

## FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, November 6, 2018, at 7:00 p.m. with the following members present:

*Leland Bonneville, Derek Bland, Darlene Kerr, Jason Pearce and Roland Somers.*

Also present were:

*City Manager John Psota, City Solicitor Andrew C. Mitchell Jr. and Administrative Assistant Linda Powell.*

Guests were: *Councilor Lee Outen and Bob Marvel.*

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Chairman Bonneville called the meeting to order at 7:00 p.m. and acknowledged receipt of the minutes of the October 2, 2018, calling for additions or corrections. As there were none, **Mr. Bland moved to adopt the minutes as presented; Mr. Somers seconded, and the motion was approved five to zero votes in favor.**

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

**None.**

### **COMPREHENSIVE PLAN REVIEW/UPDATE**

Per the discussion of the October 2<sup>nd</sup> meeting of the Planning Commission, it was suggested that at the next comprehensive plan review, the goal would be to reduce the number of zoning districts within the city. Accordingly, Chairman Bonneville began the discussion with a suggestion to combine the R1-A and R1-AA districts. He explained as to how the change could be incorporated. While some were agreeable with Chairman Bonneville's suggestion, Mr. Bland mentioned that the Commission should assess the current zoning of the City's vacant parcels and potential uses before working toward reducing the current number of zoning districts since many of the other districts are already established and/or built out.

The Commission turned their attention to a projection of the City's current zoning map and began to review the various district's current zoning designation and potential land use, especially vacant tracts to help determine if rezoning of such would better serve the City's interest. Lengthy discussion ensued.

Suggested locations for potential rezoning were the lands of Mattie Brown and the Fruitland Fire Company, along E. Main Street, as possible commercial use (for town square/shopping center) and the residential subdivisions Camden Landing and the proposed Camden Station as possible mixed use. Wallace Peterman's property along E. Cedar Lane, currently zoned C-3 (commercial use) and his property outside of city limits, along Moonglow Road, was discussed as well.

Councilor Outen asked about the possibility of acquiring the Perdue property behind Walmart, along Cedar Lane, for potential development as commercial center or "Downtown". It was suggested that the City try to contact the owner(s) of the property or a realtor for more information about the land status.

## **General Discussion**

City Manager Psota mentioned that GMB had located some funding sources to assist with an engineering study for future infrastructure/drainage improvement needs in the city. He cited two locations, Sharp's Point Road and Tuxent's Branch, as areas in need of significant improvements and the total cost for both projects was estimated to about three million dollars.

Mr. Somers informed the Commission that Salisbury had amended its parking regulations for new development for the purpose of reducing storm water runoff and to lower future development costs. He suggested that Fruitland consider amending its parking regulations as well.

Finally, Mr. Bland suggested that all commission members, who were not familiar with the geography of City of Fruitland, be given a tour at some future date.

With no further business to discuss, **Mr. Bland moved to adjourn, and Mr. Somers seconded. The motion was approved five to zero votes in favor and the meeting adjourned at 8:17 p.m.**

Submitted by,

Linda J. Powell

*Approved January 8, 2019*