits them by Special Exception. However, in both cases, these uses are not permitted within a shopping center. We are asking the City to consider making these uses an inherently permitted use within a shopping center.

Since the shopping center development standards require a comprehensive development plan, the City will maintain control over any facade or site changes if any storage uses were to desire substantial changes.

This change would be beneficial to many centers facing large vacancies. This includes the Shoppes at Salisbury, Twilley Center, and the Center at Salisbury. Adaptive re-use of retail boxes is a growing trend across the country.

It will be happy to provide testimony at any meetings or discussions groups you recommend.

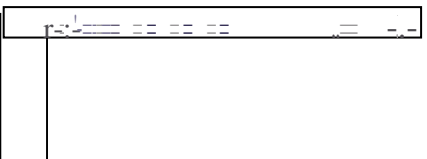
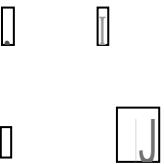
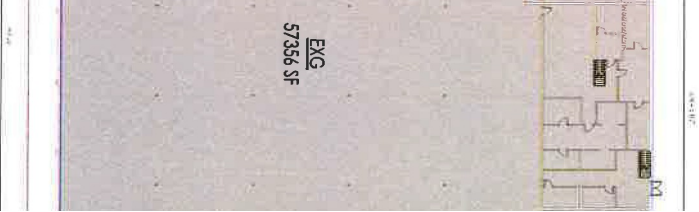
Sincerely,

/s/ Jm, ---

John McClellan, CCIM, SIOR
Senior Advisor

john.mcclellan@jvn.com





- TENANT SF
- COMMON LOADING AREA
 - CORRIDOR
 - EXG
 - SPRINKLER
 - STORAGE
 - TENANT A
 - TENANT B

Attachment 2	TENANT AREA PLAN for TEWAY cRoss1NG CO MICO COUNTY, MARYLAND OAK RIDGE BAPTIST CHURCH		T
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City of Salisbury - Wicomico County

PLANNING AND ZONING COMMISSION
P.O. BOX870
125 NORTH DIVISION STREET, ROOMS 203 & 201
SALISBURY, MARYLAND 21803-4860
410-548-4860
FAX 410-548-4955



JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR

BOB CULVER
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in regular session on June 18, 2020, via WebEx teleconference, with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Dr. James McNaughton
Scott Rogers
Mandel Copeland
Jim Thomas

PLANNING STAFF:

Anne Roane, Infrastructure and Development Dept.
Henry Eure, Infrastructure and Development Dept.
Brian Wilkins, Infrastructure and Development Dept.
Keith Hall, Deputy Director, Wicomico County Planning, Zoning, and Community Development
Brian Soper, Planning Services Manager, Wicomico County Planning, Zoning, and Community Development
Jesse Drewler, Planner II, Wicomico County Planning, Zoning, and Community Development
Gloria Smith, Planner, Wicomico County Planning, Zoning, and Community Development
Marilyn Williams, Land Development Coordinator, Wicomico County Planning, Zoning, and Community Development
Melissa Cassimore, Recording Secretary, Wicomico County Planning, Zoning, and Community Development

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

Chairman Dashiell announced in response to the COVID-19 crisis and in an effort to promote the health, safety, and general welfare of the public this

meeting is being conducted via teleconference call. He proceeded with thanking County and City Staff for assisting with making the teleconference possible. Also, Chairman Dashiell welcomed the public that may be joining on the call. Chairman Dashiell concluded the opening remarks by recognizing the loss of loved ones as a result of this pandemic, as well as acknowledging the efforts of fire responders, health care providers, doctors and nurses on the front line in countless communities.

Mr. Hall conducted a roll call of Commission members participating on the call, as well as City and County staff. Mr. Hall announced a quorum of Commissioners was achieved for the meeting. Chairman Dashiell requested Mr. Hall to provide a brief overview of procedures and tips for conducting a teleconference meeting. Mr. Hall presented the house keeping procedures, which included participants and applicants placing phone on mute, announce name prior to speaking, conducting individual roll call for Commissioner comments and votes on items. With no questions, Mr. Hall turned the meeting over to Chairman Dashiell.

MINUTES: The minutes from the May 21st meeting were brought forward for approval. Upon a motion by Mr. Thomas, seconded by Mr. Rogers, and duly carried, the minutes from the May 21, 2020 meeting were **APPROVED** unanimously as submitted.

PUBLIC HEARING TEXT AMENDMENT - Sperry VanNess/Miller Commercial Real Estate, on behalf of Oak Ridge Baptist Church -To amend Section 17.212.030 -To Add Warehouse or Storage Facility in a Shopping Center (H. Eure)

Mr. Rogers recused himself from this agenda item.

Mr. Jesse Drewer read the Notice for Public Hearing into the record.

Chairman Dashiell confirmed Mr. Henry Eure and Mr. John McClellan were on the call to be sworn in. No members of the public were on the call to testify.

Mr. Keith Hall administered the oath to Henry Eure and John McClellan.

Mr. Henry Eure and Mr. John McClellan of SVN, on behalf of Oak Ridge Baptist Church, confirmed being on the conference call. Mr. Eure presented the Staff Report and stated the applicant is requesting to amend the text of Title 17, Zoning to include the language "warehouse or storage facility" in 17.212.030 L. In accordance with the requirements of Section 17.228 of the Salisbury Municipal Code, the Planning Commission must hold a Public Hearing on proposed Text Amendments to the Code. The Commission must forward a recommendation

(within six (6) months) to the City Council. The City Council must also hold a public hearing before granting final approval to Code Text Amendments (by Ordinance).

Staff recommends forwarding a favorable recommendation to the Mayor and City Council for the proposed amendment that would inherently permit a warehouse or storage facility in shopping centers.

Chairman Dashiell asked if Mr. McClellan had any comments to add.

Mr. McClellan discussed the vacancies around the County of big anchor stores along with the difficulties in filling the vacancies. Mr. McClellan stated this would be a low impact and low traffic use that would open the avenue to monetize the vacancies in shopping centers.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton asked if there will be general restrictions that apply to hazardous materials and other items.

Mr. Eure discussed high versus low hazard storage use. Due to most containing combustible materials the most common storage use is high hazard. Mr. Eure stated if approved it would be building code compliant and inspections would be done before occupancy permit issued.

Dr. McNaughton asked if the Fire Department was in support.

Mr. Eure answered the Fire Department would review the plans and inspect before a Certificate of Occupancy was issued.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers is recused.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell had no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Thomas to forwarding a favorable recommendation to the Mayor and City Council for the proposed amendment that would inherently permit a warehouse or storage facility in shopping centers. The motion was seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. With exception of

Mr. Roger's recusal, all Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion for the Text Amendment was approved.

Mr. McClellan thanked the Commission for their help with this matter.

ANNEXATION ZONING -Atlantic Tractor, LLC, rep. by Sandy McAllister, Atty. - 31415 John Deere Drive - 5.0 acres - Multi-Use Non-Residential District - #19-014; M-39, P-38, G-10 (A. Roane)

Ms. Anne Roane and Mr. Sandy McAllister, Attorney for Atlantic Tractor, LLC, confirmed being on the conference call. Ms. Roane presented the Staff Report and stated the applicant is requesting annexation into the City of Salisbury. The primary reason for this request is to have access to City water, sewer and services. A Salisbury City Council Work Session was held on May 4, 2020. Other properties on John Deere Drive have been annexed into the City for utilities. Staff recommends approval as submitted.

Chairman Dashiell asked if Mr. McAllister had any comments to add.

Mr. McAllister thanked Ms. Roane for her assistance and added other properties on John Deere Drive have been annexed previously. Mr. McAllister is looking for a favorable recommendation to the City.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas asked if Holt Paper is already connected to City water and sewer.

Ms. Roane answered Holt Paper has not petitioned for annexation. She further discussed Royal Farms and Hardee's have services therefore this property would be connected to the existing lines.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments. Chairman Dashiell asked Dr. McNaughton if he had another question.

Dr. McNaughton asked about the inventory.

Ms. Roane answered that those discussions are handled between the applicant and the City Council.

Chairman Dashiell responded the zoning is all the Commission would be addressing; the City Council will be handling other matters. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to forwarding a favorable recommendation to the Mayor and City Council for the property to be zoned Mixed-Use Non-Residential. The motion was seconded by Mr. Thomas. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion for the favorable recommendation was approved.

Mr. McAllister thanked the Commission.

REVISED SIGN PLAN APPROVAL- Salisbury Marketplace - J.D. Sign Company for Karemore Properties, LLC - 815 Snow Hill Road - Gen. Comm. District - # 202000508, Map-48, Grid-4, Parcel-244 (H. Eure)

Mr. Henry Eure and Mr. Jason Dean of JD Sign Company, confirmed being on the conference call. Mr. Eure presented the Staff Report and stated the applicant is requesting to amend the existing Sign Plan by incorporating the colors black and yellow to the existing Sign Plan. A new exterior sign is also proposed for the storefront window of Food Lion. The proposed signs have the support of the property owner.

Staff recommends approval for the proposed Sign Plan as submitted.

Chairman Dashiell asked Mr. Dean if he had any comments to add.

Mr. Dean thanked Mr. Eure for his presentation.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell had no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to approve the Revised Sign Plan as submitted. The motion was seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion for the Revised Sign Plan was approved.

AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION - MARVIC Associates, LLC - Laws Road - 167.29 acres - Map-60, Grid-5 & 12, Parcel 17 & 19 (G. Smith)

Mrs. Gloria Smith and Victor Laws III of MARVIC Associates, LLC confirmed being on the conference call. Ms. Smith presented the Staff Report and stated a correction to the Staff Report is MARVIC, LLC should be MARVIC Associates, LLC as stated on Attachment #4. Ms. Smith stated the applicant is requesting to file an easement application to the Maryland Agricultural Land Preservation Foundation program for their property, 167.29 acres, located on both sides of Laws Road, southwest of Powellville. Ms. Smith stated the property is zoned A-1 Agricultural-Rural, it is located in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan, the Ag Preservation Advisory Board will meet in the summer to review the soils, upon completion both recommendations will be forwarded to County Council for a public hearing. Applications are due to the State by July 1st with details being completed by October 1st.

Chairman Dashiell asked Mr. Laws if he had any comments.

Mr. Laws thanked Ms. Smith for her presentation and help in this process.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell responded no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to make a favorable recommendation to the Wicomico County Council for support of the sale of an Agricultural Land Preservation Easement of the MARVIC Associates, LLC property based on its compliance with the County Comprehensive Plan, seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members, which all Commissioners in attendance voted in the affirmative. Chairman Dashiell stated the motion to make a favorable recommendation for this Agricultural Land Preservation Easement Application is approved.

AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION - William D. Todd - Cross Road - 87.9 acres - Map-6, Grid-15 & 16, Parcel- 146 (G. Smith)

Ms. Gloria Smith confirmed being on the call. Mr. Todd was not on the call. Ms. Smith presented the Staff Report and stated the applicant is requesting to file an application to the Maryland Agricultural Land Preservation Foundation program for their property, 87.9 acres, located on the southerly side of Cross Road, south of Sharptown. Ms. Smith stated the property is zoned Agricultural-Rural, it is located in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan. Surrounding properties are in the Maryland Agricultural Land Preservation Foundation or Wicomico County Land Preservation Easement as noted in Attachment #2. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan, the Ag Preservation Advisory Board will meet in the summer to review the soils, upon completion both recommendations will be forwarded to County Council for a public hearing.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell responded no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to make a favorable recommendation to the Wicomico County Council for support of the sale of an Agricultural Land Preservation Easement of the William D. Todd property based on its compliance with the County Comprehensive Plan, seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members, which all Commissioners in attendance voted in the affirmative. Chairman Dashiell stated the motion to make a favorable recommendation for this Agricultural Land Preservation Easement Application is approved.

COUNTY SUBDIVISION PLATS - Michael & Candice Davis - Preliminary/Final 5 lots - Naylor Mill & Levin Dashiell Roads - Map-28; Grid-22, Parcel-115 (M. Williams)

Ms. Marilyn Williams confirmed being on the call. Michael & Candice Davis were not on the call. Ms. Williams presented the Staff Report and stated the applicant has proposed subdivision of the northerly side of Naylor Mill Road, Parcel 115, to create two (2) new lots with the remainder being Lot #3. Proposed on the southerly side of Naylor Mill Road is the creation of two (2) new building lots with remaining lands of 34.67 +/- acres. The majority of the southerly portion of the parcel lies within the R-20 zone, with the balance located in the Heavy Industrial (1-2) zone. Conversely, all of Lot 3 and most of Lot 2 located on the northerly side of the road lie within the Heavy Industrial zone, and Lot 1 lies within the R-20 zone. Minimum lot sizes for the two zoning designations are 20,000 sq. ft. for R-20 and 25,000 for I-2. Ms. Williams stated the applicant is requesting the approval of the Minor Subdivision and Simplified Forrest Conservation Plan.

Staff recommends approval with the following six (6) conditions:

1. The Final Plat shall comply with all requirements of the Wicomico County Subdivision Regulations;
2. Health Department approval is required prior to the recordation of the Final Plat;
3. The Final Plat shall comply with all requirements of the Forest Conservation regulation and a Long-term Management Agreement must be recorded in the land records for Wicomico County prior to the recording of the subdivision plat;
4. All new road entrances must be approved by the Wicomico County Department of Public Works;
5. Ingress/egress easements for Lots 1 and 2 and for Lot 4 and the Remaining Lands must be recorded in the land records for Wicomico County prior to the recordation of the subdivision plat;
6. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments; and

7. Note to be added to the plat stating "Proposed use and development of approved lots shall confirm with Chapter 225 (Zoning) of the Wicomico County Code."

Chairman Dashiell further discussed the proposed seventh (7) condition. Lots 1-3 on the northerly side are zoned R-20 and 1-2 with the majority of Lots 2 & 3 being 1-2, Heavy Industrial zone, not for residential use. Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell responded no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to approve the Minor subdivision and Simplified Forest Conservation Plan with the six (6) proposed conditions and also adding a seventh (7), seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members, which all Commissioners in attendance voted in the affirmative. Chairman Dashiell stated the motion is approved.

STAFF COMMENTS:

Chairman Dashiell thanked Commission members for their participation to make this meeting a success during this unusual time. Chairman Dashiell looks forward to meeting again in person to move the business of the City and County forward.

Mr. Hall stated the County has no further items for consideration from the Commission.

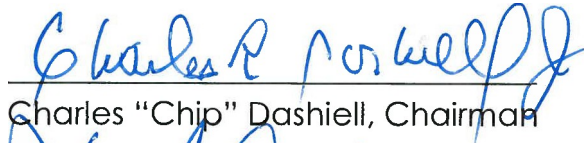
Ms. Roane stated the startup of the zoning ordinance should be brought forward in August and the first Task Force Meeting will be held on Monday. Ms. Roane thanked Mr. Hall for setting up the teleconference.

Chairman Dashiell expressed his appreciation to the City and County Staff for all they continue to do to help this Commission and to see all the business in the City and County gets the attention it needs in spite of the challenging circumstances.

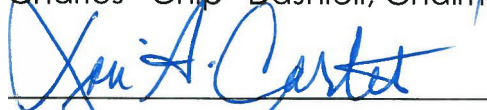
The next Commission meeting will be July 1 6th.

There being no further business, the Commission meeting was adjourned at 2:25 p.m. by a motion from Mr. Rogers and seconded by Mr. Thomas, and duly carried by all members.

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, Zoning, and Community Development Office.



Charles "Chip" Dashiell, Chairman



Lori A. Carter, Director



Melissa Cassimore, Recording Secretary